

3123 E THOMAS ROAD
PHOENIX, AZ 85016

FORMER COFFEE SHOP

FOR SALE

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OFFERING DETAILS

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PROPERTY TYPE	Retail
SALE PRICE	\$1,375,000
PRICE/SF	\$306/SF
BUILDING SIZE	±4,485 SF
LOT SIZE	±8,712 SF
PARCEL	120-23-063B
ZONING	C-2

PROPERTY HIGHLIGHTS:

- Open creative space with patio
- Former coffee shop, lounge, and salon
- Ideal for a variety of retail uses
- Recently renovated
- Thomas Road frontage with monument sign



AERIAL OVERVIEW



ARCADIA FIESTA



E THOMAS MARKETPLACE



DESERT PALMS POWER CENTER SHOPPING MALL



ARCADIA CROSSING



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	28,295	166,391	309,873
2028	28,671	168,780	315,844



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	10,321	65,992	133,016
2028	10,462	66,966	135,923



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$70,852	\$81,132	\$88,777



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	7,343	106,784	309,271



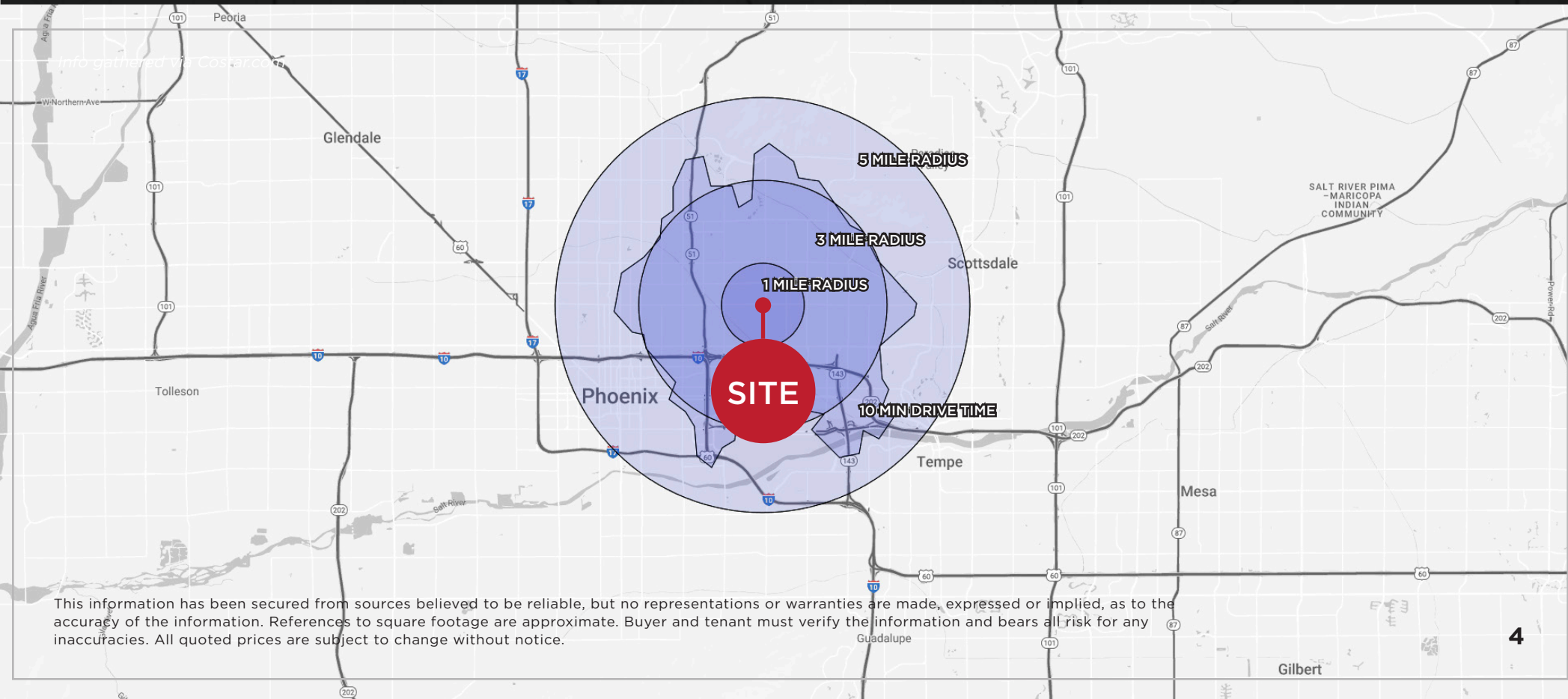
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	950	12,641	28,397



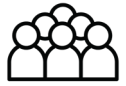
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$292,439	\$350,108	\$385,925



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



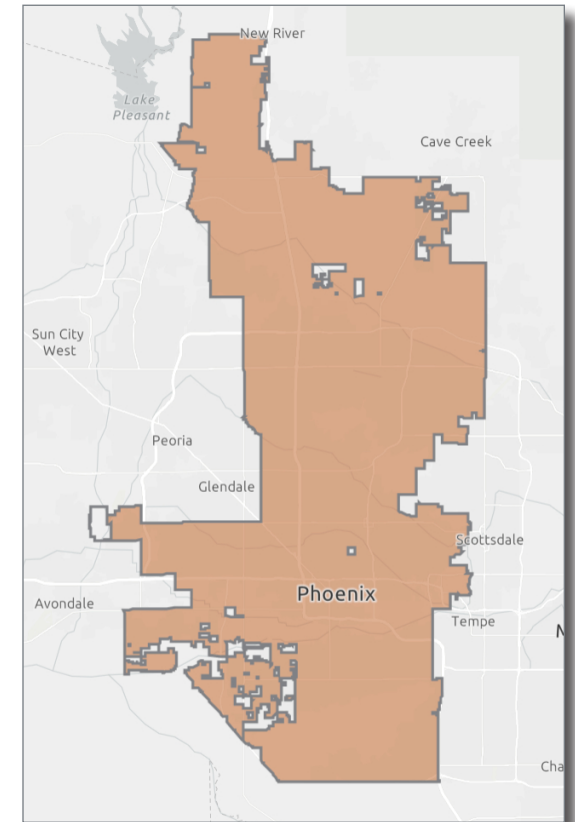
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



YOUR NAME HERE

3123

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