

**LOT 3:
1.3 ACRES**



1.5 ACRES

**HARD GOODS
RETAILER**

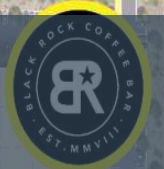
**Polo
CAMPERO**

**Thomas Rd
20,054 ADT**

**HOTEL
2 ACRES
(ESMT NOT INCLUDED)**



**PINKY
NAILS & SPA**



**IN ESCROW
WITH NATIONAL
CAR WASH**

LAND FOR LEASE

SWC LOOP 101 & THOMAS

SWC Loop 101 & Thomas Phoenix, AZ 85037

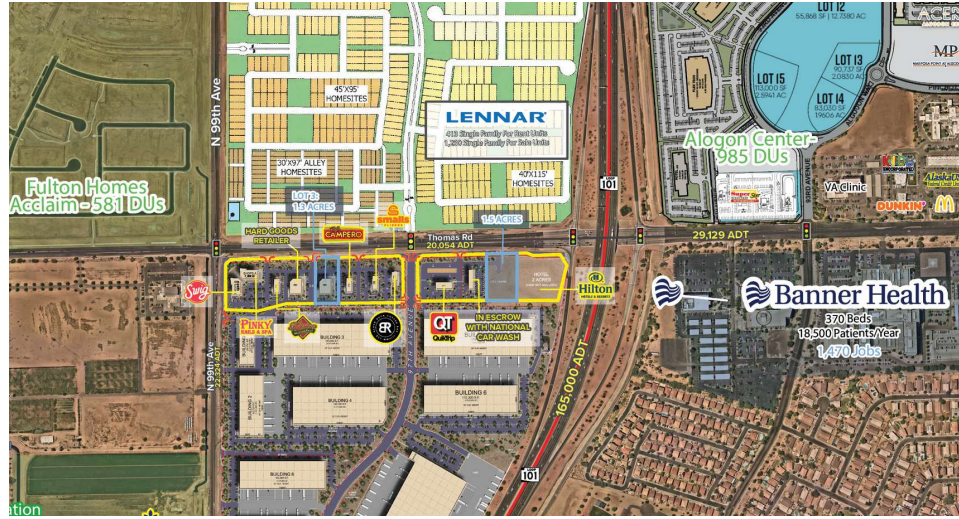
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SWC LOOP 101 & THOMAS

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LOCATION DESCRIPTION

~2.8 acres of retail pads left for Ground Lease. Sale, or Build-To-Suit. Shop Space Available!

PROPERTY HIGHLIGHTS

- Located on AM side of the road right off Loop 101 Freeway (139,531 Vehicles per day) and Thomas Rd (20,000 VPD).
- Sheely Park is a massive mixed-use project that, upon full build out, will incorporate over 75,000 SF of retail and +750,000 SF of industrial.
- Across the street is Banner Estrella Medical Center, which hosts 370 beds and sees 18,500 patients per year.
- Surrounded by 2,000 + multifamily and single family homes under



AREA CO-TENANTS

WESTGATE
ENTERTAINMENT DISTRICT

Banner Health Center

BEST BUY

SPROUTS
FARMERS MARKET

COSTCO
WHOLESALE

SPRINGHILL SUITES
Marriott

Harkins
THEATRES

West-MEC

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HARD CORNER SHOPS RENDERING - SWC LOOP 101 & THOMAS

SEC Thomas Rd & 99th Ave Phoenix, AZ 85037

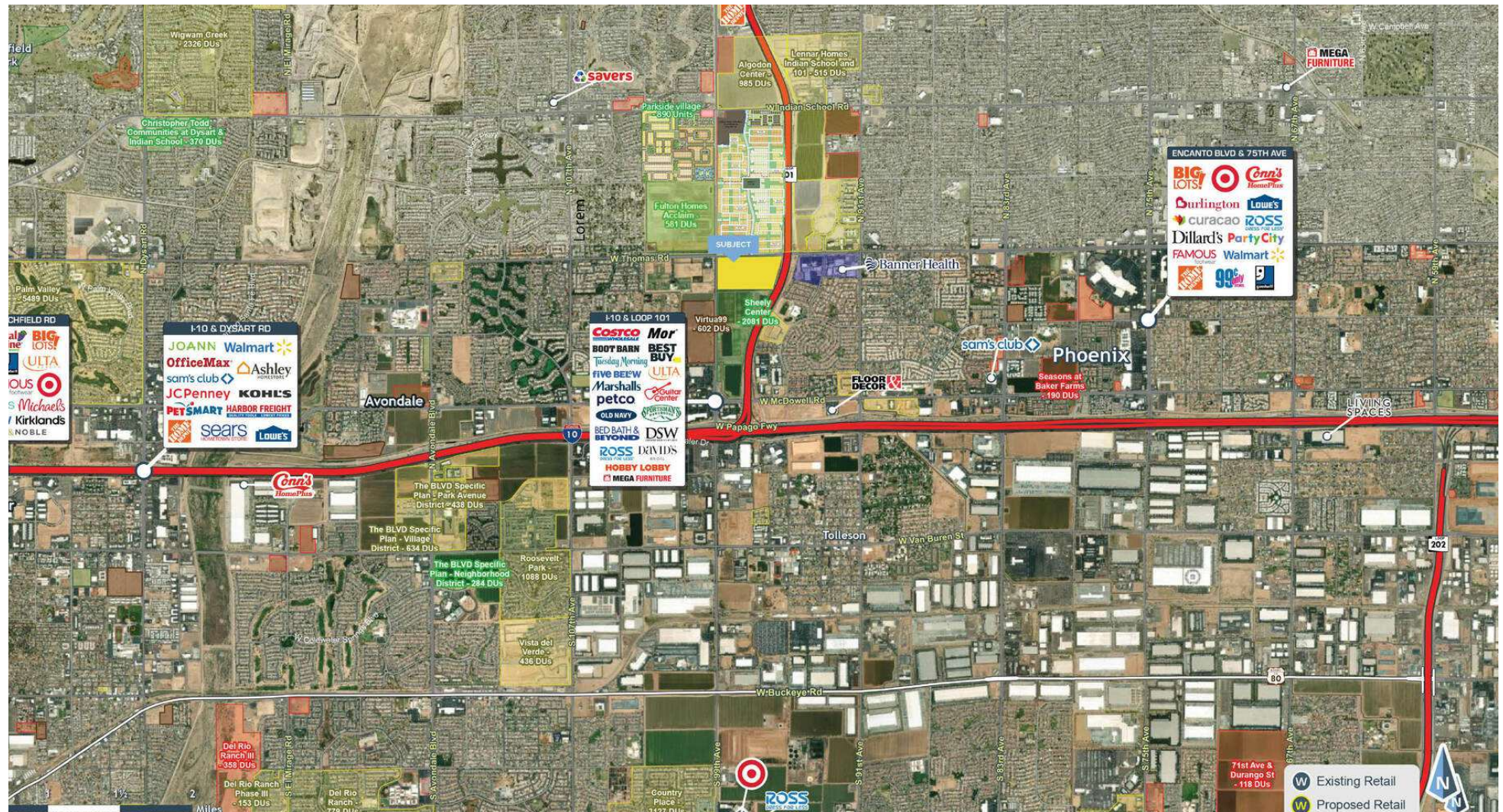


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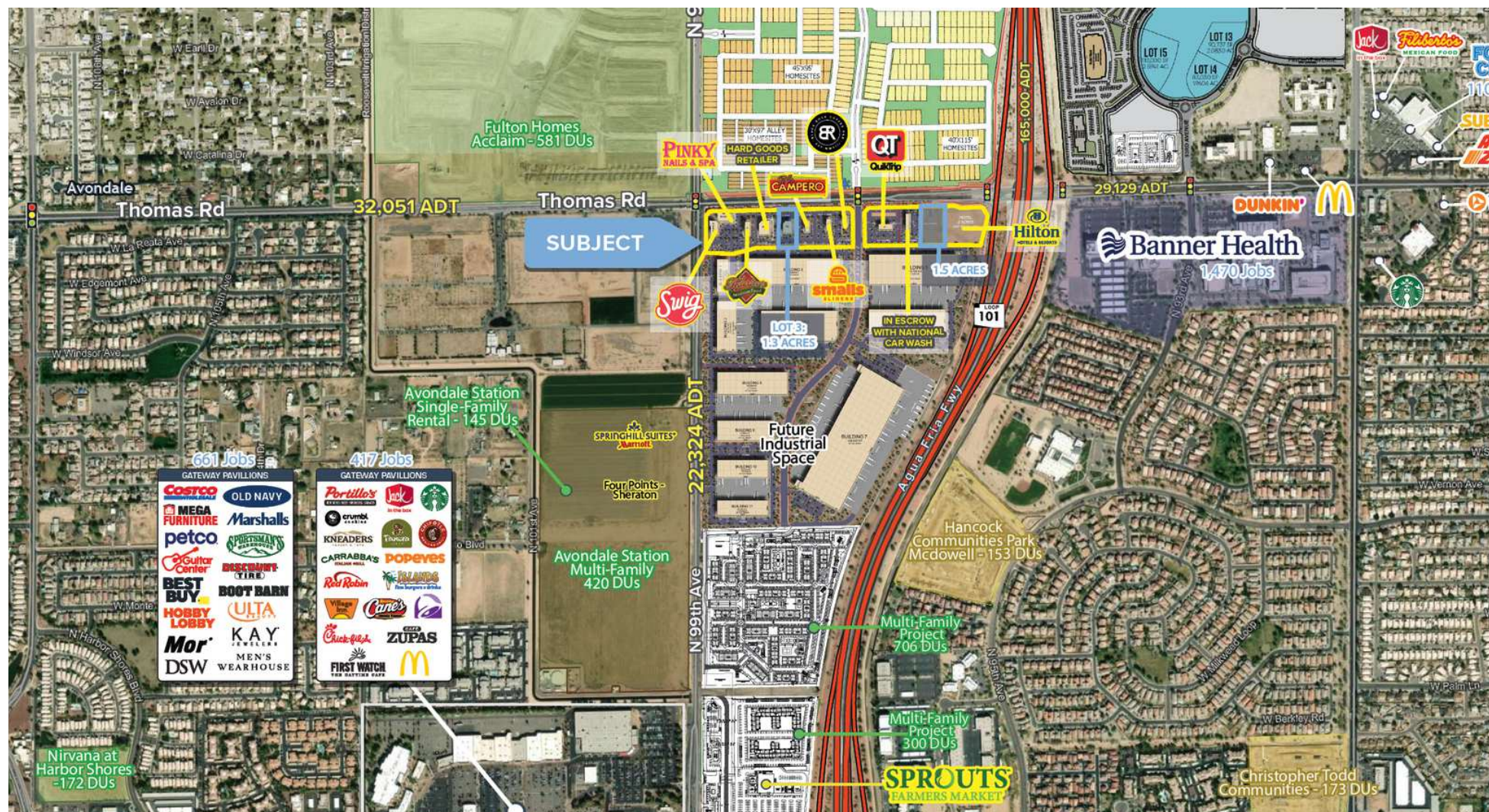
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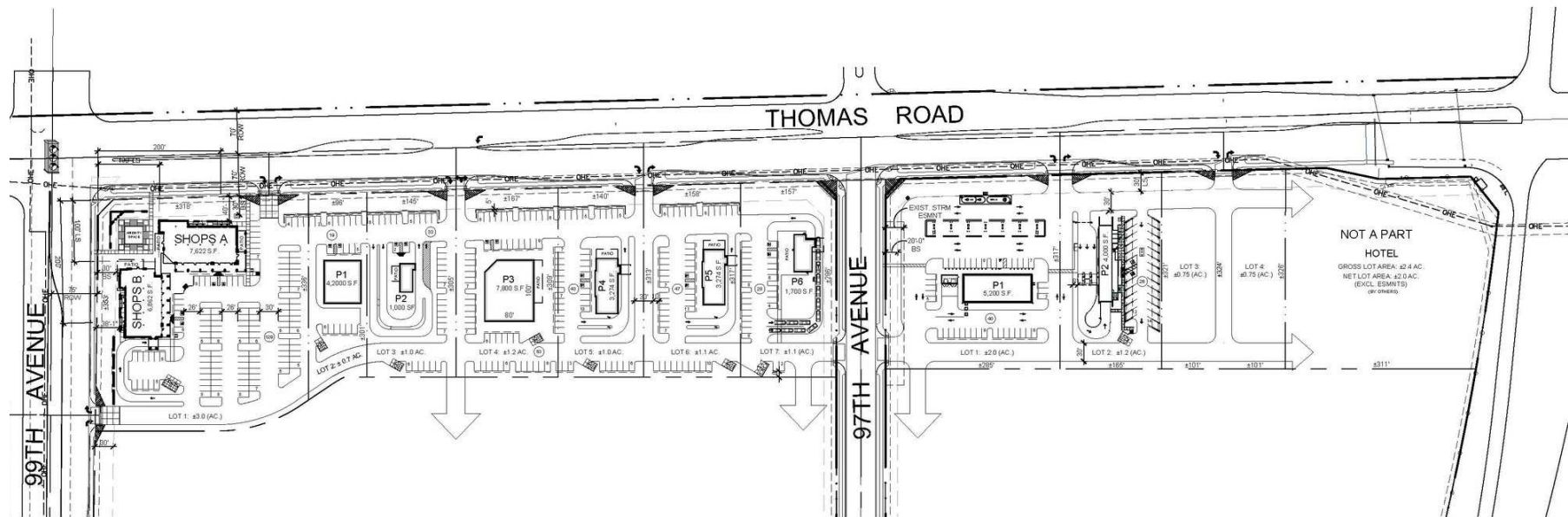
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SITE PLAN WITH DIMENSIONS - SWC LOOP 101 & THOMAS

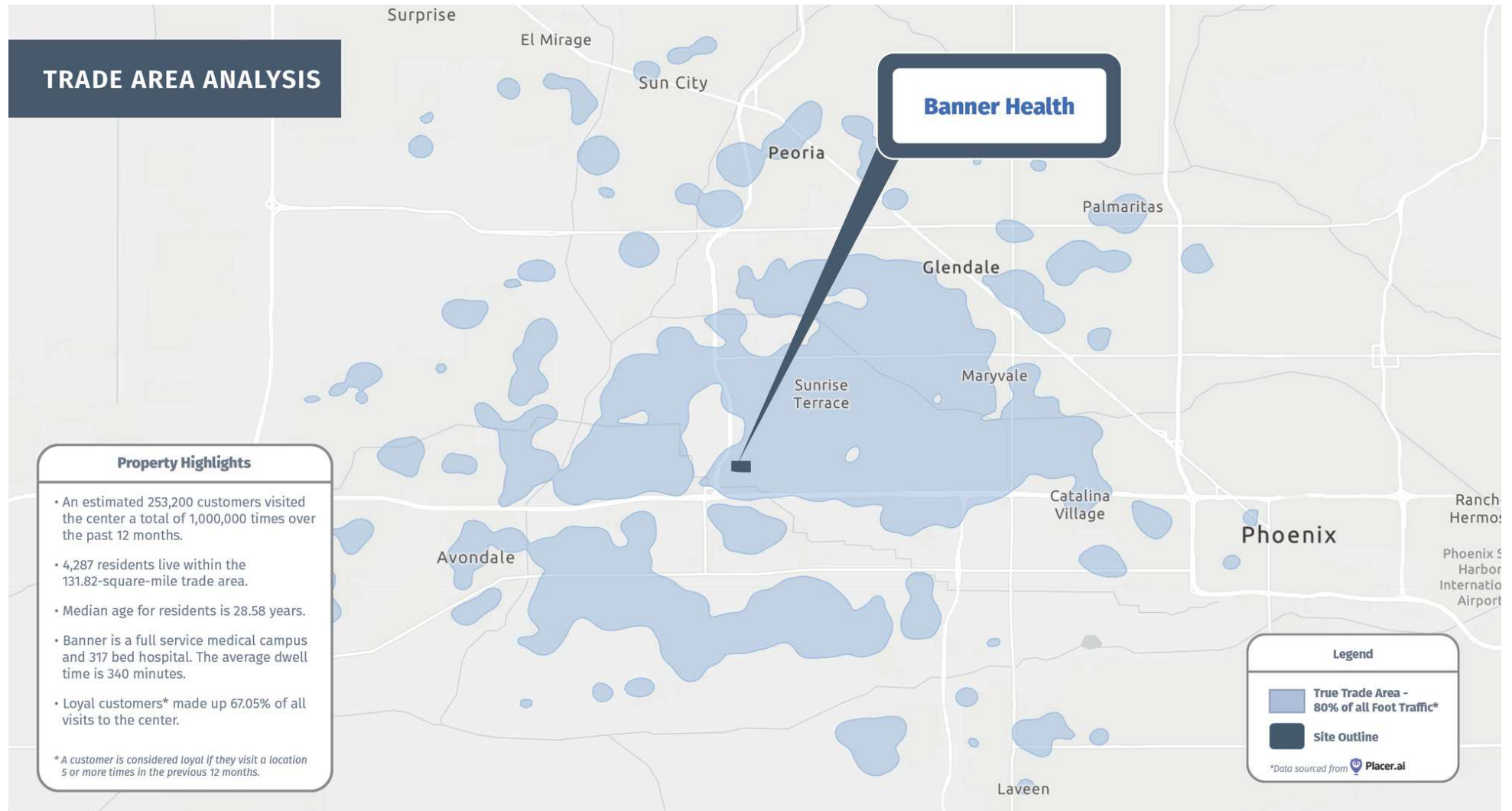
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,795	59,071	123,239
Median Age	29.8	31.2	30.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$76,021	\$74,368	\$69,645
Average	\$97,359	\$91,615	\$89,419



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	197	908	1,680
Employees	9,438	46,944	99,284
Daytime Population	9,438	46,944	99,284



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	15.7%	12.8%	11.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	54.9%	51.3%	51.7%
Services	18.4%	16.8%	17.4%
Blue Collar	26.7%	31.9%	30.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,083	17,645	37,109
Median Home Value	\$350,106	\$296,644	\$289,151

* 2023 Demographic data derived from ESRI

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