

Rare Sub-Anchor For Lease
at Southwest Phoenix Power Intersection

Desert Sky Festival

SEC 75th Avenue and Thomas Road
Phoenix, Arizona 85033

Space Available:	± 3,463 - ± 9,271 SF
Lease Rate:	Call for Pricing
GLA:	± 196,310 SF
Zoning:	C-2, Phoenix
Year Built:	1990
Lot Size:	± 21.9 Acres (± 954,000 SF)
Traffic Counts:	75th Avenue: 41,818 VPD Thomas Road: 37,559 VPD



- Across from Desert Sky Mall
- Excellent Monument Signage
- Above Average Incomes
- 100,000 Employees within a 5-mile Radius
- Young Families - 4.2 People Per Household
- Very Dense Population - 185,706 within a 3-mile Radius
- Vacancies Offer Great Visibility and Parking



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DE RITO PARTNERS

Over 80,000 cars per day through intersection





- 2.1 Million SF of Retail and Traffic Generators within One-half Mile
- 80% Hispanic Population within One Mile Radius
- Young Families - 4.2 People Per Household 75th Avenue North from I-10 also offers Home Depot, Lowe's Home Improvement, Curacao, Conn's Home Store, Big Lots, Dollar Tree, EOS Fitness, El Super, Esporta Fitness, Planet Fitness and Audio Express.
- Many National and Regional Restaurants are also Located in this Trade Area: Red Lobster, Longhorn Steak, Chili's, Hooter's, IHOP, McDonald's, Panda Express, Denny's, Chipotle, Long Wong's, and Applebee's to name a few





- Within One Mile, there are Thousands of Square Feet of Soft Goods Retailers: Walmart, Target, Ross, DD's Discount, BBB Fashion, Burlington, Sketchers and Famous Footwear
- There are a Whopping 80,000 Vehicles per day at the Intersection—a Rarity
- Just One Mile North of I-10 (to LA)



LENNAR
WESTERN ENCLAVE
MASTER PLANNED COMMUNITY
UNDER CONSTRUCTION

fray's  

Indian School Road

91st Avenue

fray's  

**Trevor G. Browne
High School**
± 2,962 Students

FOOD CITY 
POPEYES 

83rd Avenue

FOOD CITY 
Jack  
in the box MEXICAN FOOD



75th Avenue

Thomas Road

**DESERT SKY
MALL**
Dillard's 
Burlington 

67th Avenue

**WAL*MART
SUPERCENTER** 
LOWE'S 
DRESS FOR LESS

sam's club

McDowell Road

**FLOOR
DECOR** 

**SPEEDWAY
MOTORS**

**THE
HOME
DEPOT**

**Parkside
William Lyons
Homes**
± 706 Units

**New
Proposed
Retail**
± 24.49
Acres

**Acclaim
Fulton Homes**
± 581 Units

**Algodon Center
Lennar**
± 1,202 Units

99th Avenue

LOOP 101

LOOP 101

**COSTCO
WHOLESALE** 
MEGA FURNITURE **Harkins**
ROSS 
DRESS FOR LESS **Marshalls**
DSW **BED BATH &
BEYOND**


Banner Estrella
Medical Center

**SPORTSMAN'S
WAREHOUSE** **BEST BUY**
**HOBBY
LOBBY** **OLD NAVY**
Mor 

amazon
FULFILLMENT CENTER

amazon
FULFILLMENT CENTER

PETSMART
DISTRIBUTION
CENTER

10

10

10

5 Mile

Daytime Population
505,773




3 Mile

Avg. Household Income
\$93,031



2 Mile

Median Age
28.4



2023 SUMMARY (SitesUSA)	2 Mile	3 Mile	5 Mile
Daytime Population:	119,155	217,092	505,773
Residential Population:	105,069	185,706	405,114
2028 Proj. Residential Population:	114,463	201,703	436,066
Average Household Income:	\$91,627	\$93,031	\$90,698
Median Age:	28.4	29.0	29.7
Average Household Size:	4.2	4.2	4.1
Total Businesses:	1,539	2,918	9,456
Total Employees:	14,086	31,386	100,659

