

FOR SALE

COMMERCIAL PROPERTY

±10,608 SF

2425 EAST THOMAS ROAD - PHOENIX, ARIZONA 85016

PRICE
REDUCTION

2 RESIDENTIAL HOMES FOR SALE
CONTACT FOR PRICING

THOMAS ROAD VPD: 38,896

DO NOT DISTURB TENANTS, ALL PROPERTY TOURS TO BE SCHEDULED

NICK MINER, CCIM

D: (480) 612-0384

M: (480) 226-8037

nick.miner@orionprop.com

J.T. TAYLOR

D: (480) 868.2671

M: (480) 225.6484

jt.taylor@orionprop.com



TABLE OF CONTENTS



EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
FLOOR PLAN	5
PROPERTY PHOTOS	6
AERIAL VIEWS	7
AREA OVERVIEW	8
DEMOGRAPHICS	9

DISCLAIMER:

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

VERY WALKABLE

Walk Score
75

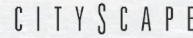
SOME TRANSIT

Transit Score
42

VERY BIKEABLE

Bike Score
73

DTPHX 4.6 MILES AWAY



GREEN GABLES OFFICE COMPLEX

★ **SUBJECT PROPERTY**

2 RESIDENTIAL HOMES FOR SALE
CONTACT FOR PRICING

24TH STREET VPD: 23,626

THOMAS ROAD VPD: 38,896



EXECUTIVE SUMMARY

2425 East Thomas Road in Phoenix is a centrally located, mid-century retail/office/commercial property offering a wide array of uses. Constructed in the late 1950s, this two-story building sits just east of the southeast corner of 24th Street and Thomas Road. The property has strong visibility and convenient access to major thoroughfares. The property features flexible floor plan options, including configurations with private offices, ground-floor entry, and plug-and-play capabilities, making it well-suited for small businesses or operators seeking an efficient, move-in-ready environment.

In addition to the property, two residential homes located directly south of the property are also available for purchase, offering a prospective buyer the opportunity for future expansion or redevelopment. Please contact the listing agents for more information about the residential properties.

PROPERTY OVERVIEW

DO NOT DISTURB TENANTS,
ALL PROPERTY TOURS TO BE SCHEDULED

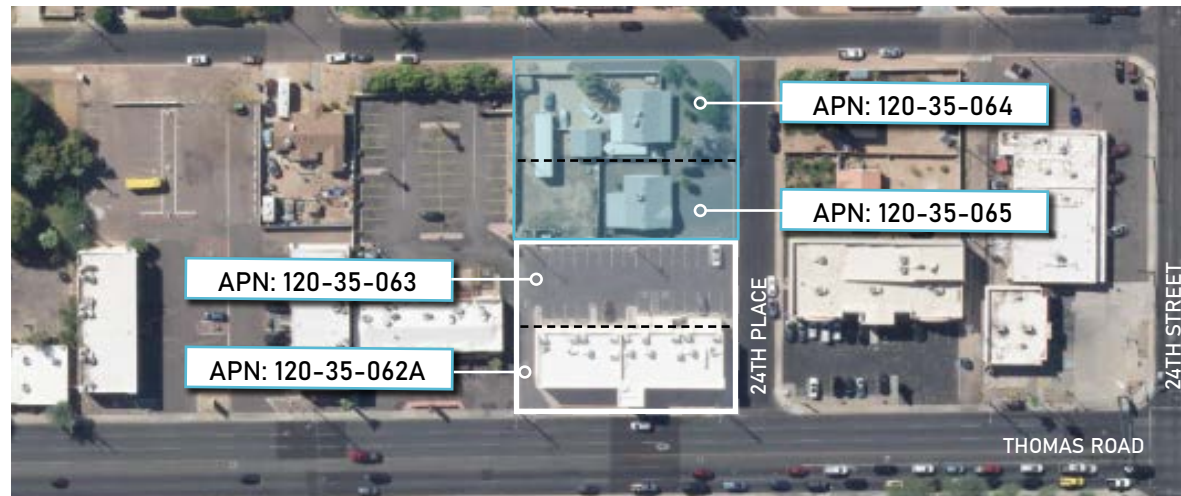
SALE PRICE \$1,995,000

BUILDING SIZE ±10,608 SF

BUILDING STORIES 2

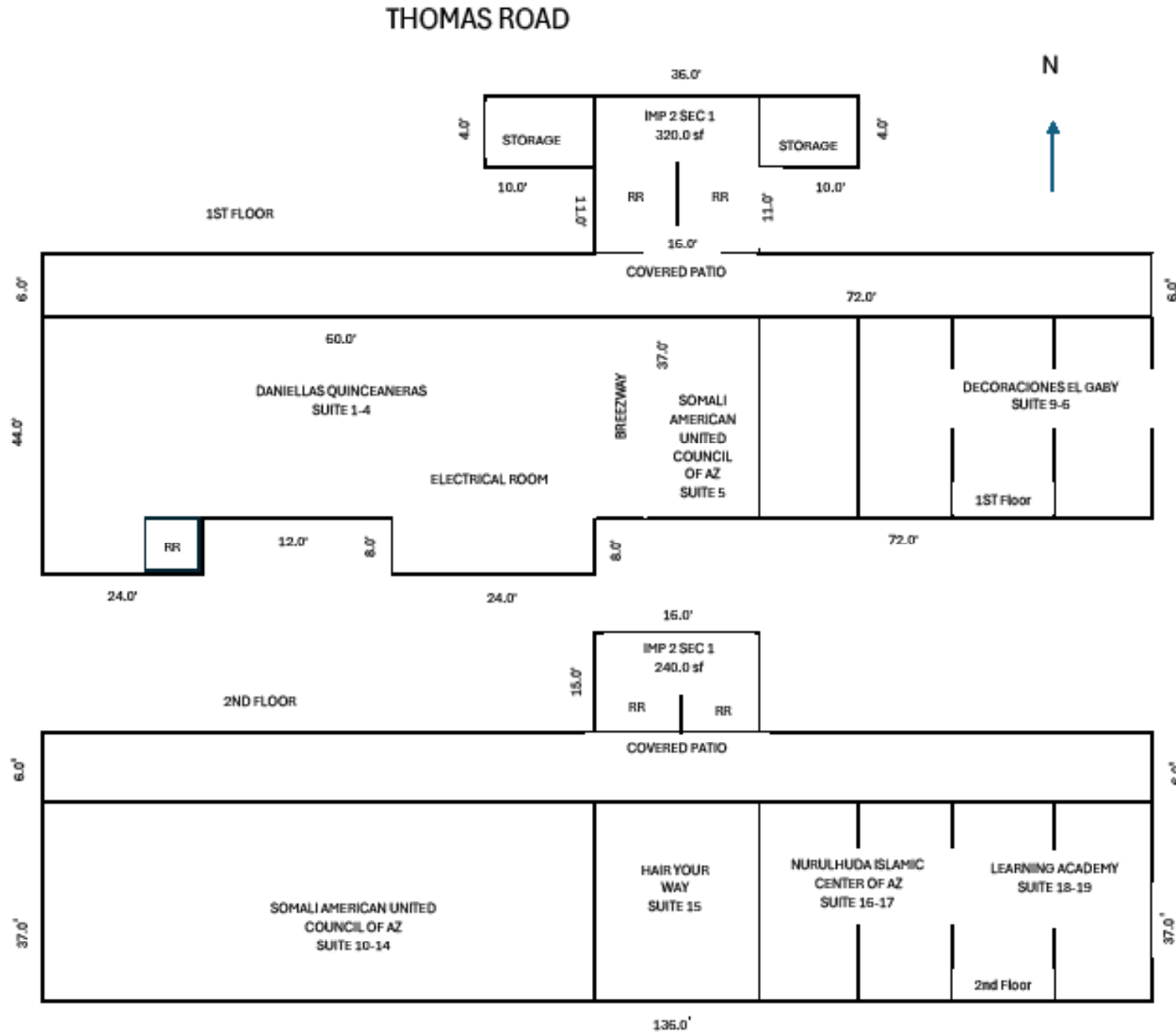
PROPERTY HIGHLIGHTS:

- ✓ Mid-century, two-story commercial building.
- ✓ Strong visibility and convenient access to major thoroughfares.
- ✓ Flexible floor plan options with private offices.
- ✓ Ground-floor entry and plug-and-play capabilities.
- ✓ Ideal for small businesses seeking a move-in-ready environment.



FLOOR PLAN

±10,608 SF



PROPERTY PHOTOS

±10,608 SF FLEXIBLE COMMERCIAL SPACE

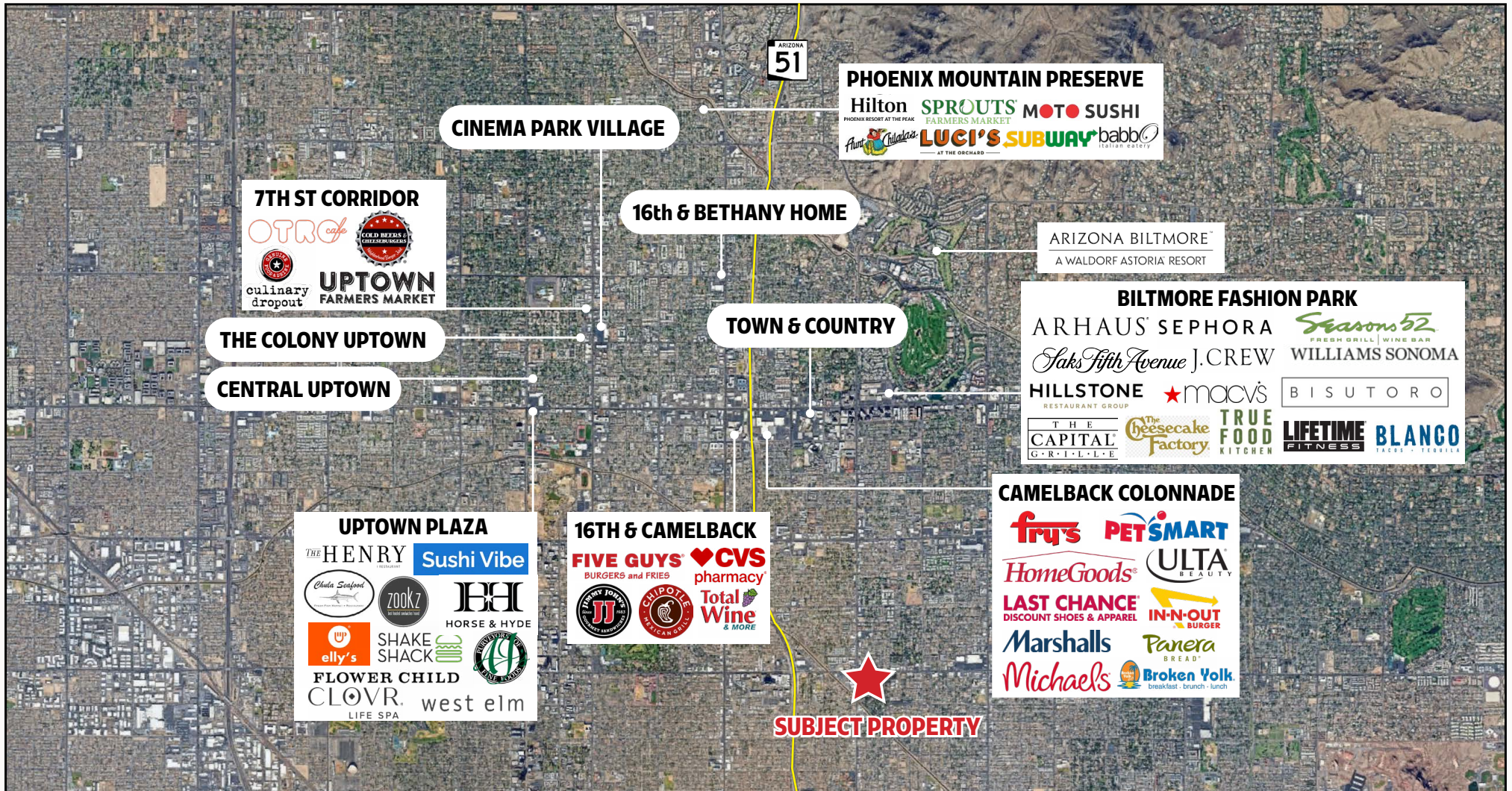


AERIAL VIEWS



AREA OVERVIEW

ONE OF PHOENIX'S MOST DESIRABLE AREAS



THE COLONY UPTOWN

The Neighborly

CENTRAL UPTOWN

CINEMA PARK VILLAGE

16TH & BETHANY HOME

TOWN & COUNTRY

PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



5 MILE DAYTIME POPULATION
629,831



5 MILE AVG HOUSEHOLD INCOME
\$122,320

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	31,755	318,929	629,831
Employees:	11,213	149,447	306,429
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,777	77,984	149,184
Average Size:	2.6	2.1	2.1
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$98,602	\$117,549	\$122,320
Annual Household Expenditure:	\$786.74 M	\$7.9 B	\$15.11 B





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

NICK MINER, CCIM

D: (480) 612-0384
M: (480) 226-8037
nick.miner@orionprop.com

J.T. TAYLOR

D: (480) 868.2671
M: (480) 225.6484
jt.taylor@orionprop.com

2425 EAST THOMAS ROAD - PHOENIX, ARIZONA 85016

**±10,608 SF OF COMMERCIAL SPACE
FOR SALE**

2 RESIDENTIAL HOMES FOR SALE
CONTACT FOR PRICING

THOMAS ROAD VPD: 38,896

**DO NOT DISTURB TENANTS,
ALL PROPERTY TOURS TO BE SCHEDULED**

