

# Gila Valley Plaza

SWC Hwy 70 & 20th Ave  
Thatcher, AZ 85552



Thatcher Blvd

70

20th Ave

OneAZ  
CREDIT UNION  
JD's  
CORNER SPORTS BAR & GRILL

Subject Site

- five BELOW
- HIBBETT SPORTS
- Aaron's
- DOLLAR TREE
- SAFEWAY
- ALLIED CASH ADVANCE
- SALLY BEAUTY SUPPLY
- verizon
- SUBWAY
- SUNSTREET MORTGAGE, LLC

Available  
#1,975 SF



Not to Scale

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For Lease

## Property Details

Available Space	±1,975 SF, ±8,005 SF
Lease Rate	\$15.00/SF NNN
NNN Charges	\$5.29/SF estimated
Traffic Counts	Hwy 70 ±21,038 vpd 20th Ave ±13,521 vpd
Major Tenants	Safeway, Dollar Tree, Aaron's Furniture, Hibbett Sports, Subway, Five Below

## 2022 Demographics

Thatcher Population	5,467
Median Age	32.2
Households	1,675
Avg Household Size	2.83
Median Household Income	\$66,821

Source: www.laborstats.az.gov



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## Contact Us

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