



FOR LEASE

# Arcadia Crossing

SEC Thomas Road & 44th Street | Phoenix, AZ





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## AVAILABLE

23,643 SF (Anchor)

## ABOUT THE PROPERTY

- Anchor space available
- Prominent power center in Arcadia area of Phoenix
- Strong national tenant line up
- High volume traffic counts with over 98,000 VPD at the intersection

## TRAFFIC COUNTS

Thomas Road	36,696 VPD
44th Street	62,837 VPD
Year: 2024   Source: ADOT	

## JOIN



## RATE

Contact Broker



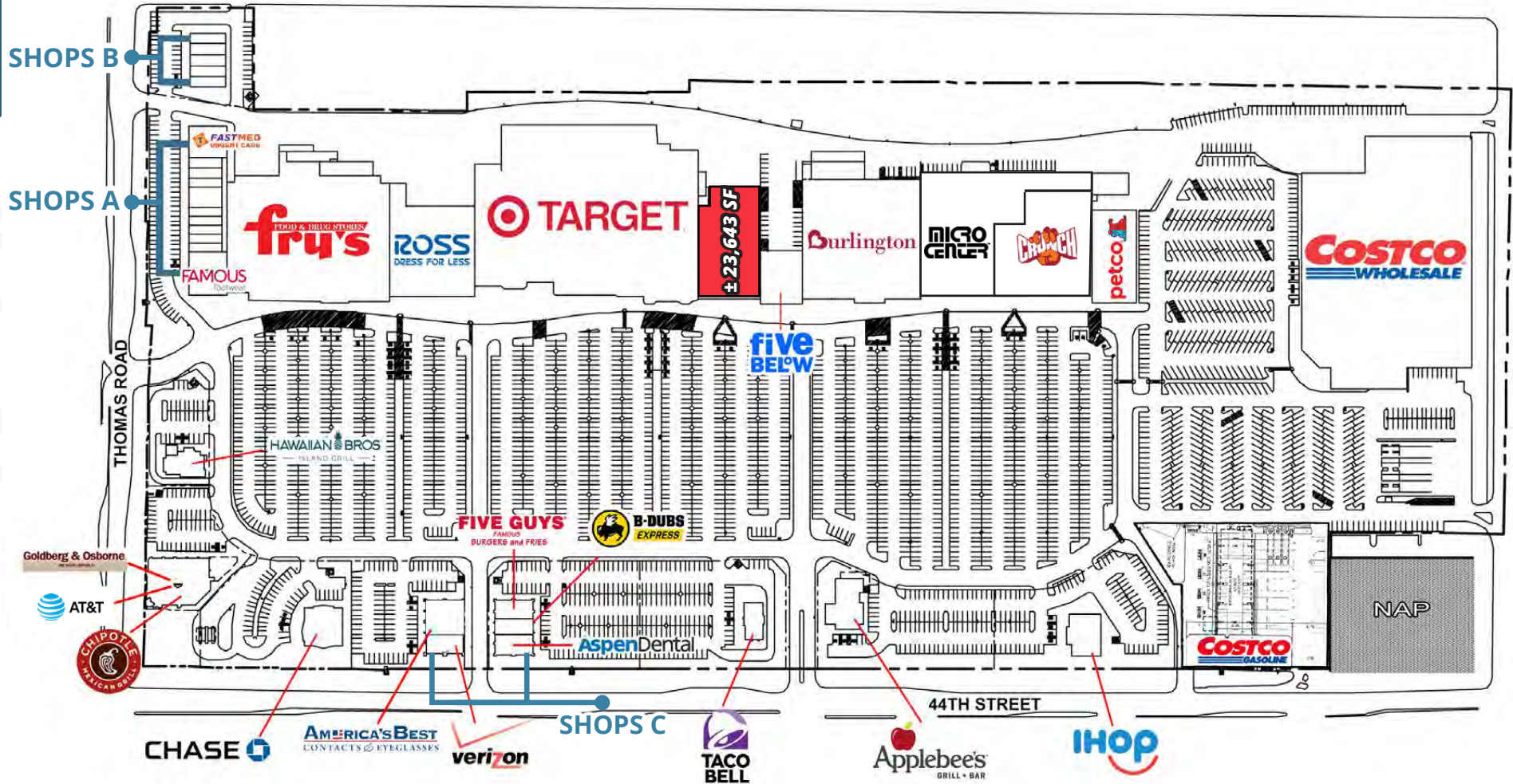
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## SITE PLAN

■ AVAILABLE



## TENANT INDEX

### SHOPS A

A 114-116	Famous Footwear	5,060 SF
A 112	Great Clips	1,200 SF
A 111	Papa John's	1,200 SF
A 110	Liberty Tax	1,200 SF
A 109	Watch 'N Save Jewelers	1,200 SF
A 107	For Nails Only	2,400 SF
A 106	Express Employment	1,200 SF
A 105	Any Lab Test Now	1,200 SF
A 104	One Main Financial	1,400 SF
A 101-103	FastMed Urgent Care	4,200 SF

### SHOPS B

B 105	Maskadores Taco Shop	1,400 SF
B 104	Precision Alterations	1,400 SF
B 103	GNC	1,400 SF
B 102	Cold Stone Creamery	1,320 SF
B 101	Subway	1,480 SF

### SHOPS C

2651 - 1	Verizon Wireless	2,675 SF
2651 - 2	America's Best	4,489 SF
2641 101	Aspen Dental	3,350 SF
2641 102	Buffalo Wild Wings Express	1,300 SF
2641 103	Five Guys	2,500 SF

### PADS & ANCHORS

<b>AVAILABLE</b>	<b>± 23,643 SF</b>
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## DEMOGRAPHIC HIGHLIGHTS (2025)

### 1 MILE

19,902	20,241	\$126,688	19,748
2025 Population	2030 Population	Avg Household Income	Daytime Population

### 3 MILES

131,720	133,813	\$135,715	147,027
2025 Population	2030 Population	Avg Household Income	Daytime Population

### 5 MILES

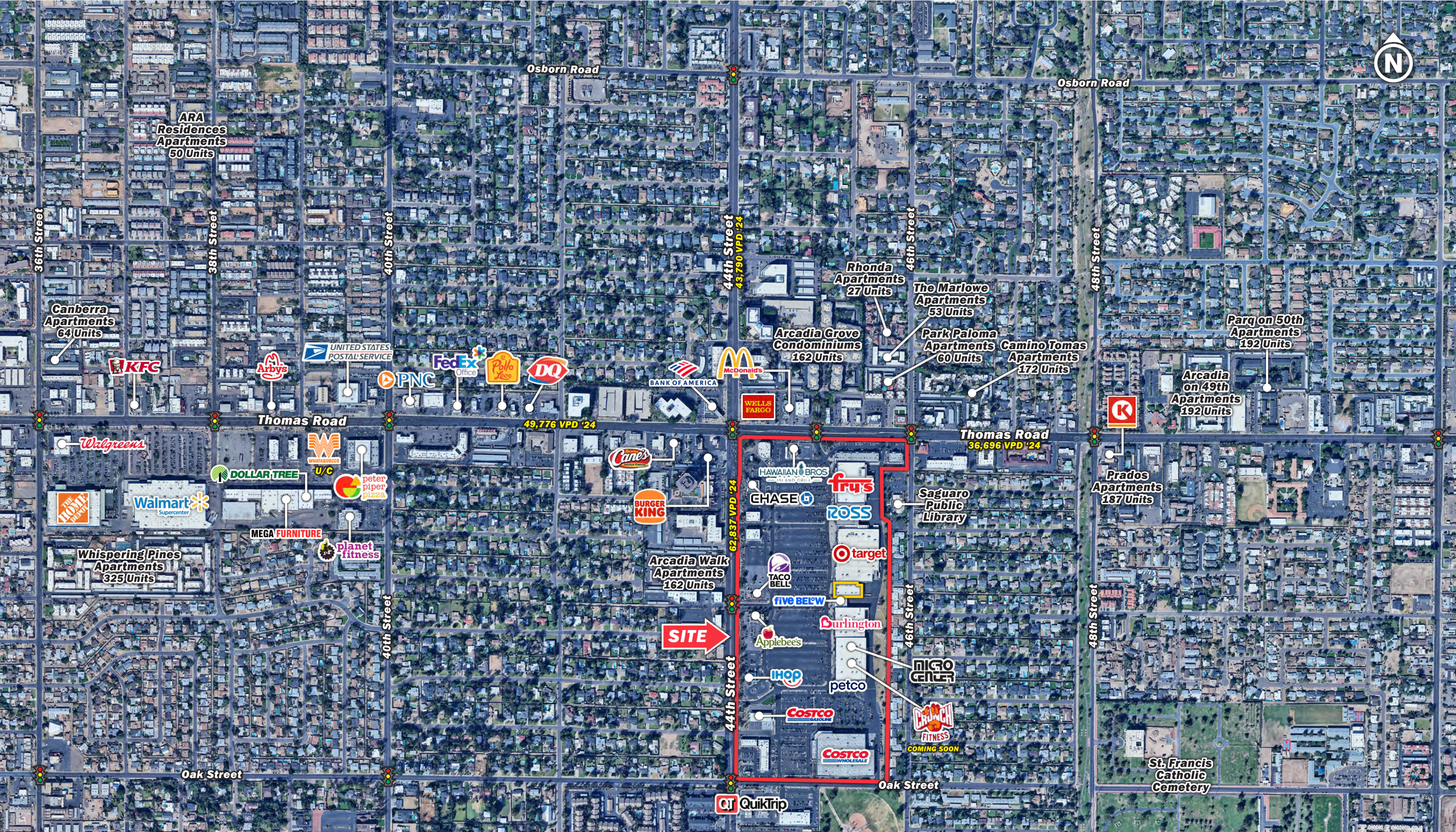
297,364	311,503	\$134,478	470,377
2025 Population	2030 Population	Avg Household Income	Daytime Population





# Arcadia Crossing

SEC Thomas Road & 44th Street | Phoenix, Arizona 85018





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**SRS**

3131 E Camelback Road, Suite 110  
Phoenix, AZ 85016  
602.682.6000

**ALAN HOUSTON**

602.682.6022

alan.houston@srsre.com

**BRIAN POLACHEK**

602.682.6045

brian.polachek@srsre.com

**SRSRE.COM**

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