



WESTERN  
RETAIL ADVISORS



H-E-B  
5  
SPORTING  
GOODS

WELLS  
FARGO



T Mobile  
SUBWAY

Thomas Rd

42,638 ADT

BANK OF  
AMERICA



Eduardo's  
Reception  
Hall

CIRCLE K

SUBJECT  
52,708 SF  
RETAIL PAD  
FOR GL  
AVAILABLE



± 1 MILE

51,138 ADT

Long Wong's



SKECHERS

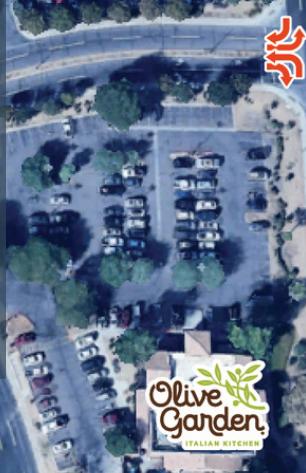
CHASE  
jamba

RETAIL PROPERTY FOR GROUND LEASE

# RETAIL PAD AVAILABLE

2820 N 75th Ave Phoenix, AZ 85035

75th Ave



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## RETAIL PAD AVAILABLE

2820 N 75th Ave Phoenix, AZ 85035



### LOCATION DESCRIPTION

Adjacent to Desert Sky Mall  
SWC 75th Ave & Thomas Rd

### PROPERTY HIGHLIGHTS

- RETAIL PAD AVAILABLE FOR GL - 52,708 SF
- Adjacent to Desert Sky Mall with over 2MM SF of retail in a 1 mile area
- Located approximately 1.5 miles north of the I-10 Freeway
- Nearly 425,000 people live within 5 miles of this location.

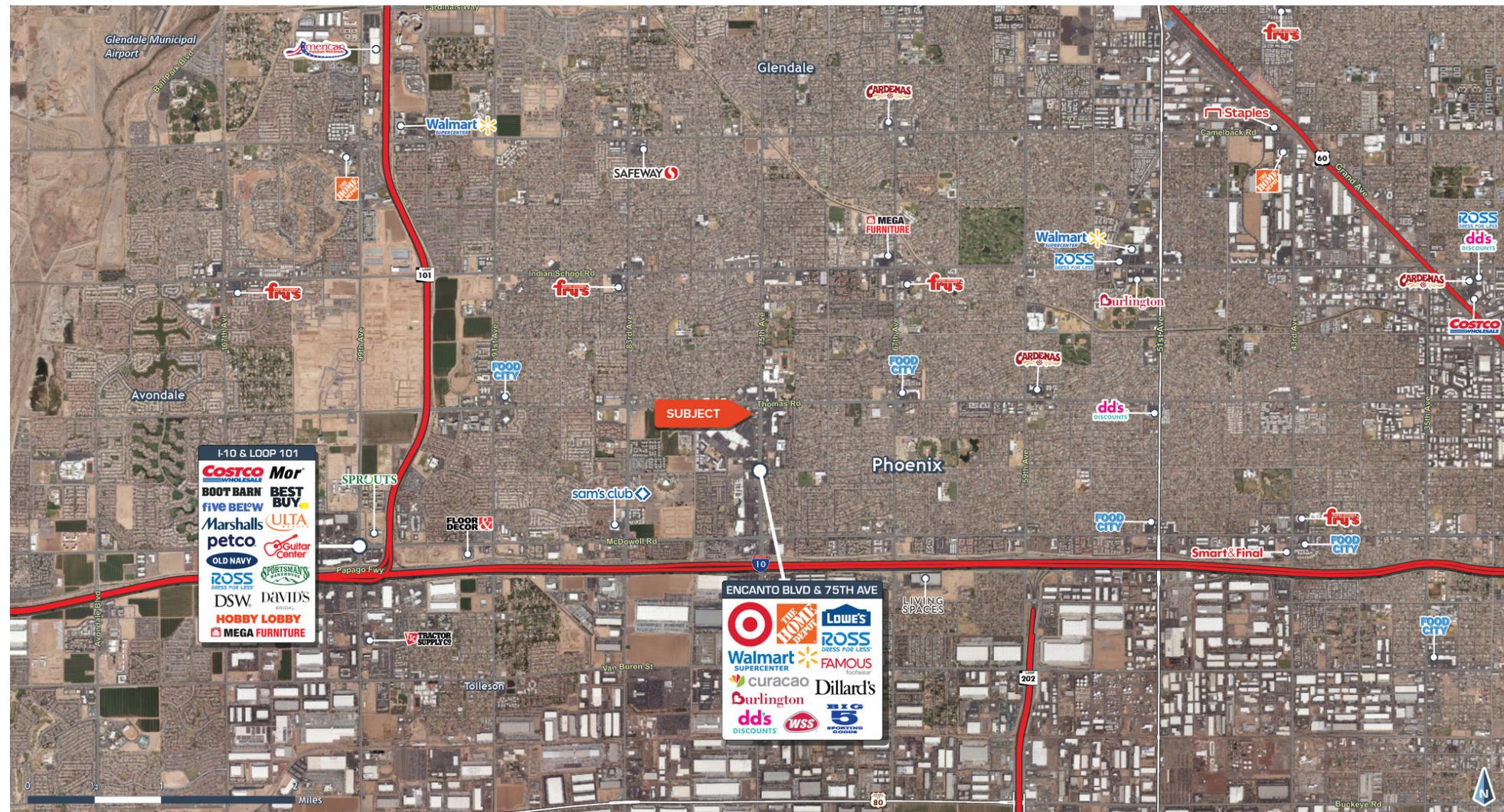
### AREA CO-TENANTS



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## RETAIL PAD AVAILABLE

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### LEGEND

Available

## RETAIL PROPERTY FOR GROUND LEASE

# RETAIL PAD AVAILABLE

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### LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	52,708 SF	Lease Rate:	CALL FOR PRICING

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
RETAIL PAD	Available	52,708 SF	Ground Lease	CALL FOR PRICING	-

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	24,488	187,726	424,817
Median Age	29.1	29.5	30.4



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$65,152	\$68,327	\$71,476
Average	\$86,673	\$89,618	\$71,476



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	374	2,021	6,841
Employees	5,529	37,593	124,054
Daytime Population	20,644	147,099	382,338



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	19.5%	19.4%	22.7%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	37.6%	42.0%	43.8%
Services	22.9%	20.5%	20.5%
Blue Collar	39.5%	37.5%	35.7%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,647	52,941	125,709
Median Home Value	\$271,496	\$318,033	\$349,014

\*2025 Demographic data derived from ESRI