

JASON FESSINGER

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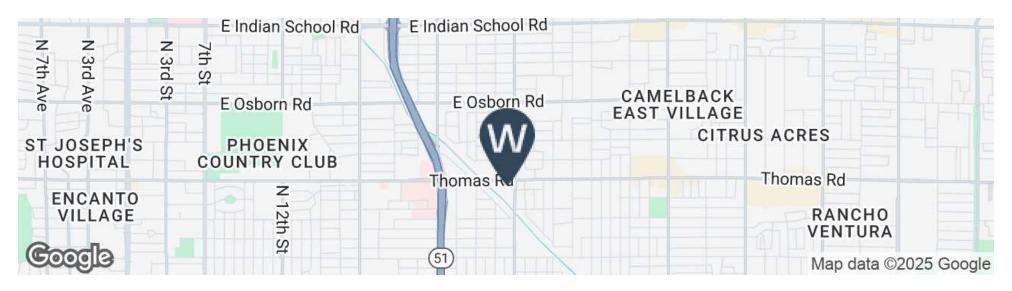
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WESTERN RETAIL ADVISORS

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2322 E Thomas Rd Phoenix, AZ 85016



LOCATION DESCRIPTION

W NWC Thomas Rd & 24th St 2322 E Thomas

PROPERTY HIGHLIGHTS

- LAST VACANCY! 1,750 SF FULLY BUILT OUT PIZZA SPACE
- Close proximity to Phoenix Children's Hospital
- Fantastic infill location in heavily trafficked area
- Unobstructed views to Thomas

AREA CO-TENANTS





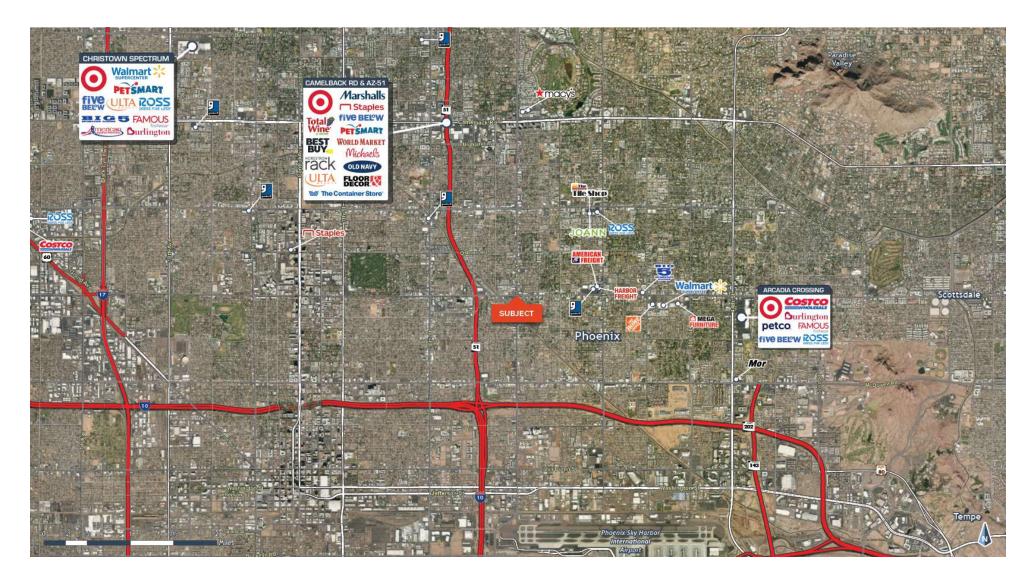






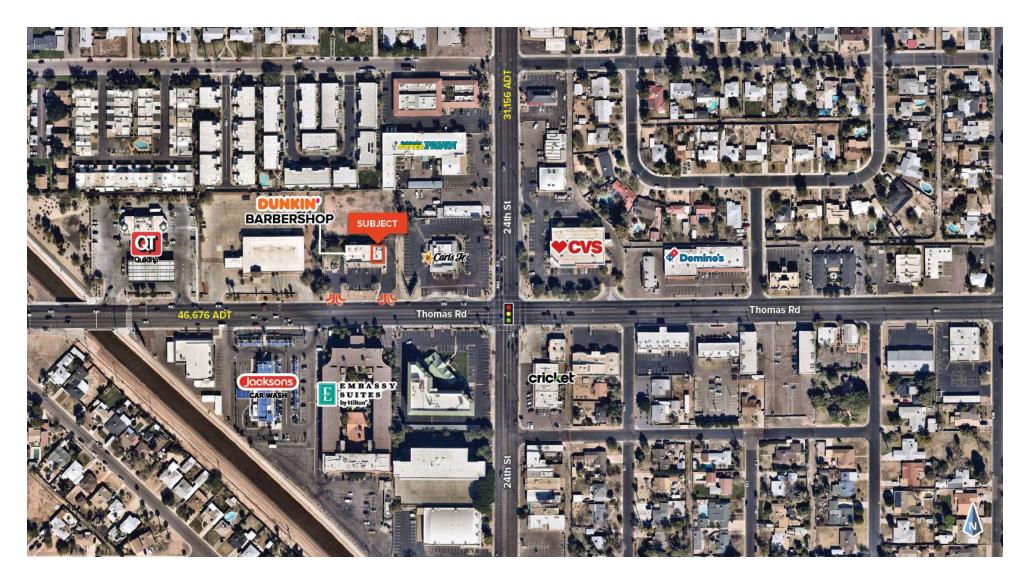


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222	POPULA	TION		HOUSEHOLD INCOME				(5)		DAYTIME NORKFORCE		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Area Total	21,317	168,176	319,065	Median	\$61,931	\$71,995	\$71,854	Total Businesses	910	11,151	20,506	
Median Age	34.4	34.6	35.7	Average	\$86,627	\$105,915	\$109,938	Employees	9,619	161,658	340,494	
								Daytime Population	22,000	268,623	556,302	
EDUCATION				EMPLOYMENT				HOUSEHOLD STATISTICS				
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Percentage with Degrees	35.5%	47.7%	49.4%	White Collar Occupation	54.7%	62.7%	64.8%	Households	7,911	76,292	142,809	
				Services	21.7%	20.0%	18.4%	Median Home Value	\$479,799	\$531,390	\$571,482	
				Blue Collar	23.5%	17.3%	16.8%					

^{* 2024} Demographic data derived from ESRI

