



THE SHOPS AT 40 PALMS ARCADIA

SEC of 40th St. & Thomas Rd.
4041 E. Thomas Road, Phoenix, AZ

FOR LEASE

1,440 - 1,427 SF Available

Rare Freestanding Hard
Corner Building Available
Within Arcadia Trade Area

Newly Remodeled

Ideal Tenant Mix

Very Busy Intersection

Wal-Mart, Home Depot
across the street



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JARED LIVELY

480.214.9411
Jared@RGcre.com

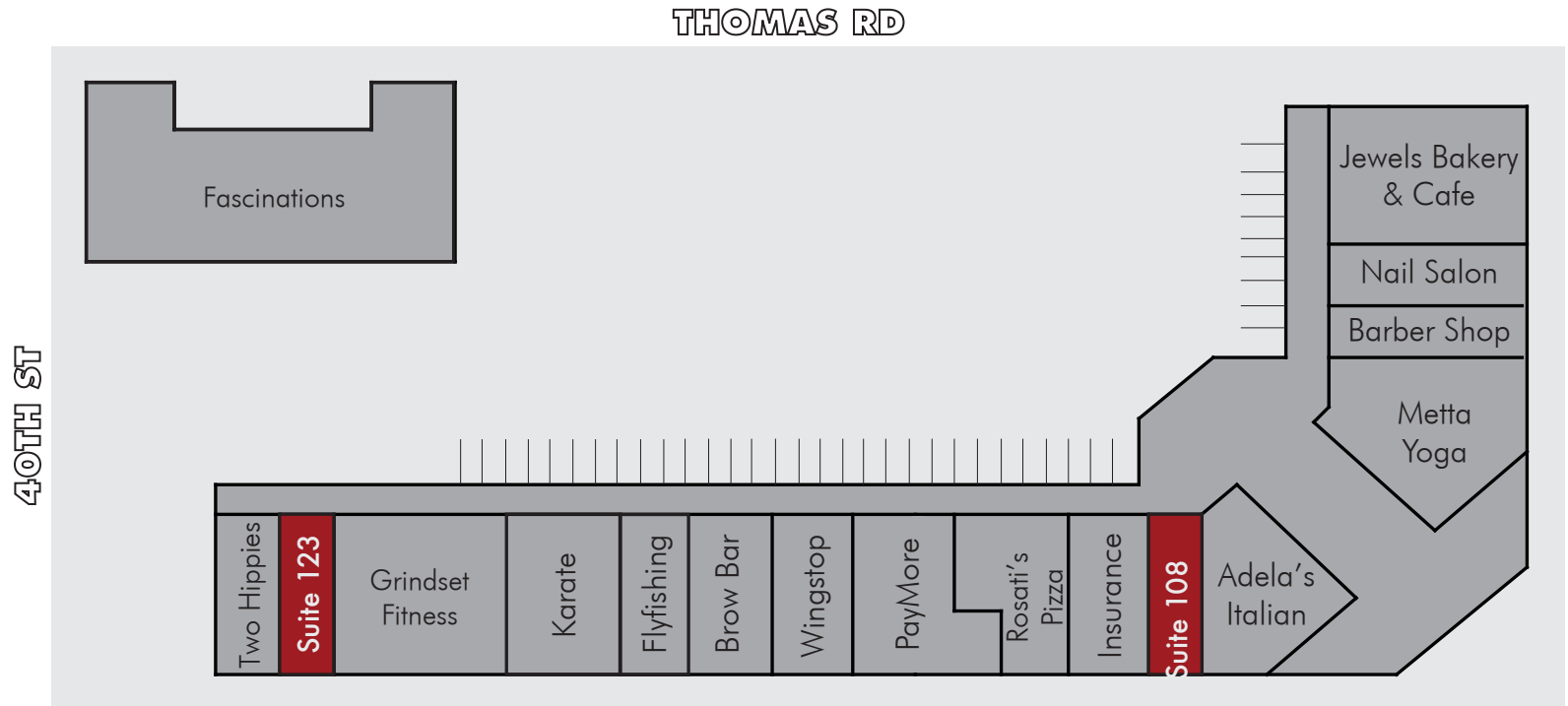
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AVAILABLE SUITES

Suite 108: 1,427 SF

Suite 123: 1,440 SF
Former Beauty Salon



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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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DEMOGRAPHICS

(2021)

Population Estimates

1 Mile	24,050
3 Mile	147,137
5 Mile	325,398

Average Household Income

1 Mile	\$77,494
3 Mile	\$84,968
5 Mile	\$88,179

TRAFFIC COUNT

(2020)

Thomas Road

East	42,400
West	40,800

40th Street

North	28,900
South	24,600



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