

# Offering Memorandum Owner/User with Income Opportunity



1201 E Thomas Road  
Phoenix, AZ 85014

**Get more  
information**

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# Investment summary



List price

*\$4,665,780*



Lease type

*Full Service*



Occupancy

*50%*



Size

*20,286 sf / \$230 psf*



# Property overview

**Address** 1201 E Thomas Rd | Phoenix, AZ 85014

**Building size** 20,286 sf

**Lot size [approx.]** 1.8 ac | 78,486 sf

**Type** Office building

**Stories** Two

**Year built** 2001

**Zoning** C-2, Phoenix

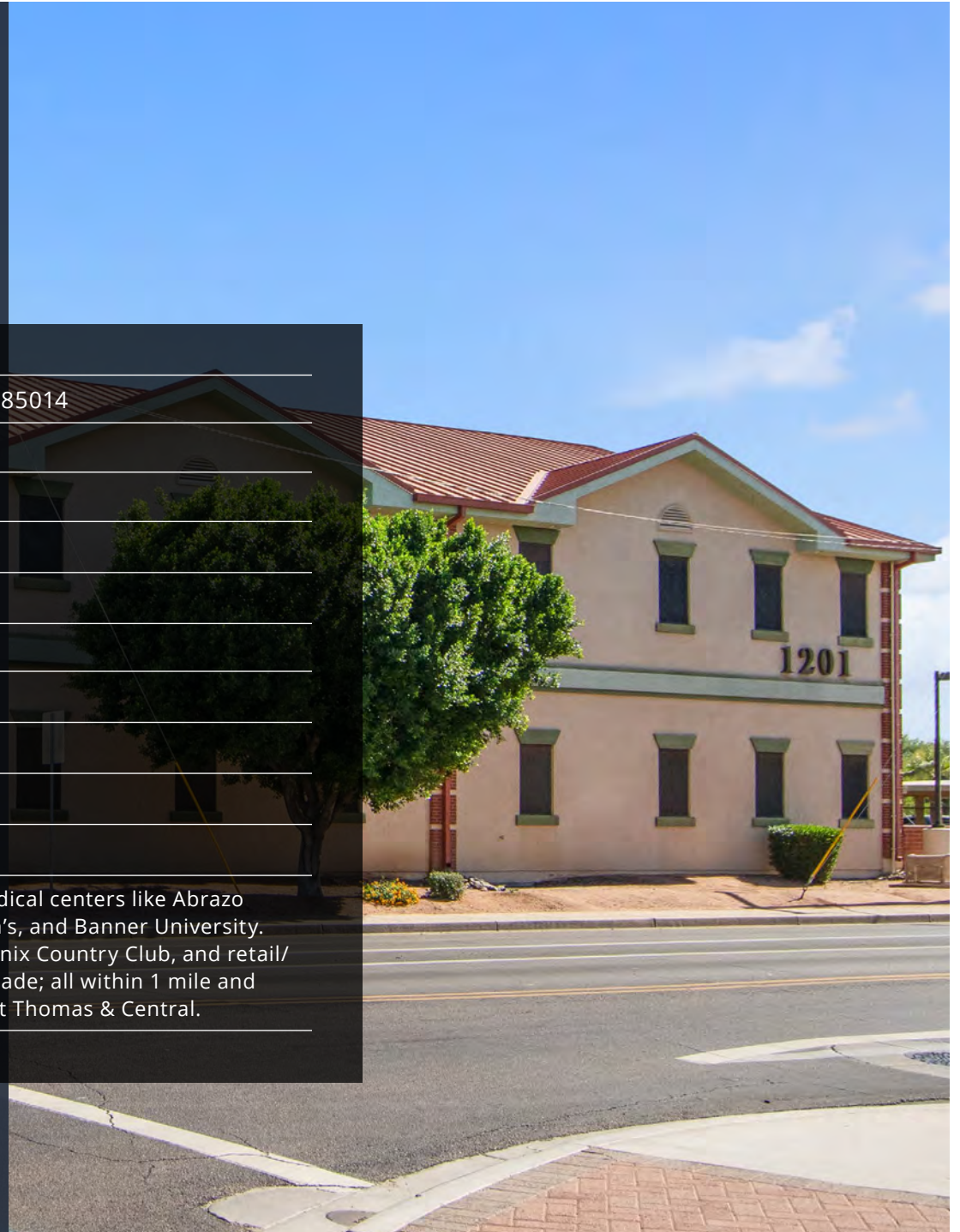
**Parking** 4.64/1,000 sf

**Parcel #'s** 117-21-144; 117-21-146

**Estimated taxes** \$28,734 (2024)

**Nearby major  
institutions**

Within a 2-mile radius are major medical centers like Abrazo Heart, Phoenix Children's, St. Joseph's, and Banner University. Nearby are North High School, Phoenix Country Club, and retail/dining options including the Promenade; all within 1 mile and close to the Valley Metro Light Rail at Thomas & Central.





# Photos

Offering Memorandum  
1201 E Thomas Road





# Photos

## Offering Memorandum 1201 E Thomas Road



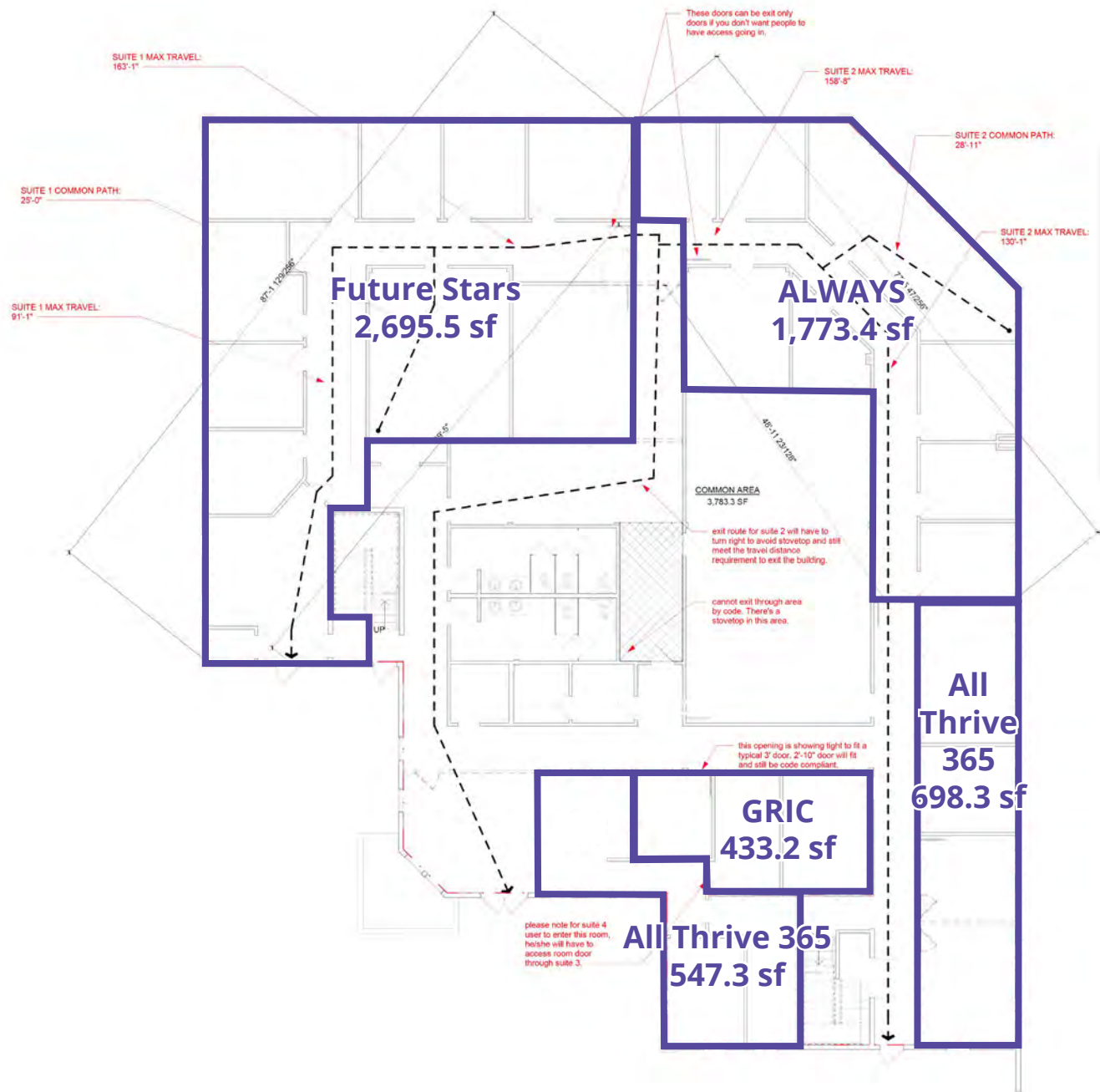


# Photos

**Offering Memorandum**  
1201 E Thomas Road



# Floor 1 plan

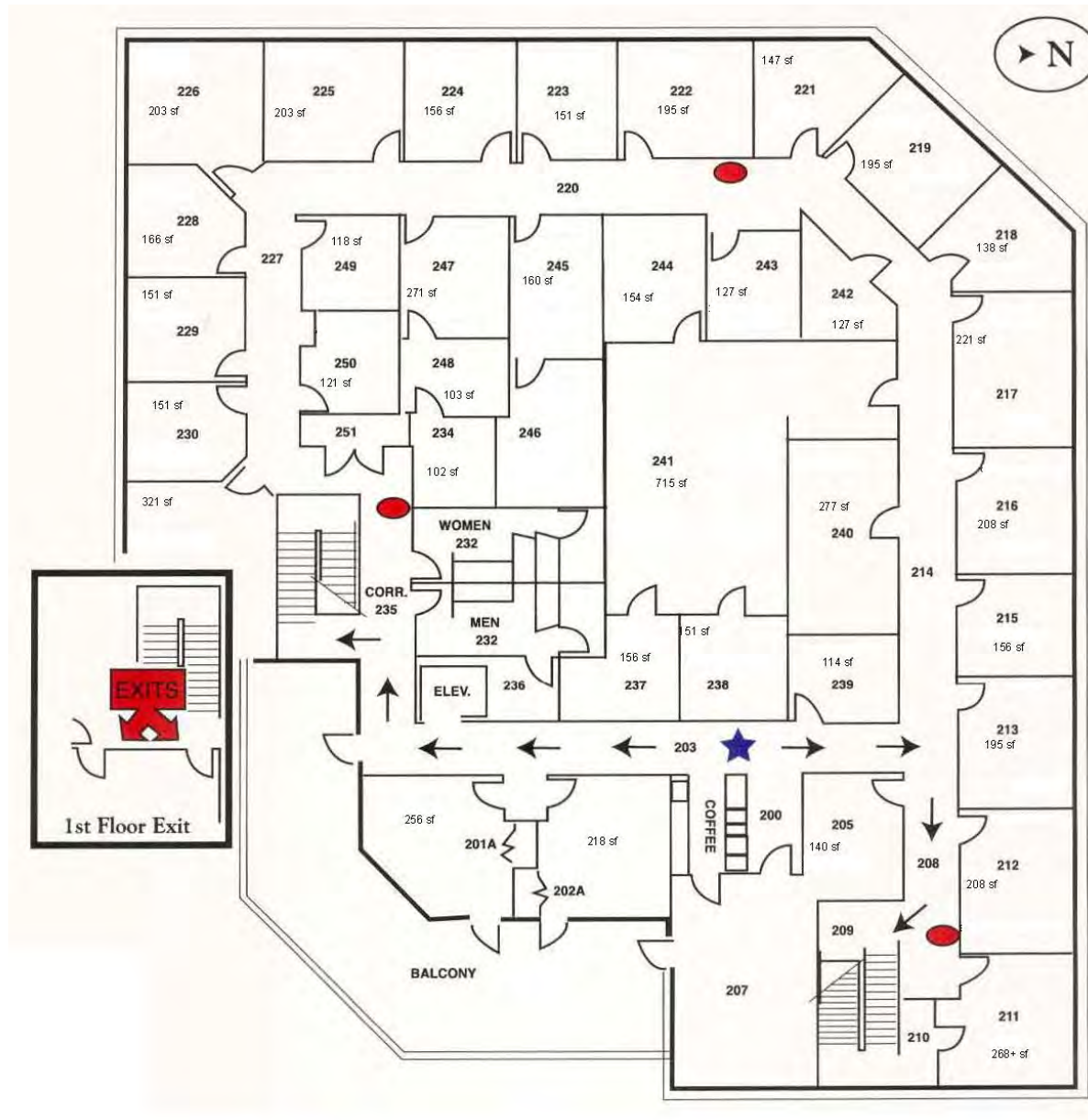


Suite	Tenant	SF
1	Future Stars	2,695.5 sf
2	ALWAYS	1,773.4 sf
3	All Thrive 365	547.3 sf
4	GRIC	433.2 sf
5	All Thrive 365	698.3 sf
	Common area	3,783.3 sf



## Owner/User - Floor plan

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Floor	SF
2nd floor	10,143 sf

**\*Available to owner/user**

- 30 private offices
- Two large conference rooms
- Kitchen
- Outdoor patio
- Shared restrooms
- Two exits

# Tenant information

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## Suite 1: Future Stars

Established in 2008 by Shereka Jackson, Future Stars, Inc. is an Arizona 501 C-3 nonprofit organization committed to empowering youth through education and mentorship. With a mission rooted in the belief that every child has the potential to succeed, the organization provides STEM education, financial literacy, training, and scholarship support. By partnering with local community centers, Future Stars delivers services directly within the neighborhoods it serves, fostering academic advancement and personal growth.

### Financial Overview

Size	2,695 sf
Moved into building	9/1/2025
Rent commencement	11/1/2025
Termination	10/31/2027
Term	2 Years
Renewal options	One option to renew at 3% increase
Escalation	3% annually
Tenant responsibilities	Janitorial, tax exempt
Parking	3 covered spaces, 2 handicap spaces, open surface
Personal Guaranty	Yes





Suite 2: Always

ALWAYS is a nonprofit legal center dedicated to providing free legal services to vulnerable youth and survivors of human trafficking across Arizona. Through referrals from social service partners, the organization helps clients overcome legal barriers to employment, education, housing, immigration status, and personal safety. ALWAYS serves individuals who have experienced trafficking, abuse, or homelessness and are seeking stability and self-sufficiency. The organization is committed to equitable access to justice and maintains a strict non-discrimination policy in all service delivery.

Financial Overview	
Size	1,773.4 sf
Moved into building	1/1/2024
Rent commencement	1/1/2024
Termination	12/31/2026
Term	2 Years
Renewal options	Two options to extend at fair market rents for two years each option
Escalation	3% annually
Tenant responsibilities	Janitorial, tax exempt
Parking	3 Covered reserved, 7 unreserved and uncovered- 10 total



## Suite 3: All Thrive 365

AllThrive 365 has supported Arizona's aging community for over 50 years, offering holistic care that promotes physical health, mental well-being, safe housing, and social connection. Originally founded in 1974 by the Roman Catholic Diocese of Phoenix as the Foundation for Senior Living, the organization has grown into a leading provider of integrated, community-based services for older adults and individuals with disabilities.

Now operating under the name AllThrive 365, the organization continues its mission to help people thrive every day of the year; regardless of race, religion, or income.

### Financial Overview

Size	547.3 sf
Moved into building	Seller
Rent commencement	Close of escrow
Termination	3 Years from close of escrow
Term	3 Years
Renewal options	--
Escalation	3% annually
Tenant responsibilities	Janitorial, tax exempt
Parking	--
Security Deposit	1st months rent





## Suite 4: GRIC [Gila River Indian Community Urban Member Association]

An Arizona 501 C-3 nonprofit: Formed in 1997 by members of District 7, GRIC-UMA represents urban tribal members of the Gila River Indian Community, which encompasses land in Pinal and Maricopa counties adjacent to Phoenix. The Community, officially established in 1939, is home to the Akimel O’otham (Pima) and Pee-Posh (Maricopa) tribes. It spans over 583 square miles and includes seven districts. Tribal operations are based in Sacaton and include utilities, healthcare, telecommunications, and a monthly publication.

Financial Overview	
Size	433.5 sf
Moved into building	8/1/2023
Rent commencement	8/1/2023
Termination	7/31/2027
Term	4 Years
Renewal options	One renewal option at fair market rents
Escalation	3% annually
Tenant responsibilities	Janitorial, tax exempt
Parking	0 Reserved



## Suite 5: All Thrive 365

AllThrive 365 has supported Arizona's aging community for over 50 years, offering holistic care that promotes physical health, mental well-being, safe housing, and social connection. Originally founded in 1974 by the Roman Catholic Diocese of Phoenix as the Foundation for Senior Living, the organization has grown into a leading provider of integrated, community-based services for older adults and individuals with disabilities.

Now operating under the name AllThrive 365, the organization continues its mission to help people thrive every day of the year; regardless of race, religion, or income.

### Financial Overview

Size	698.3 sf
Moved into building	Seller
Rent commencement	Close of escrow
Termination	3 Years from close of escrow
Term	3 Years
Renewal options	--
Escalation	3% annually
Tenant responsibilities	Janitorial, tax exempt
Parking	--
Security Deposit	1st months rent



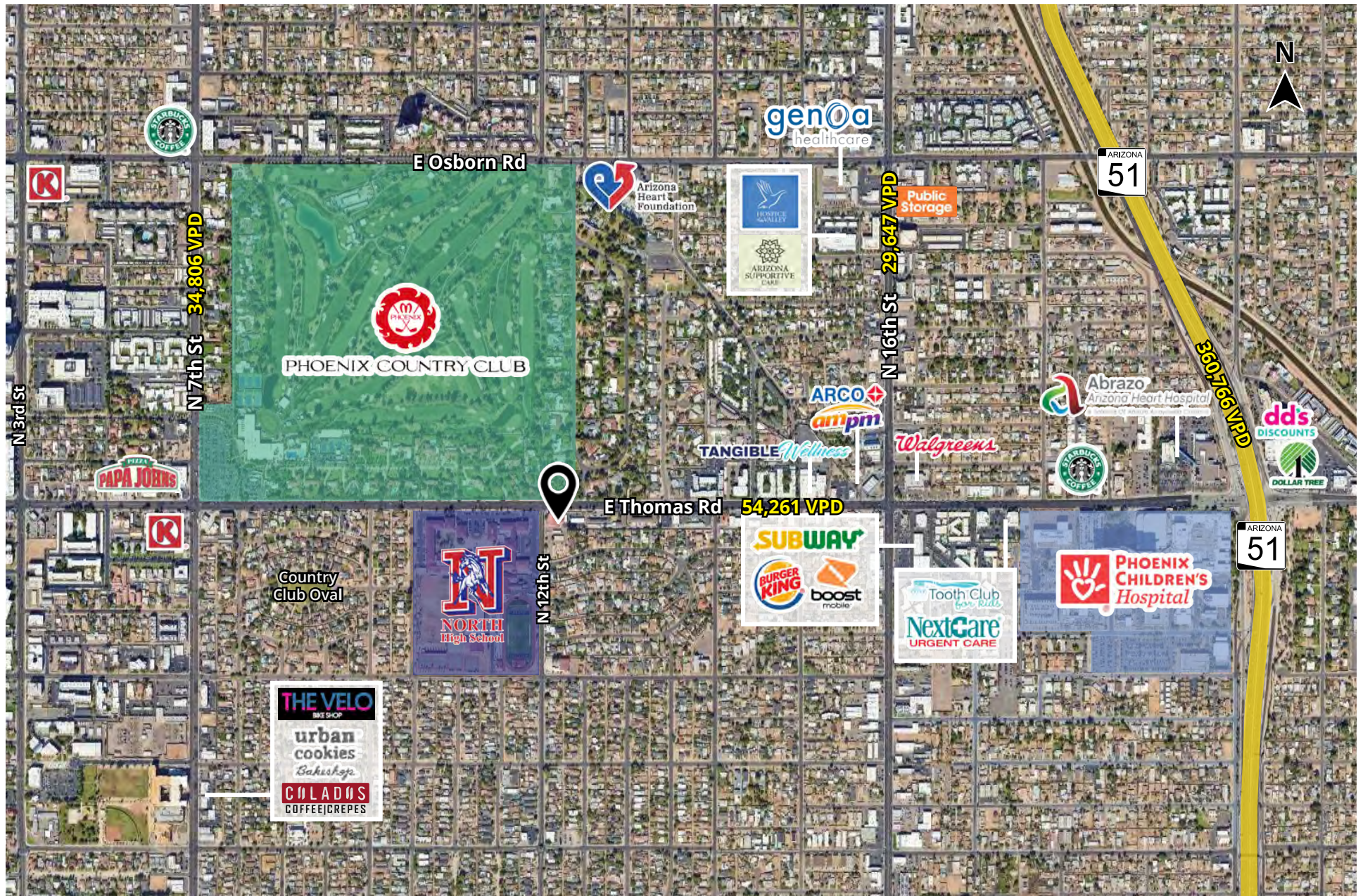
# Site parcel map





# Trade area map

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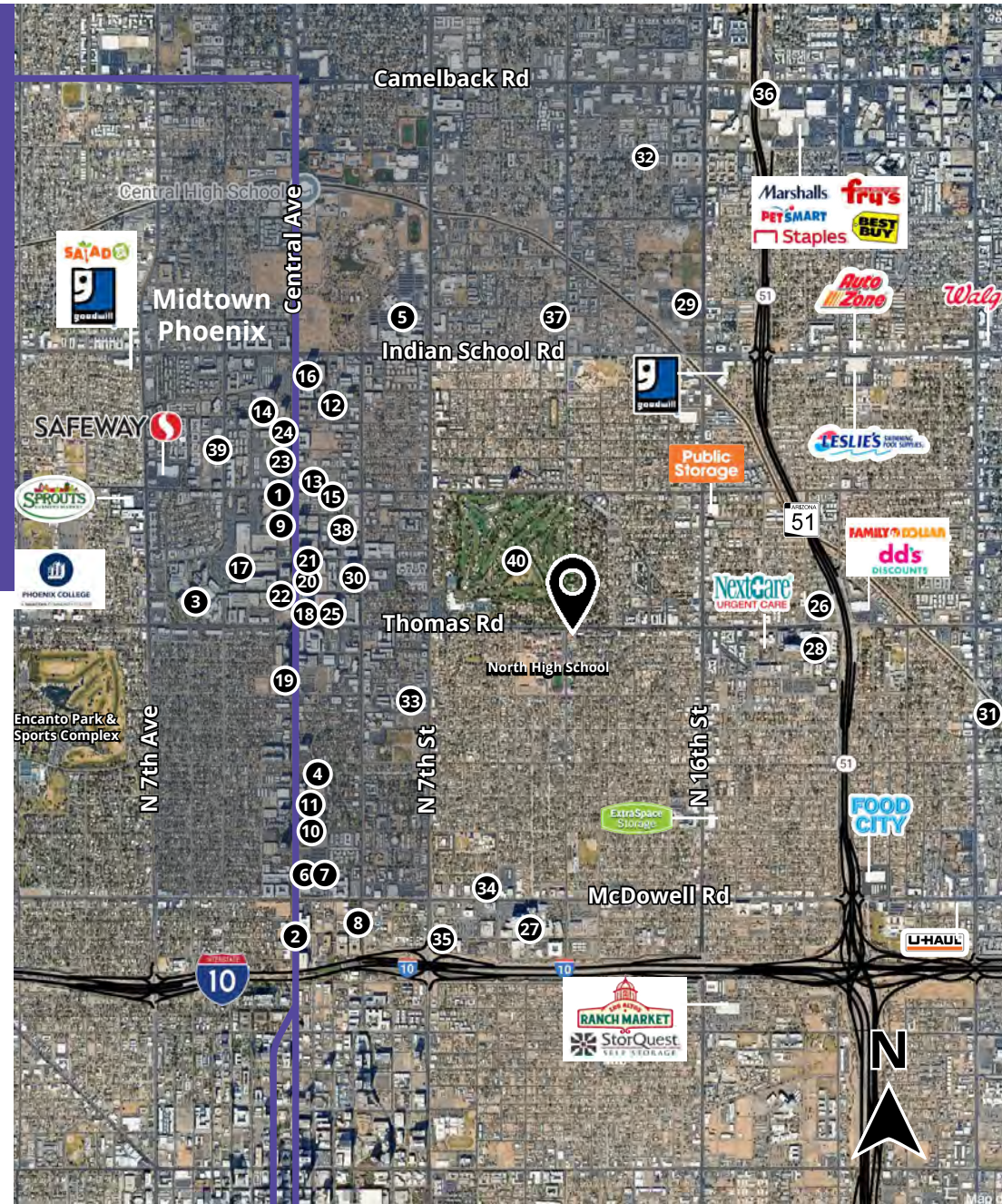




# Local businesses


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1. Arizona State University Phoenix Campus
2. Valley Metro Light Rail
3. St. Joseph's Hospital
4. Heard Museum
5. Carl T. Hayden VA Hospital
6. Phoenix Art Museum
7. Phoenix Theater Company
8. Arizona School for the Arts
9. US Secret Services
10. AZ Attorney General
11. ICE
12. Arizona Department of Economic Security
13. Arizona Department of Economic Security
14. City Square
15. Osborn Medical Plaza
16. IRS
17. Dignity Health Corporate Office
18. Banner Corporate Center
19. CLS Law
20. Chaidez Law Firm
21. KKOS Lawyers
22. Data Orbital
23. OH Partners
24. MayesTelles PLLC
25. CLA
26. Abrazo Arizona Heart Hospital
27. Banner University Medical Center
28. Phoenix Children's Hospital
29. Phoenix Indian Medical Center (PIMC)
30. Wellsprings of Phoenix
31. Desert Terrace Healthcare Center
32. Camelback Post-Acute Care and Rehab
33. Village Medical
34. Grunow Memorial Medical Center
35. Papago Medical Park
36. AlphaMed I Urgent Care
37. Phoenix Health Practitioners
38. Camelback Mountain Medical
39. Prestige Medical Care
40. Phoenix Country Club








# Demographics


	1-mile	3-miles	5-miles
Population	<b>19,562</b>	<b>180,340</b>	<b>393,861</b>

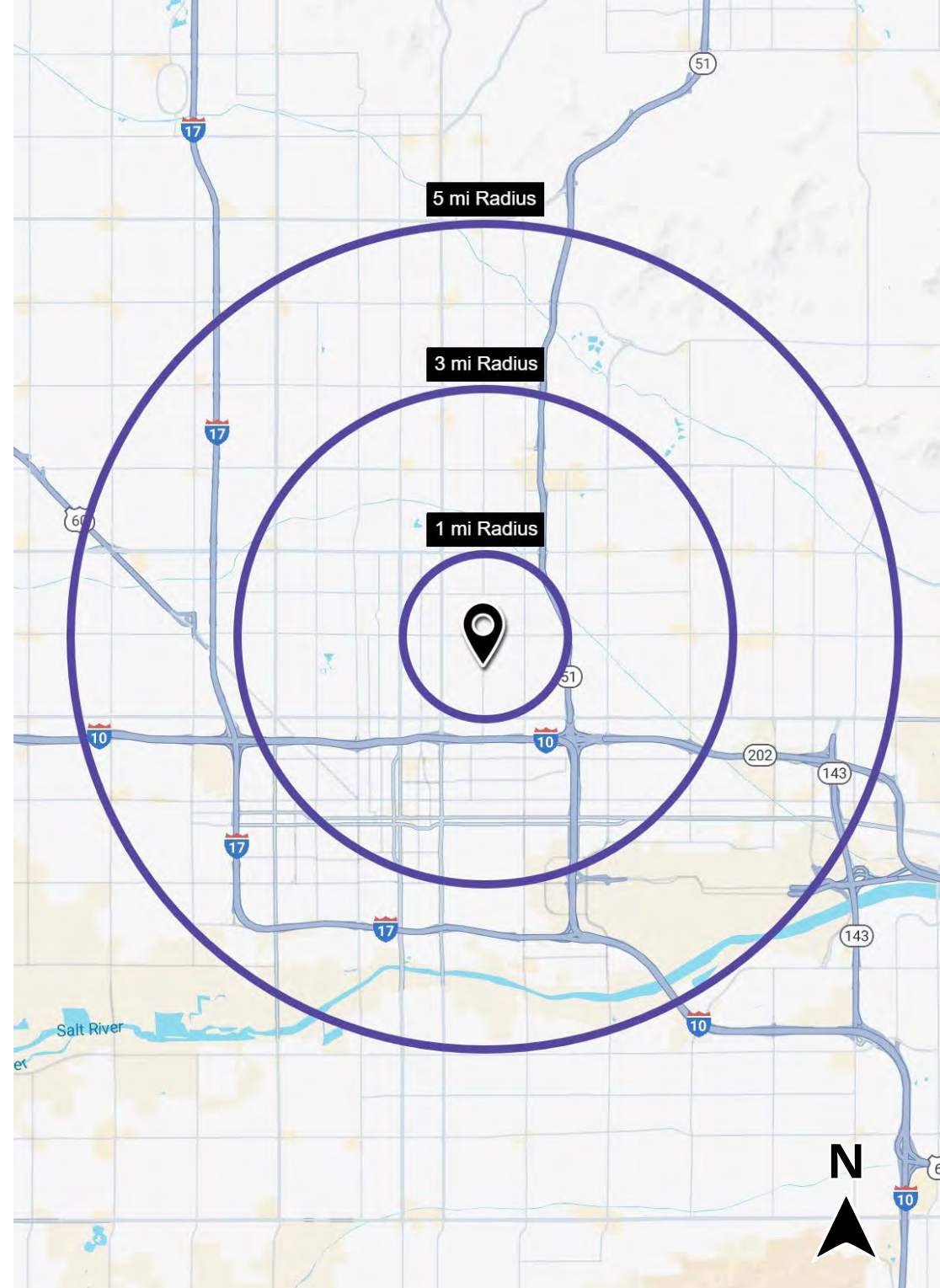
	1-mile	3-miles	5-miles
Avg. HH Income	<b>\$103,584</b>	<b>\$105,803</b>	<b>\$112,110</b>

	1-mile	3-miles	5-miles
Avg. Home Value	<b>\$479,800</b>	<b>\$497,718</b>	<b>\$535,861</b>

	1-mile	3-miles	5-miles
Total Businesses	<b>2,089</b>	<b>16,437</b>	<b>29,704</b>

	1-mile	3-miles	5-miles
Daytime Employment	<b>23,163</b>	<b>167,106</b>	<b>306,961</b>

<b>Travel Time</b>		5-miles
	Travel to work in 14 minutes or less	<b>41,748 (19.2%)</b>
	Avg. minutes travel to work	<b>21.4</b>





# Contact us

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