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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APPLIANCES FURNITURE



Virginia Street



2 | site plan and intersection view

Proposed

Sign



3 | RETAIL CENTER CO-TENANCY

6 3 4

McDonaid



- 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

$4 \mid$ retail center availability

cric

Desert Sky Mall

 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

TARGET

onni

dds

Applebees

There are a Whopping 80,000 Vehicles per day at the Intersection – a Rarity
Just One Mile North of I-10 (to LA)

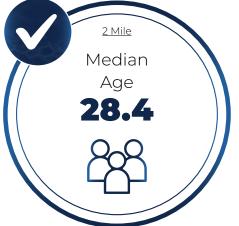
W. Thomas Roads 37,559 VPD



6 | DEMOGRAPHIC HIGHLIGHTS







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

