



FOR LEASE

Arcadia Crossing

SEC Thomas Road & 44th Street | Phoenix, AZ



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FOR LEASE

AVAILABLE

- 1,320 SF (Shops)
- 23,000 SF (Anchor)
- 23,643 SF (Anchor)
- 50,293 SF (Anchor)

RATE

Contact Broker

ABOUT THE PROPERTY

- Anchor space and shop space available
- Prominent power center in Arcadia area
- Strong national tenant line up
- High volume traffic counts with over 96,000 VPD at the intersection

TRAFFIC COUNTS

Thomas Road	35,988 VPD
44th Street	60,332 VPD
Year: 2023 Source: Costar/MPISI	

JOIN



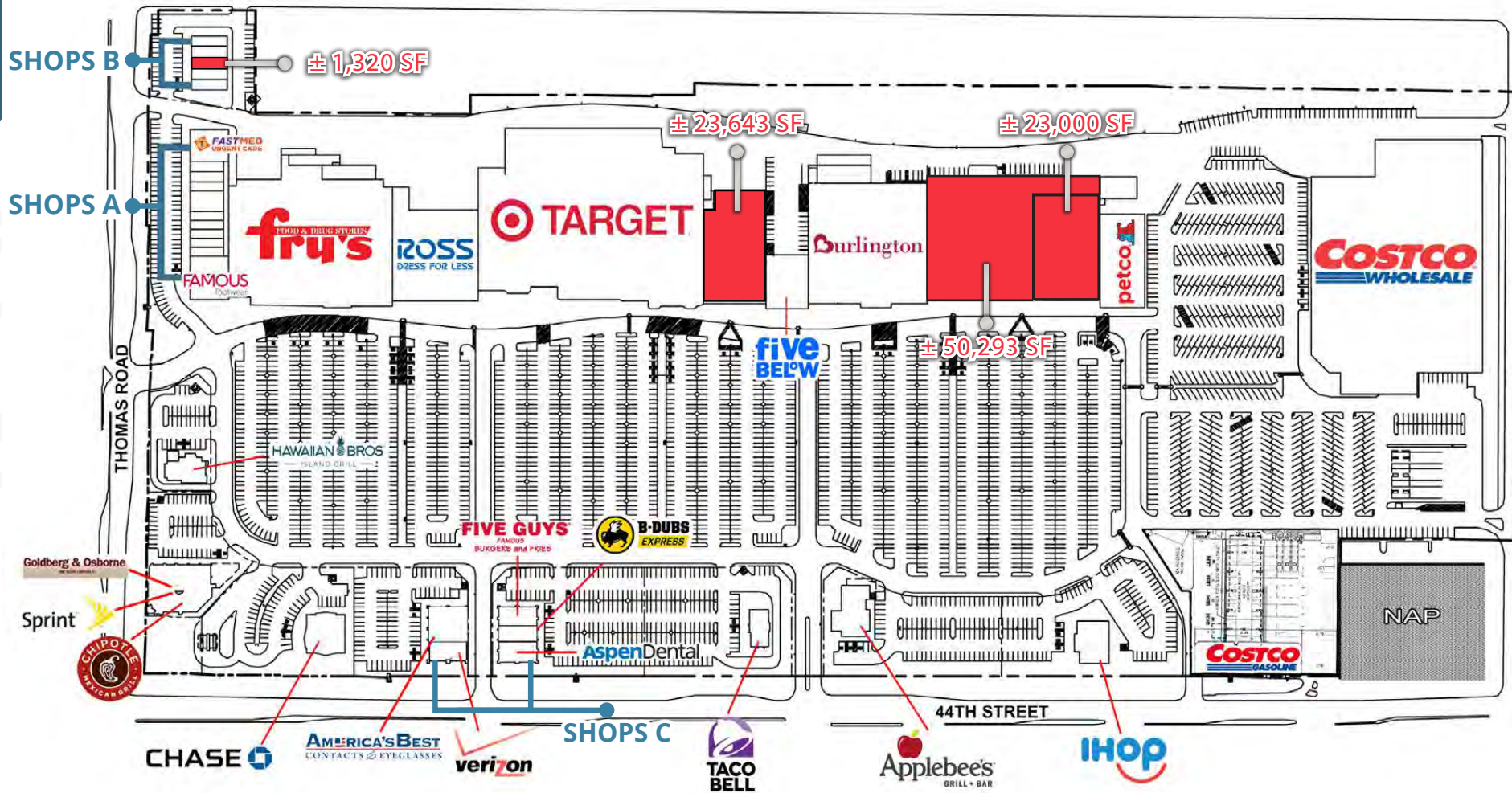
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SITE PLAN

■ AVAILABLE



TENANT INDEX

SHOPS A

A 114-116	Famous Footwear	5,060 SF
A 112	Great Clips	1,200 SF
A 111	Papa John's	1,200 SF
A 110	Liberty Tax	1,200 SF
A 109	Watch 'N Save Jewelers	1,200 SF
A 107	For Nails Only	2,400 SF
A 106	Express Employment	1,200 SF
A 105	Any Lab Test Now	1,200 SF
A 104	One Main Financial	1,400 SF
A 101-103	FastMed Urgent Care	4,200 SF

SHOPS B

B 105	Maskadores Taco Shop	1,400 SF
B 104	Precision Alterations	1,400 SF
B 103	GNC	1,400 SF
B 102	AVAILABLE	1,320 SF
B 101	Subway	1,480 SF

SHOPS C

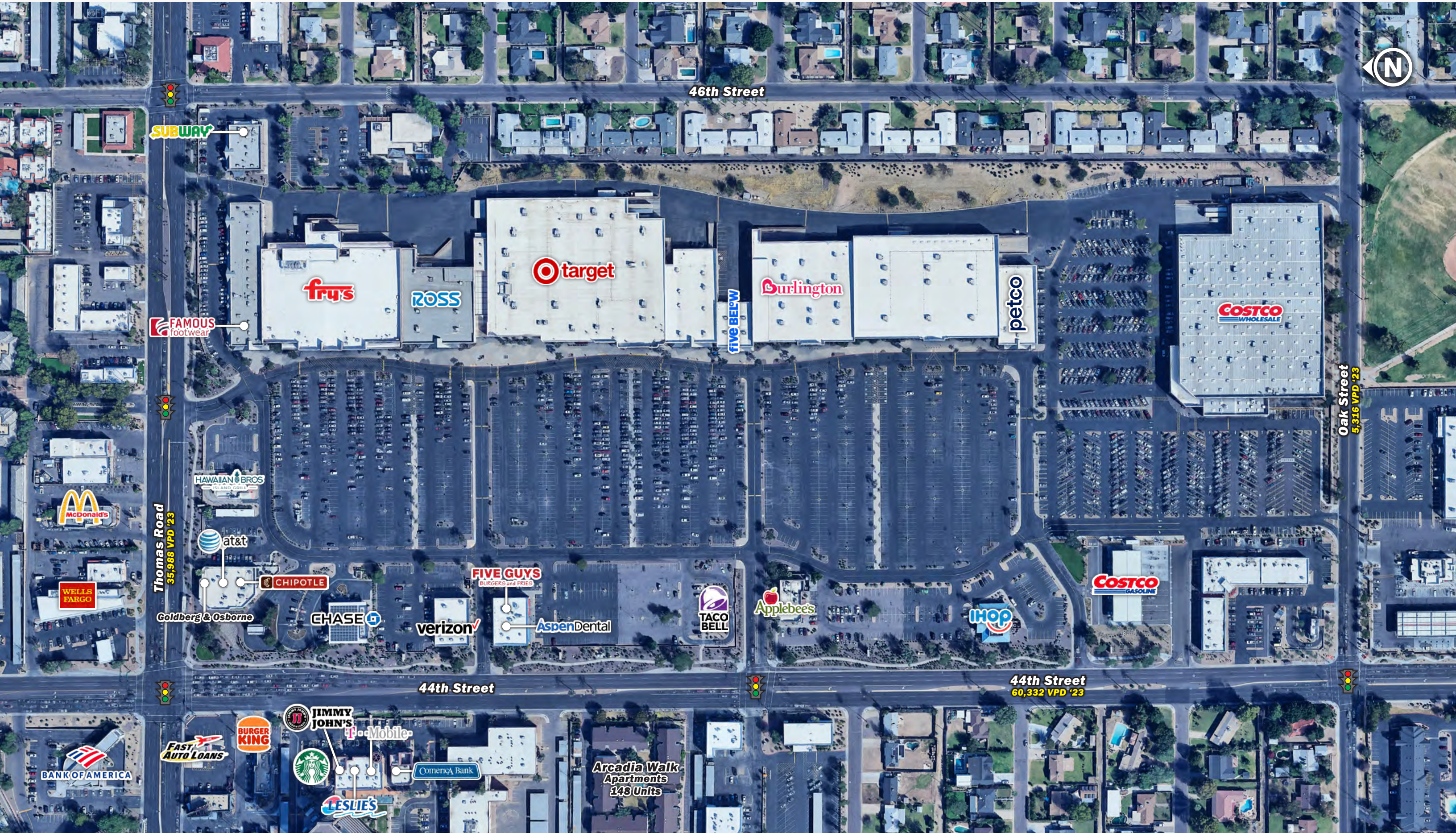
2651 - 1	Verizon Wireless	2,675 SF
2651 - 2	America's Best	4,489 SF
2641 101	Aspen Dental	3,350 SF
2641 102	Buffalo Wild Wings Express	1,300 SF
2641 103	Five Guys	2,500 SF

PADS & ANCHORS

AVAILABLE	± 23,643 SF
AVAILABLE	± 50,293 SF
AVAILABLE	± 23,000 SF

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SUBWAY

FAMOUS footwear

frut's

ROSS

target

FIVE BELOW

Burlington

petco

COSTCO WHOLESALE

Thomas Road
35,988 VPD '23

HAWAIIAN BROS
ALL ABOUT COCONUTS

at&t

CHIPOTLE

FIVE GUYS
BURGERS and FRIES

AspenDental

TACO BELL

Applebee's

IHOP

COSTCO GASOLINE

Goldberg & Osborne

CHASE

verizon

44th Street

44th Street
60,332 VPD '23

Oak Street
5,316 VPD '23

BANK OF AMERICA

FAST AUTO LOANS

BURGER KING

JIMMY JOHN'S

T-Mobile

Starbucks

Comerica Bank

LESLIE'S

Arcadia Walk
Apartments
148 Units

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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

17,695	17,955	\$122,063	18,604
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

131,543	135,580	\$118,452	149,451
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

295,852	309,681	\$117,451	452,004
2024 Population	2029 Population	Avg Household Income	Daytime Population



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