

**ONE** REALTY**ONE**GROUP



**LEASE**

**305 E THOMAS**

**305 E Thomas  
Phoenix, AZ 85012**

Discover a premier restaurant space at Thomas and 3rd St attached to a high volume Chevron with separate entrances, dedicated drive thru and abundant parking. Offering 2,500 sqft of prime real estate in a high traffic, high density market. Positioned in the heart of Midtown Phoenix, this location boasts high visibility and high traffic, the property is surrounded by a thriving mix of residential, commercial, and cultural landmarks, ensuring a steady stream of potential customers with over 175K residents and over 200K employees within three miles. With easy access to major arterial roads and public transport, this restaurant space offers unparalleled convenience. Triple Net Lease.

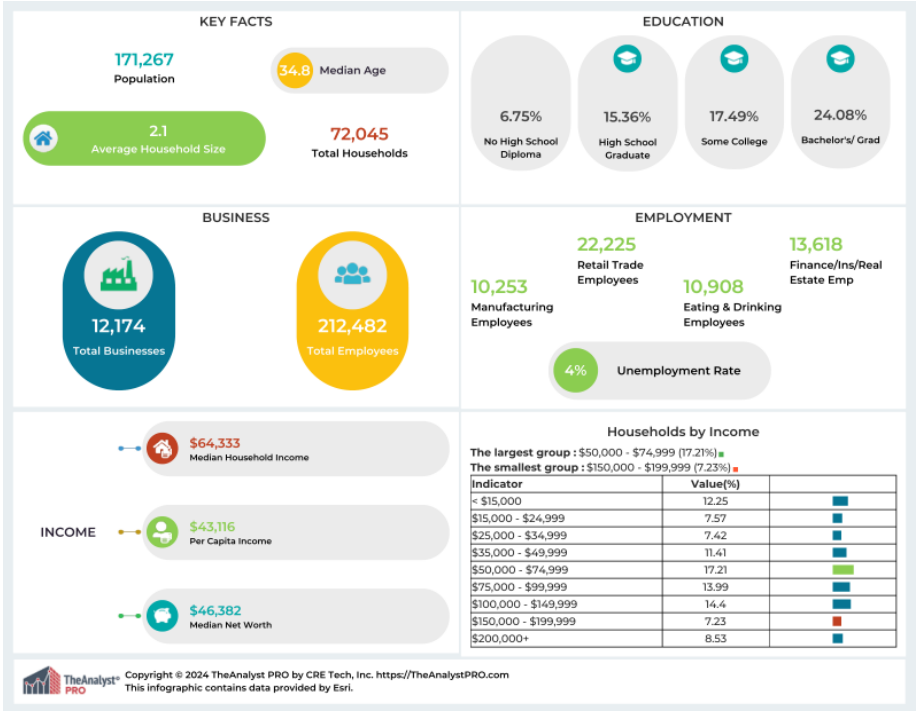
**ANNUAL RENT**  
**\$35.00 / Sq. Ft.**

**Rental Area:**  
**2,500 Sq. Ft.**

Contact:  
**480-695-8447**

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CCIM

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