

FOR SALE OR LEASE

# Burlington

7611 W THOMAS RD  
PHOENIX, AZ 85033

±92,428 SF  
ON ±8.42 ACRES



CBRE



# PROPERTY HIGHLIGHTS



Excellent visibility  
from 75th Ave



Dense  
trade area



Easy access  
to I-10



Signalized  
intersection



Pylon/Monument  
Signage available



Super-Regional  
Mall

Building Size ±92,428 SF

Land Area ±8.42 acres  
(±366,817 SF)

Loading  
Docks 3 dock high doors  
plus compactor

Clear  
Heights To drop ceiling 11'-10"  
To Deck 19'-9"

Power  
Capacity Power 2020 amps,  
1260 amps, 1360 amps

Column Spacing 36' - 40' width

Parking Ratio 51.93/1,000 SF

Parking Spaces 4,800

Year Built 1993 built  
2007 renovated

Frontage 592' on 75th Ave



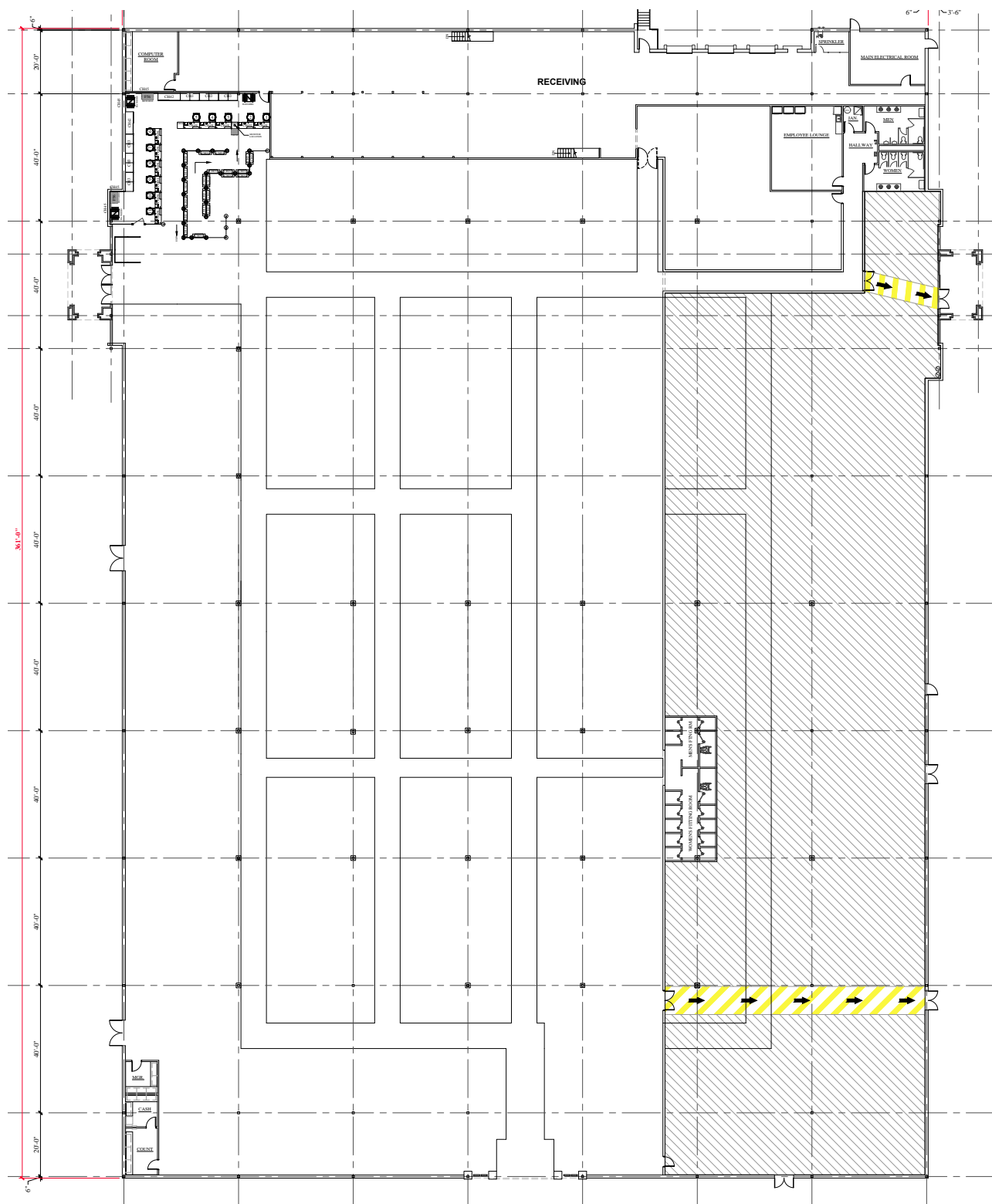


# PHOTOS





## FLOOR PLAN



# SITE PLAN



## DESERT SKY MALL





## ACCESS TO FREEWAYS





POINTS OF ENTRY

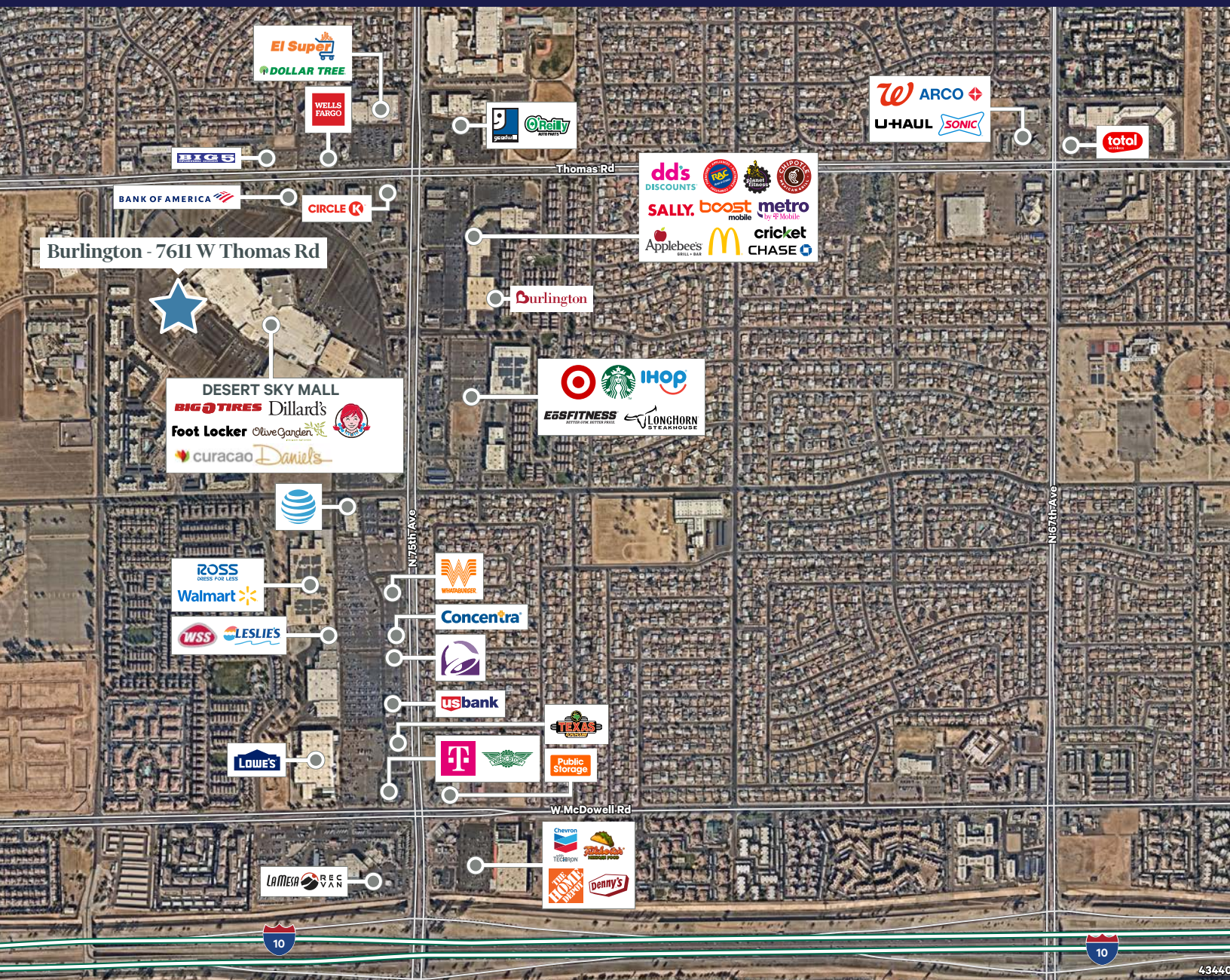




# RETAIL TRADE AREA

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	180,411	414,438	714,969
Daytime Population	139,871	369,089	623,845
Average HH Income	\$82,902	\$85,189	\$86,432

VISITS	Per Year
Burlington	471,500
Target	1,400,000
Kohl's	456,300
JC Penney	301,800





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**For additional information, please contact:**

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