

For Sale

CBRE

# 1536 W Thomas Rd

Phoenix, AZ 85015

Owner/User - Ideal for Lawyers, Accountants, Insurance professionals, and Counselors.



# Property Description

<b>Property Address</b>	1536 W Thomas Rd Phoenix, AZ 85015	<b>Sale Price</b>	\$485,000
<b>Building Size</b>	±1,606 SF	<b>Year Built</b>	1958
<b>Detached Garage Size</b>	±400 SF	<b>Zoning</b>	City of Phoenix R-5HP
<b>Parcel Size</b>	±9,225 SF	<b>Parcel</b>	110-32-025

## Building Amenities



Great Central Phoenix location with excellent visibility on Thomas Road.



Thomas Road is a major east-west arterial with easy access to Downtown, Midtown, and I-17.



Block Construction



Monument Signage



6 Dedicated Parking

## Demographics

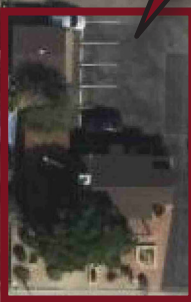
Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2025 Population - Current Year Estimate	14,176	176,945	427,762
2030 Population - Five Year Projection	14,711	189,929	441,968
2025 Households - Current Year Estimate	6,750	73,587	161,892
2030 Households - Five Year Projection	7,195	82,918	173,172
2025 Average Household Income	\$113,914	\$95,734	\$98,887
2030 Average Household Income	\$127,035	\$109,711	\$112,629
2025 Daytime Population	24,572	307,194	610,311



W Verde Ln



**SITE**



N 15th Ave

±39,703 VPD W Thomas Rd

W Thomas



±13,696 VPD



Not to Scale

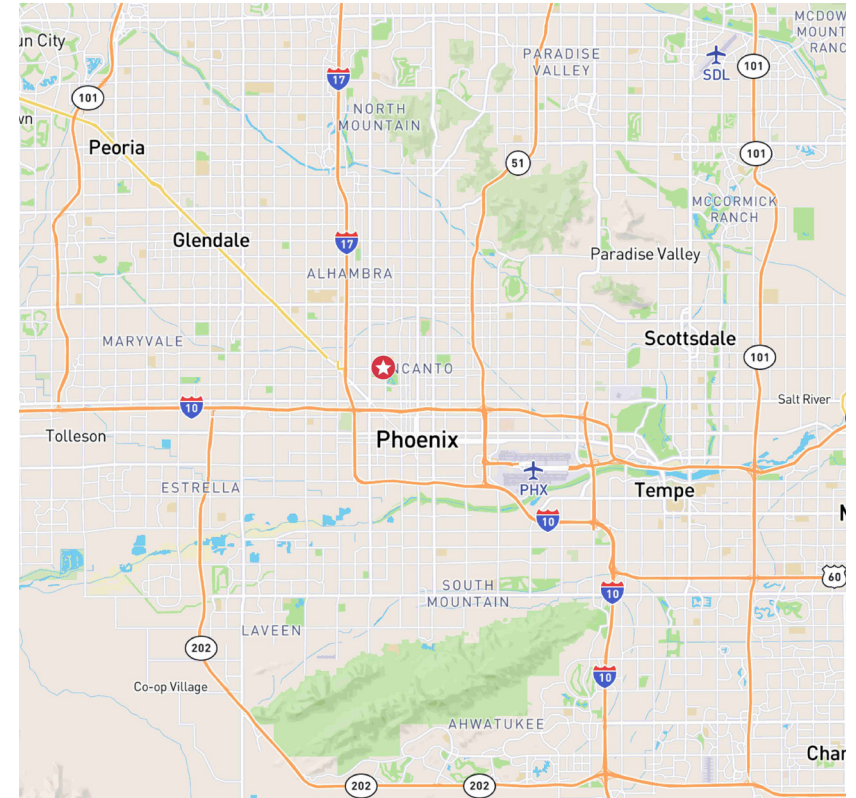
W Edgemont Ave

© Mapbox © OpenStreetMap

# North Encanto District

The North Encanto District in Phoenix, AZ, presents a compelling option for an office market due to its strategic central location and a wealth of amenities. Situated just north of downtown Phoenix, the district offers convenient access to the city's cultural, entertainment, and dining options, which can be a significant draw for employees and clients alike. The area boasts excellent connectivity, with access to the Valley Metro bus and light rail networks, and is roughly an 8-mile drive from Phoenix Sky Harbor International Airport, facilitating commutes and business travel.

Beyond its logistical advantages, North Encanto is characterized by its historical charm, unique architecture, and a strong sense of community, offering a distinctive environment that can appeal to businesses seeking a less conventional, more character-filled office setting. The presence of large green spaces like Encanto Park, with its recreational facilities, further enhances the quality of life for those working in the area. While the broader Phoenix office market has experienced some challenges like high vacancy rates and a preference for highly amenitized Class A buildings, North Encanto's blend of accessibility, local amenities, and historical appeal could make it particularly attractive for smaller to mid-sized businesses, or those that prioritize a vibrant neighborhood feel and employee-centric environment over traditional large-scale corporate campuses.



## Contact Us

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