

PLEASE DO NOT DISTURB  
CURRENT TENANT

±2,894 SF | 5037 W THOMAS RD | PHOENIX, AZ 85031

# RESTAURANT FOR SALE



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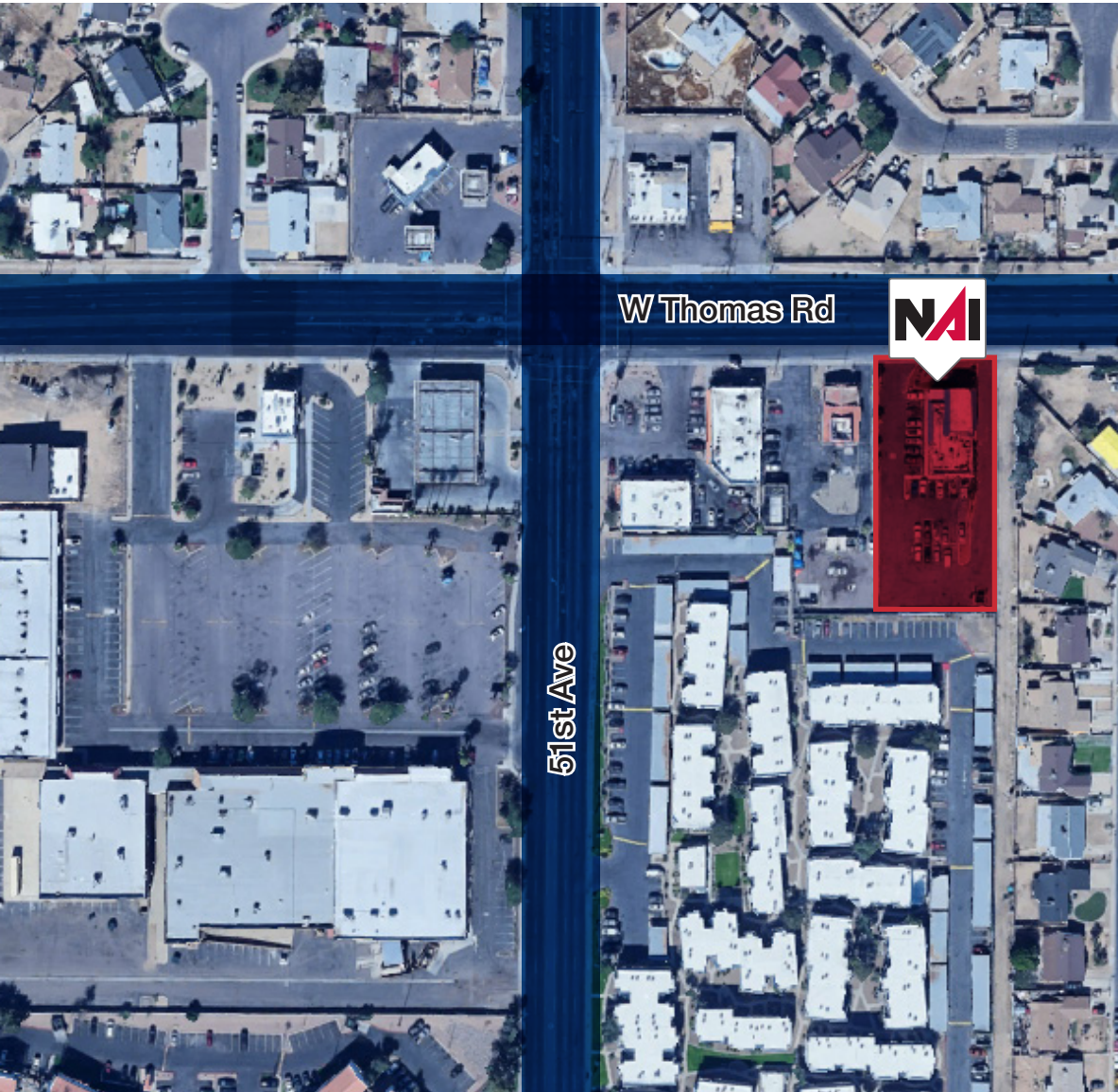
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**NAI**Horizon  
NET LEASE DIVISION

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2944 N 44th St, Suite 200 Phoenix, AZ 85018  
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# Property Information



**Property Location:** 5037 W Thomas Rd  
Phoenix, AZ 85031

**Land Size:** 0.69 AC | 30,100 SF

**Sale Price:** \$1,200,000

**Size:** ±2,894 SF

**Primary Use:** Retail/Restaurant

**Parcel #:** 103-19-005G

**Zoning:** C-1

## Property & Area Features

- Restaurant use with potential to add drive-thru configuration
- Ample on-site parking to support high customer volume
- Ideal for owner-users
- Business assets available with the sale
- Owner open to selling the entire operating business
- Positioned along a high-traffic arterial roadway
- Dense, established residential and commercial trade area
- Close proximity to freeway access, enhancing regional connectivity
- Tenant will lease MTM during entitlement

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# Photos



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# Aerial Map



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26-04-020

# Demographics

## 1, 3, 5 - Mile Demographics

Average  
Household Income

\$82,257  
1-Mile

\$74,608  
3-Mile

\$79,560  
5-Mile

2025  
Population

29,477  
1-Mile

177,372  
3-Mile

458,330  
5-Mile

Median  
Age

29.5  
1-Mile

29.2  
3-Mile

30.1  
5-Mile

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SOURCE: ESRI

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# West Valley Overview

## Established West Phoenix Retail Corridor

West Phoenix is one of the city's most established and densely populated submarkets, offering a strong foundation for retail and restaurant users. The trade area is characterized by a predominantly working-class, family-oriented demographic with a significant Hispanic population that actively supports local and neighborhood-serving businesses. The corridor is lined with established neighborhoods that have been in place for decades, creating a built-in customer base that relies on nearby amenities.

Positioned along W Thomas Road, the site benefits from strong daily traffic counts, excellent visibility, and nearby commercial activity. This property offers an ideal setup for an owner-user or investor seeking a presence in a proven retail trade area. The freestanding layout provides flexibility for a variety of restaurant or retail concepts, with the added potential for a drive-thru (buyer to verify), making it a rare find in this submarket.



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