

Price Reduction!

Infill Land For Sale



2033 E. Thomas Road

SE Corner of SR 51 & Thomas Road
Phoenix, AZ

Space Profile:

Land SF	33,297 SF
Land AC	0.76 Acres
Sales Price	\$1,044,000 \pm \$31.35/SF \$850,000 \pm \$25.53/SF
Zoning	CO (Commercial Office)
APN#	117-02-013, 011
Submarket	Midtown/Central Phoenix

Features:

- Opportunity for Infill Development
- High Visibility Lot with Approximately 50,000 VPD on Thomas Road
- Adjacent to Freeway Interchange, Phoenix Children's Hospital, and Arizona Heart Hospital
- Strong Daytime Population with \pm 170,667 Employees within 3 miles
- Trade Area Offers Significant Shopping and Dining Options

Contact:

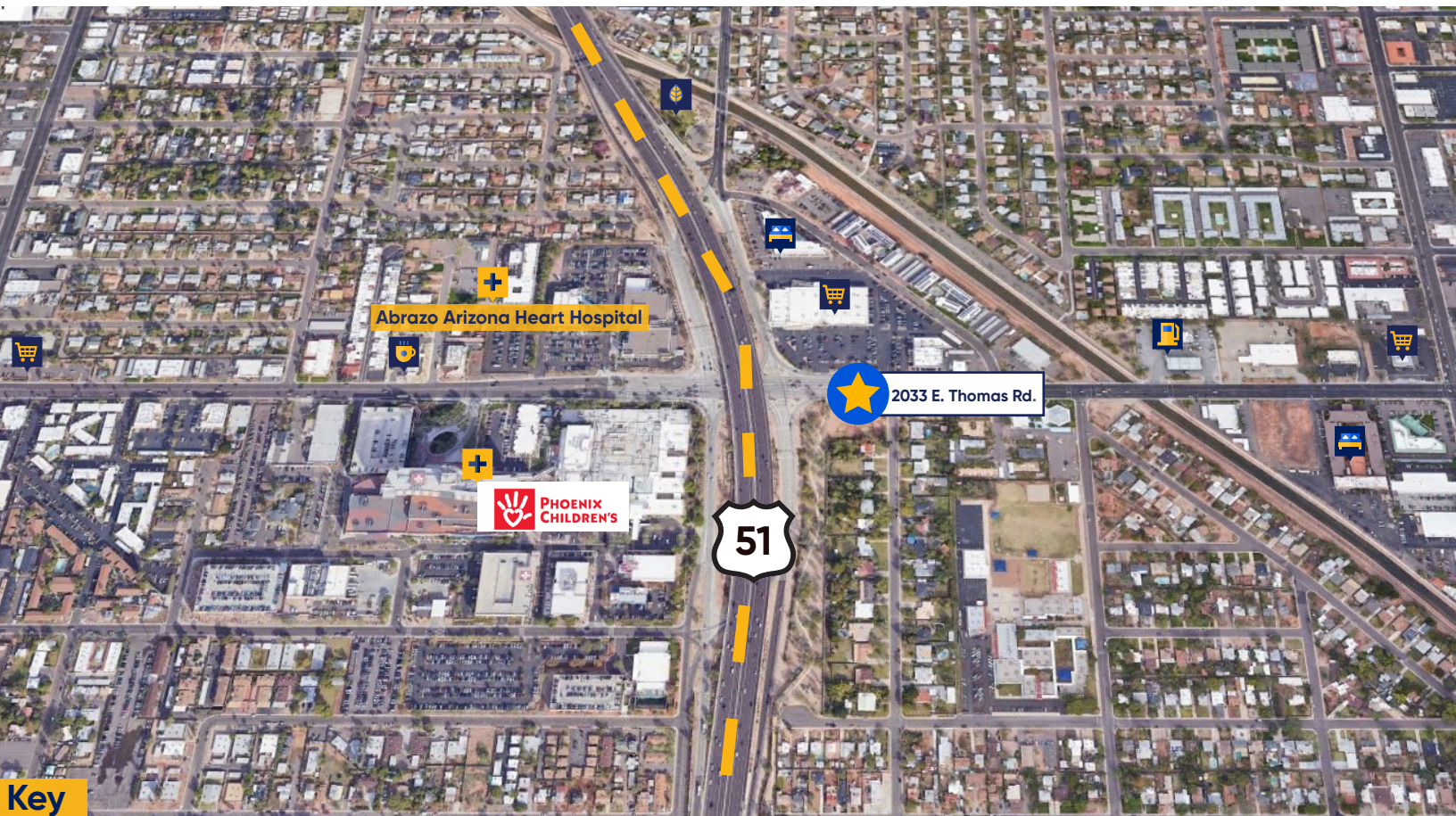


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2033 E. Thomas Road (Land For Sale)

Amenity Map



Key

Healthcare

- Phoenix Children's Hospital
- Abrazo Arizona Heart Hospital

Points of Interest

- Starbucks
- CVS
- Embassy Suites
- Quik Trip
- Walgreens
- Staybridge Suites
- Urbandale Park

Traffic Counts

Thomas Road



± 49,952 cars per day

SR- 51



± 152,220 cars per day

24TH Street



± 24,040 cars per day

Daytime Population



± 163,000 employees in 3 miles

MIDTOWN/CENTRAL PHOENIX



WALK SCORE
SOMEWHAT WALKABLE (61)



FREEWAY ACCESS
ADJACENT TO FREEWAY INTERCHANGE (AZ 51)



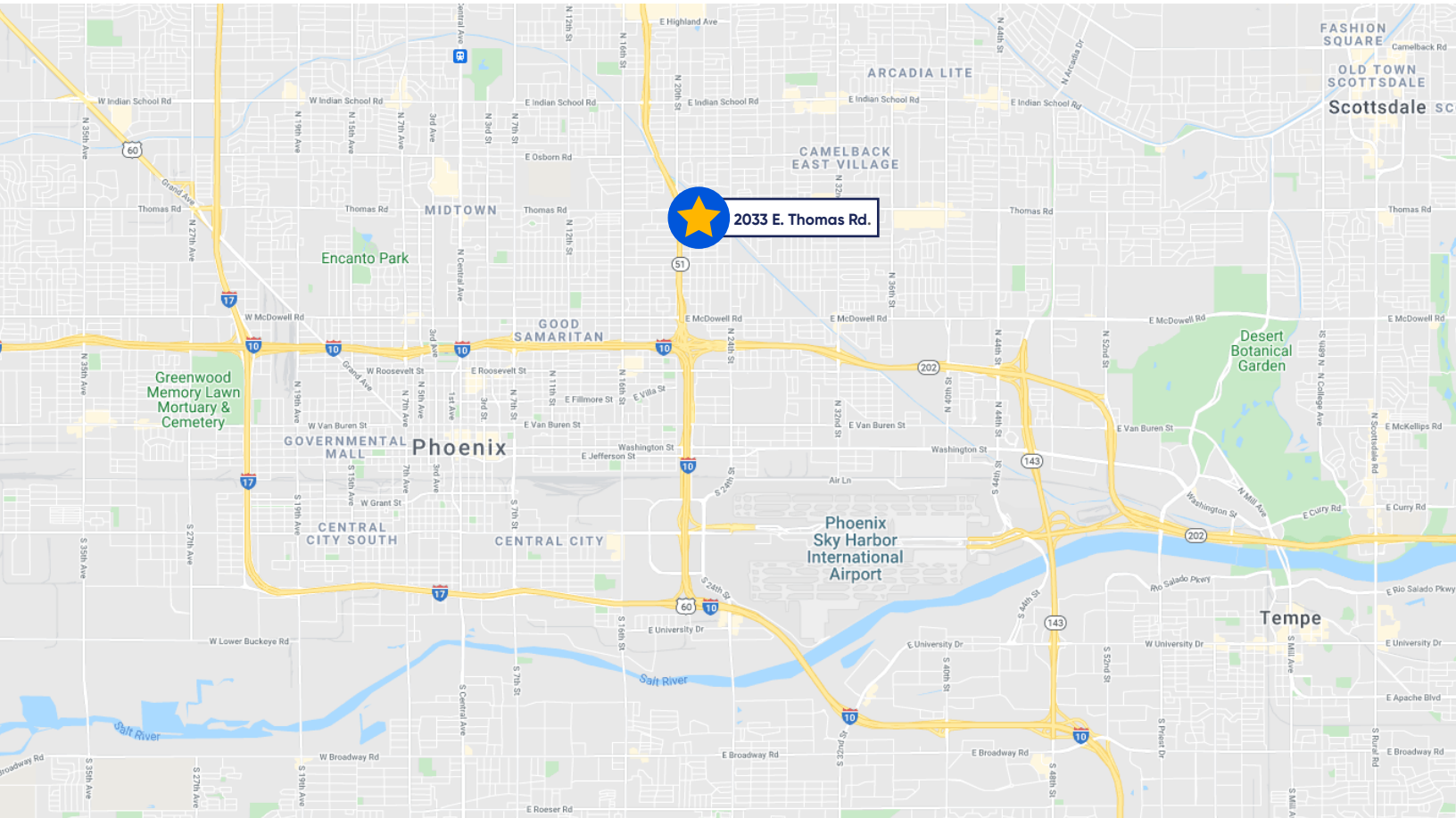
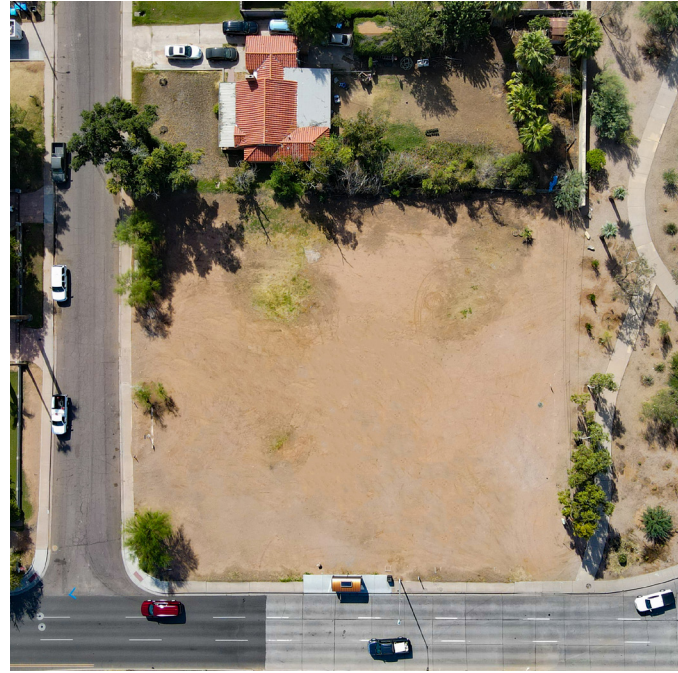
7.4 MILES FROM SKY HARBOR INT'L AIRPORT



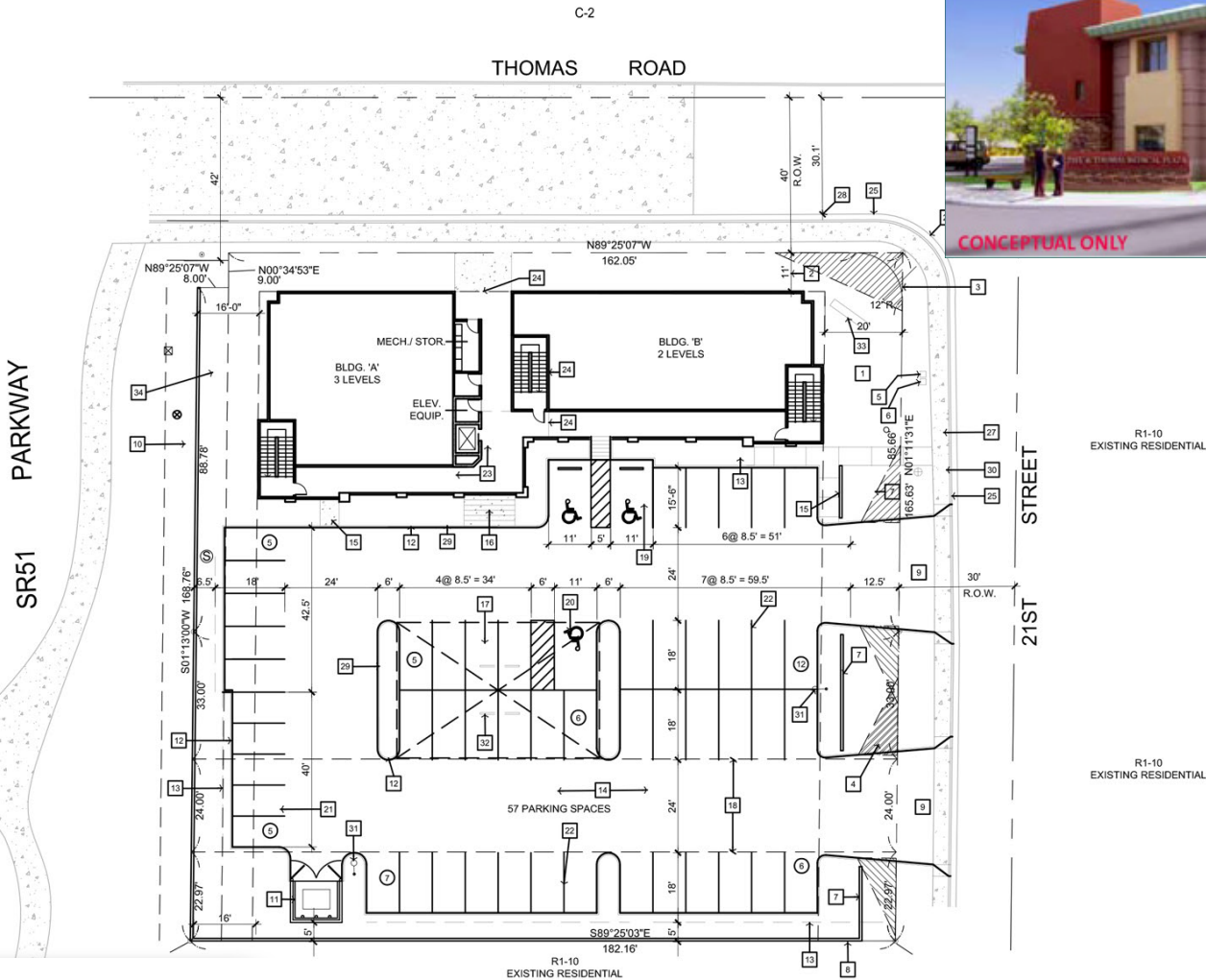
PUBLIC TRANSPORTATION
ADJACENT TO SOME PUBLIC TRANSIT

Land For Sale

2033 E. Thomas Road, Phoenix



Hypothetical Site Plan



Hypothetical Project Information

- Site Area includes: 1/2 of the alley abandonment/sewer easement
- Lot coverage: 6,510 SF (building footprint), Covered Walkway
- Construction Type: VB with AFES (NFPA 13 System)
- Building Height Allowed: 56 FT
- Building Height Provided: 46 FT (3 Stories)
- Landscape Open Space: 4,359 SF, 13.4% of site
- Occupancy: Offices- B, Carports- S
- Parking Required: $13,000 \times .80 = 10,400 @ 1/200 = 52$ Spaces
- Total of 53 Parking Spaces Provided
 - » Standard Spaces: 35
 - » Covered Spaces: 10
 - » Compact Spaces: 5
 - » Accessible Spaces: 2
 - » Covered Accessible Spaces: 1

Building Area Recap:	Building A	Building B	Total for Building
Level 1			
Lease Space	2,143 SF	2,060 SF	4,203 SF
Elevator	59 SF	-	59 SF
Elevator Equipment	35 SF	-	35 SF
Electrical	93 SF	-	93 SF
Fire Riser Room	-	19 SF	19 SF
Covered Walkways	1,142 SF	-	1,142 SF
Stairways	222 SF	429 SF	650 SF
Level 2			
Lease Space	2,861 SF	2,577 SF	5,438 SF
Electricity	93 SF	-	93 SF
Level 3			
Lease Space	2,861 SF	-	2,861 SF
Electricity	93 SF	-	93 SF
Total for Building	9,601 SF	5,084	14,685 SF

Note:

- The elevator shaft and stairways are calculated at one level only.
- The elevator equipment room, electrical rooms, & fire riser room are provided for lease load factor information