

the bird cage ARCADIA

UNDER NEW OWNERSHIP

Arcadia Corridor - Phoenix

RETAIL SPACE FOR LEASE

4502
EAST THOMAS

Inquiries

Jose Ramirez

602-363-4628 cell

jose@oxurban.com

TJ Claassen

602-524-6000 cell

tj@oxurban.com

oxurban.com



the bird cage

ARCADIA



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PROPERTY HIGHLIGHTS

RETAIL SPACE

RENTAL RATE NEGOTIABLE

4502 EAST THOMAS ROAD
PHOENIX, AZ 85018

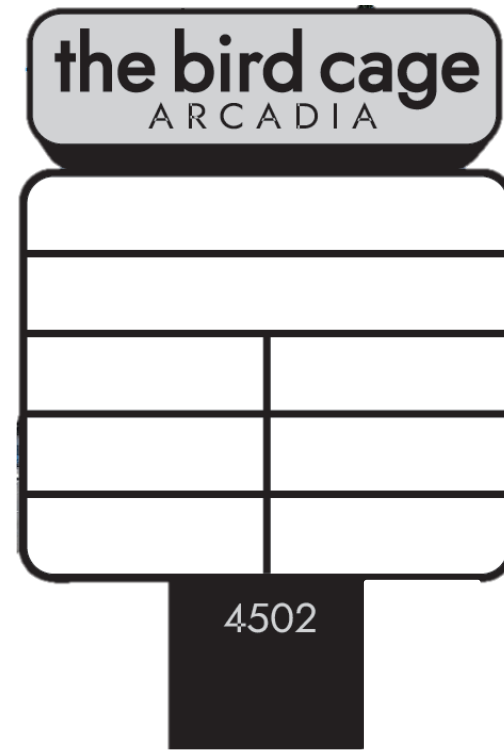
Suites ranging from 800 SF to 2,000 SF Max

Monument & Building Signage

OWNER/ AGENT

NEW OWNERSHIP | Arcadia 4502 has approximately 13,500 square feet of retail space located just east of the busy intersection of

44th and Thomas Road adjacent to Arcadia Crossing. This neighborhood retail center is ideally located with excellent visibility and extensive improvements which make it stand out from the other retail centers. New roof, exterior paint, and parking lot striping. Favorable rates and tenant improvements available! Be a part of the rebranding of this retail center.



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7109 East 2nd Street No. 102
Scottsdale, AZ 85251
www.oxurban.com
480.423.1111

\$1 M + RESIDENTIAL

ARCADIA GROVE

\$1 M + RESIDENTIAL

CROSSCUT CANAL/ 48th STREET

44th Street



Starbucks



Thomas



ARCADIA CROSSING

Fry's

PETCO BURLINGTON

\$675k + RESIDENTIAL

Target



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SITE PLAN

Building A

- 4502: Rotisserie Chicken Concept
- 4504: Cosmic Comics
- 4506: Cosmic Comics
- 4510: 12th Round Fit Boxing

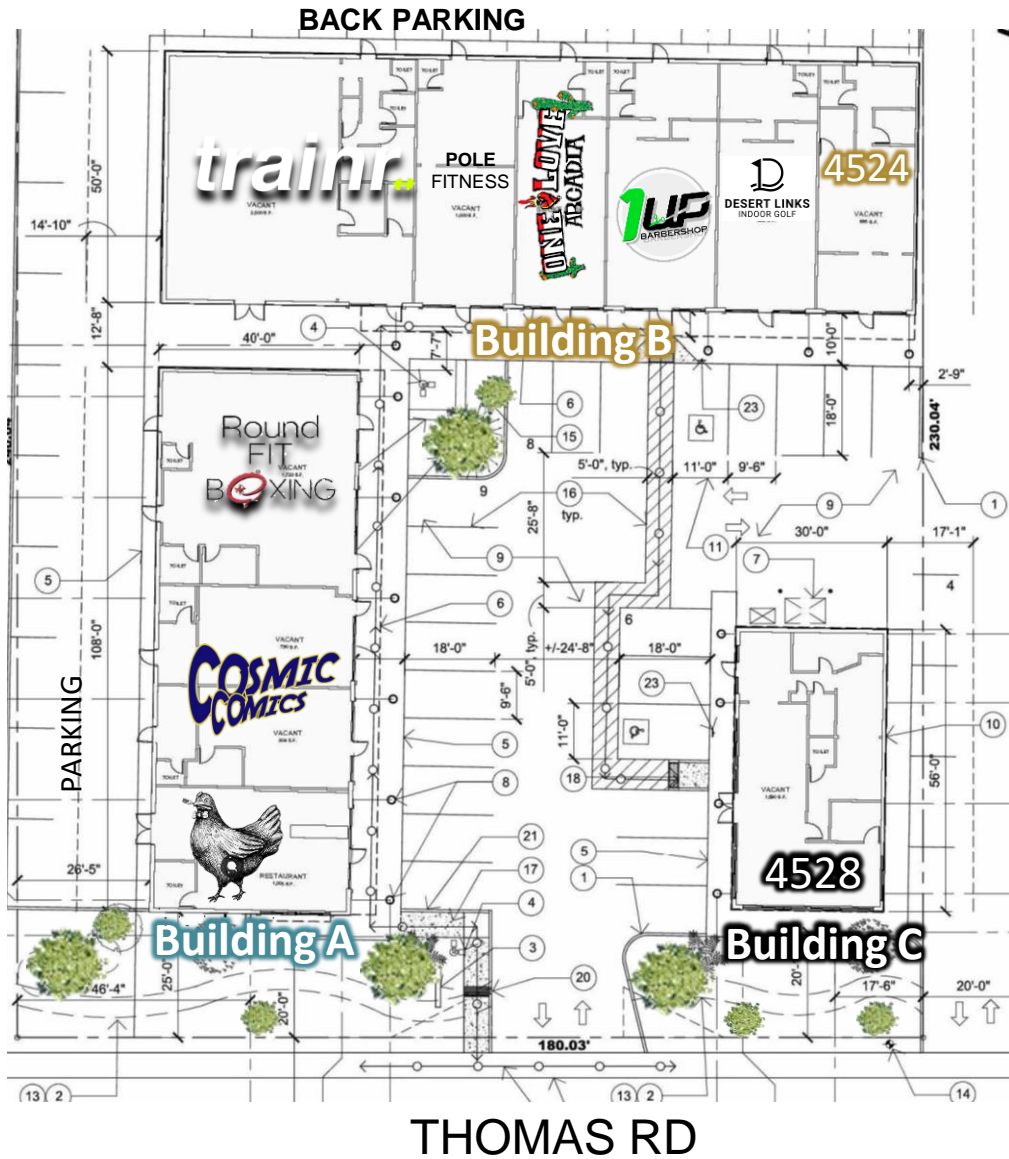
Building B

- 4514: Personal Trainer
- 4516: Pole Fitness
- 4518: One Love Arcadia
- 4520: 1 Up Barber Shop
- 4522: Desert Links Golf Simulator
- 4524: Available 1,000 SF

Building C

- 4528: Available 1,680 SF

***Square footage listed above are approximated



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Trade Area
3 Mile



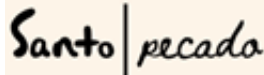
The art of eating healthy



AVERAGE ANNUAL INCOME
\$97,904



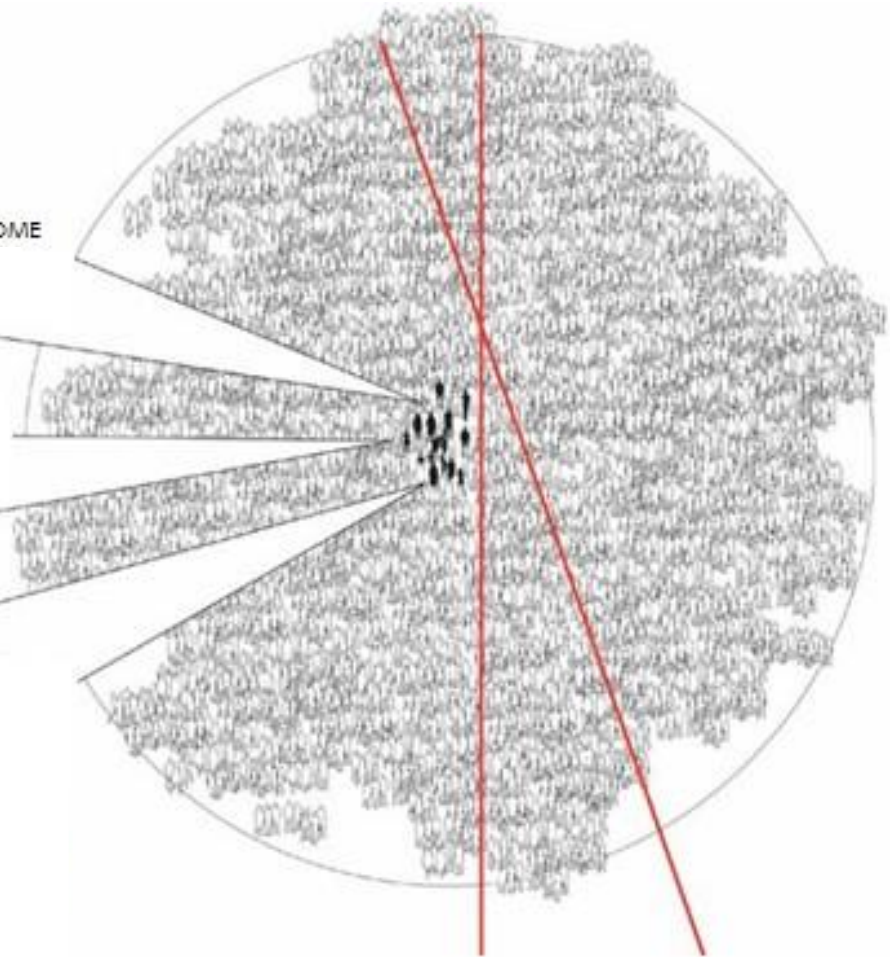
LA GRANDE
ORANGE



CPD THOMAS: 32,273
CPD 44th ST: 38,922



POPULATION WITHIN 3 MILE
TRADE AREA
133,041



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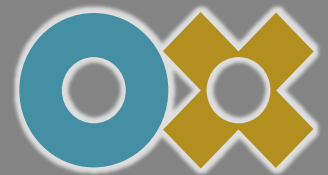
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URBAN PROPERTIES