

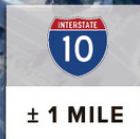


Thomas Rd

42,638 ADT



Eduardo's
Reception
Hall



SUBJECT

**52,708 SF
RETAIL PAD
FOR GL
AVAILABLE**

51,138 ADT

75th Ave

RETAIL PROPERTY FOR GROUND LEASE

RETAIL PAD AVAILABLE

2820 N 75th Ave Phoenix, AZ 85035

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RETAIL PAD AVAILABLE

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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 FOR GL

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LEGEND

Available

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LEASE INFORMATION

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

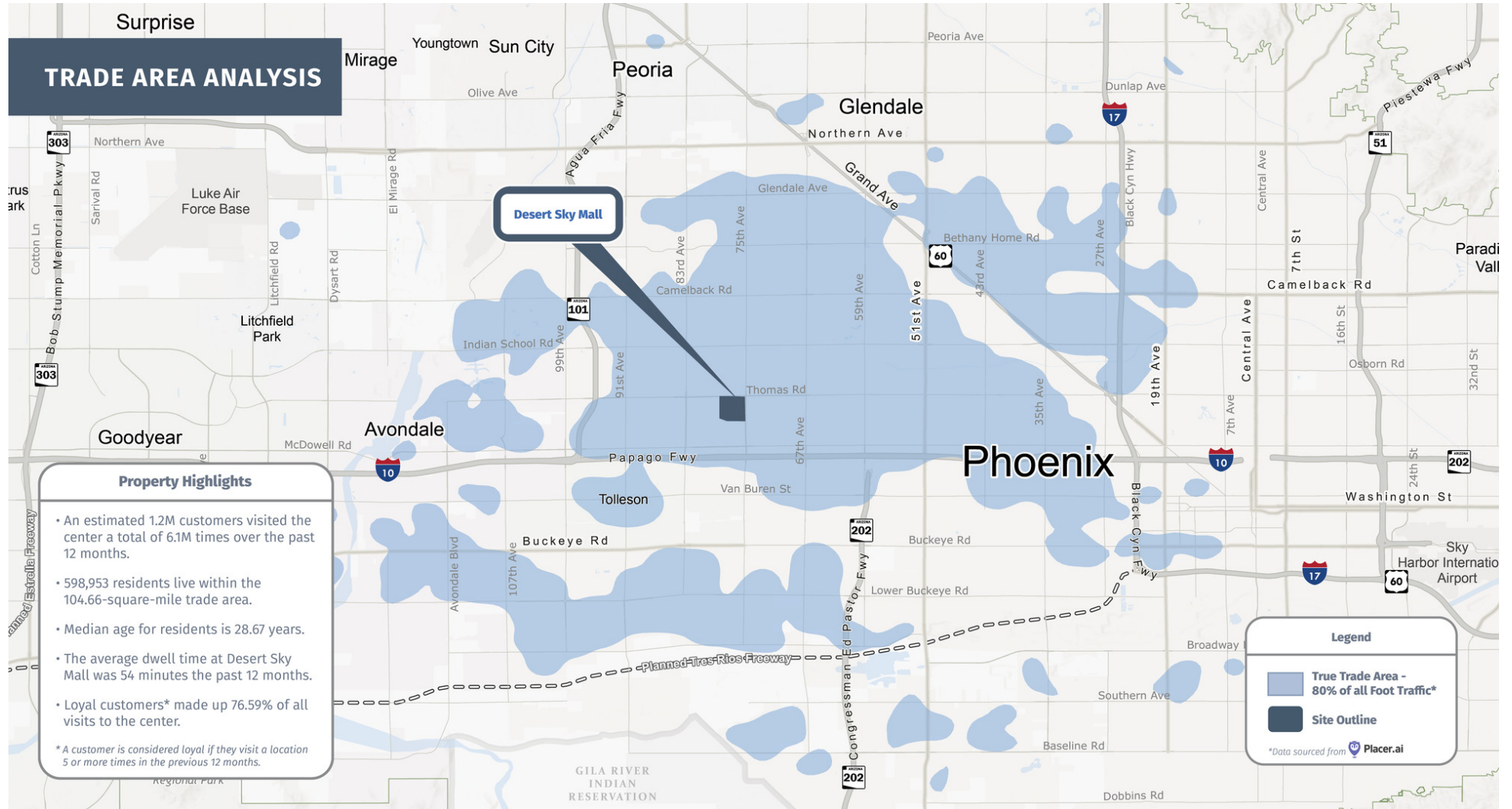
AVAILABLE SPACES

| 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

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