

DESERT SKY PALMS

7502-7710 W THOMAS ROAD, PHOENIX, AZ 85033

SITE SOURCE

±1,414 SF FORMER SUBWAY SPACE

±4,000 SF ENDCAP SPACE

PAD BUILDABLE TO ±8,400 SF



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PROPERTY SUMMARY

AVAILABLE ±1,414 - ±4,000 SF & Undeveloped PAD

- ±1,414 SF hard corner (former Subway) available
- ±4,000 SF endcap available
- Undeveloped PAD Available for GL, Sale, or BTS
 - Pad buildable to ±8,400 SF
- Anchored by El Super, Dollar Tree, and LA Fitness
- Great visibility with high traffic counts
- Located directly across from Desert Sky Mall

TENANTS:



TRAFFIC COUNTS

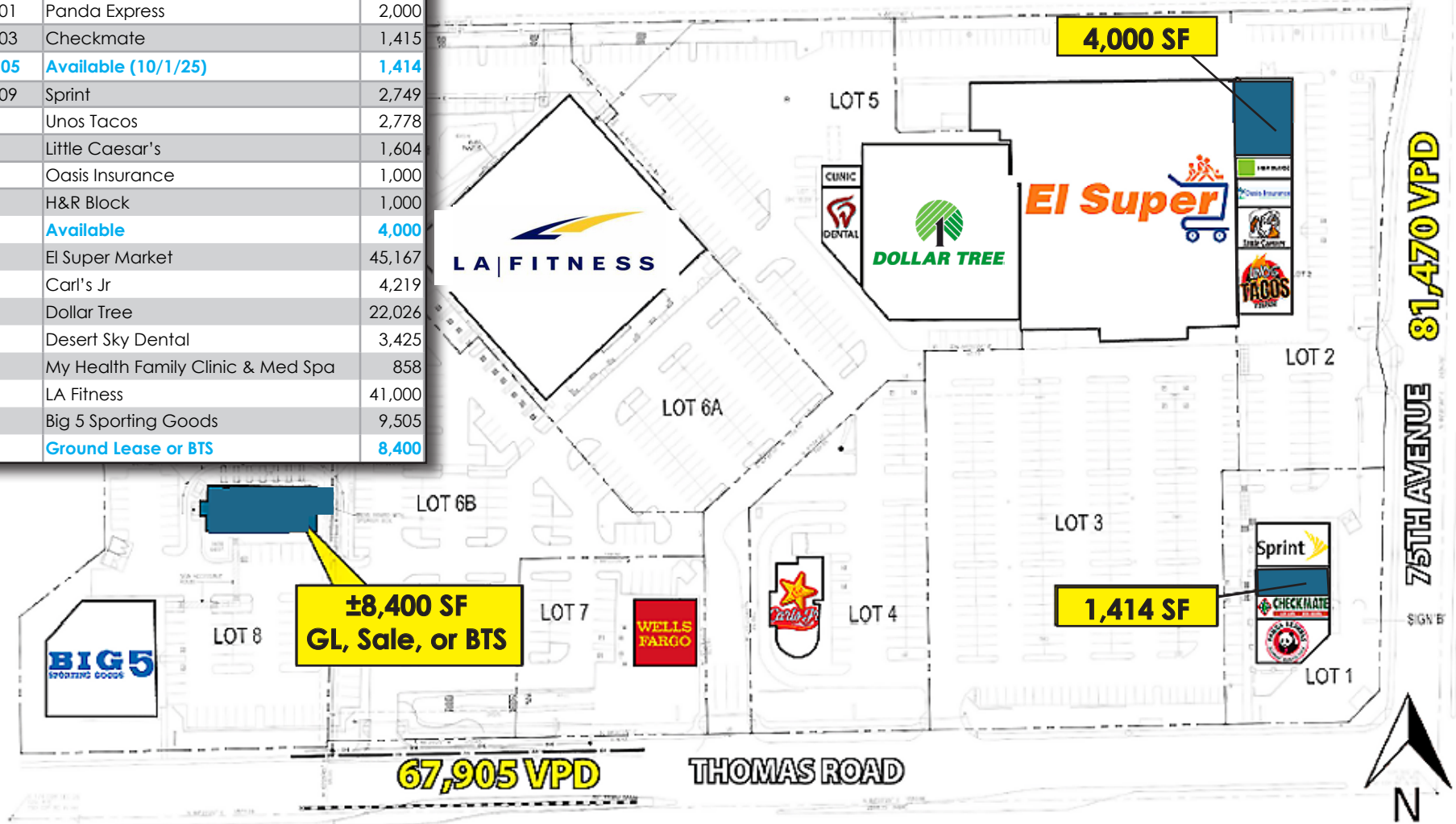
Thomas Rd: 67,905 VPD

75th Ave: 81,470 VPD



SITE PLAN

Suite	Tenant	SF
1-100/101	Panda Express	2,000
1-102/103	Checkmate	1,415
1-104/105	Available (10/1/25)	1,414
1-106/109	Sprint	2,749
2-1/2	Unos Tacos	2,778
2-3/4	Little Caesar's	1,604
2-5	Oasis Insurance	1,000
2-6	H&R Block	1,000
2-7-9	Available	4,000
3-10	El Super Market	45,167
4-1	Carl's Jr	4,219
5-1	Dollar Tree	22,026
5-2	Desert Sky Dental	3,425
5-3	My Health Family Clinic & Med Spa	858
6-1	LA Fitness	41,000
8-1	Big 5 Sporting Goods	9,505
PAD	Ground Lease or BTS	8,400



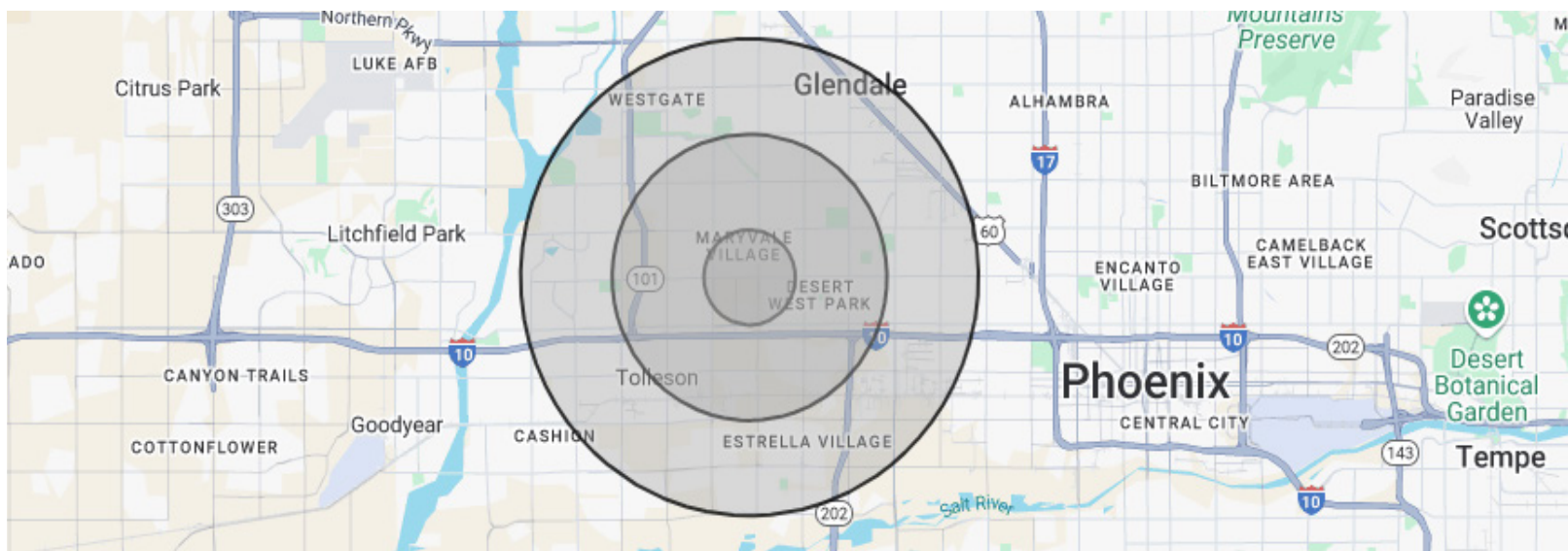
9,000+ Housing Units
Within 5 Miles



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DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2029 Projection	24,357	188,601	430,034
Current Year	22,701	175,098	398,009
Growth Current Year - 2029	1.5%	1.5%	1.6%

HOUSEHOLDS	1-MILE	2-MILE	3-MILE
2029 Projection	6,552	51,394	123,755
Current Year	6,102	47,654	114,311
Growth Current Year - 2029	1.5%	1.6%	1.7%

INCOME	1-MILE	2-MILE	3-MILE
Avg Household Income	\$73,713	\$72,053	\$73,490
Median Household Income	\$58,231	\$56,414	\$58,732

