



Davita

LifeStorage

Walgreens



CVS pharmacy

±1 - 2.69 AC AVAILABLE

COFFEE DRIVE-THRU

boost mobile CheckSmart

THOMAS Rd

±27,119 VPD

±34,305 VPD

±49,719 VPD



PAN AMERICAN CHARTER SCHOOL (K-12)



2.69 AC PLANNED RETAIL DEVELOPMENT



83rd AVE RD & THOMAS RD

PHOENIX, AZ



property summary

AVAILABLE	±1 - 2.69 AC	ZONING	LC
PRICE	Contact Broker	APN	102-23-004F

PROPERTY DETAILS

- ▶ Can be demand
- ▶ Multi-Tenant Building
- ▶ Lot dimensions: 685' x 244'
- ▶ 12" ACP water 8" sewer at SWC of property 12" sewer at SEC of property
- ▶ One mile form Desert Sky Mall and Algodon Medical Campus
- ▶ 1.5 miles form L-101 Freeway
- ▶ 1 mile North of I-10 Freeway

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	26,409	159,251	375,718
2026 Population	27,808	170,875	402,519
2021 Med HH Income	\$52,607	\$51,654	\$52,855

TRAFFIC COUNTS

N ±37,735 VPD (NB & SB) **E** ±34,305 VPD (EB & WB)
S ±49,719 VPD (NB & SB) **W** ±27,119 VPD (EB & WB)
 ADOT 2021



NWC

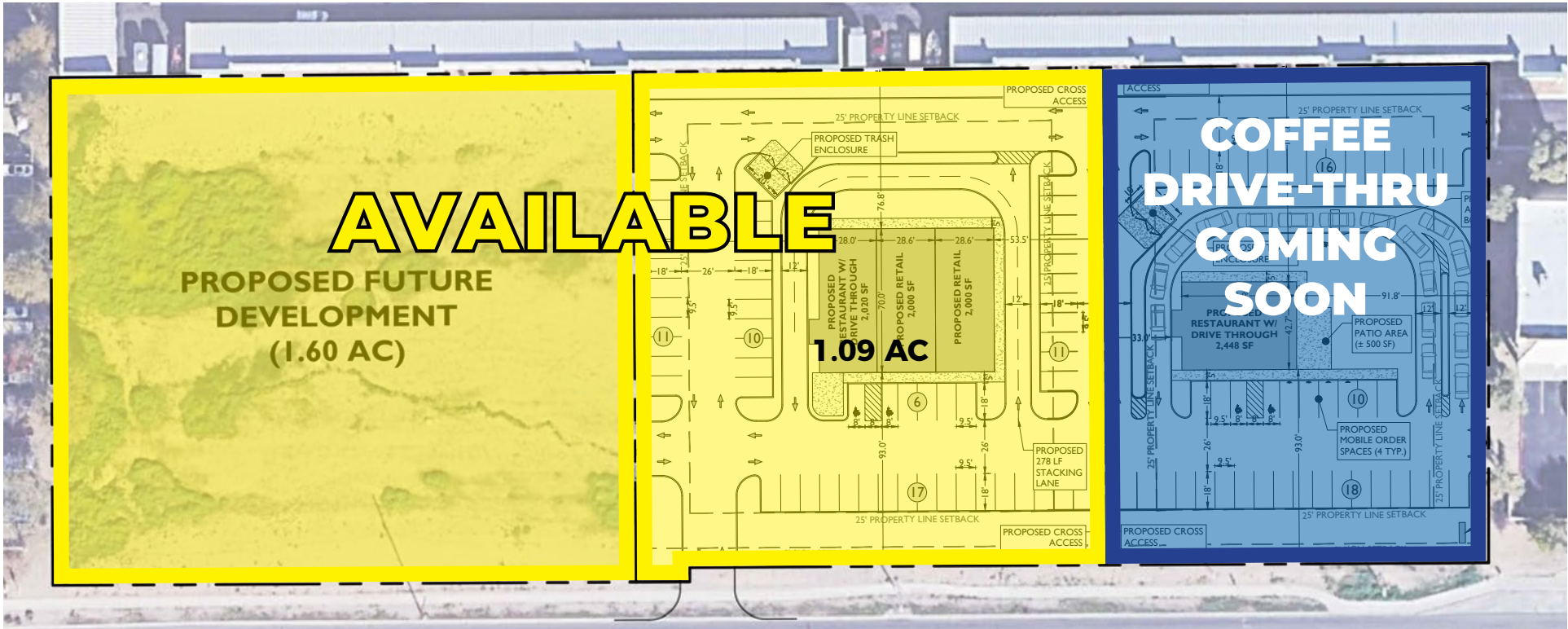
2.69 AC PLANNED RETAIL DEVELOPMENT

NWC 83rd AVE & THOMAS RD, PHOENIX, AZ



site plan

site plan

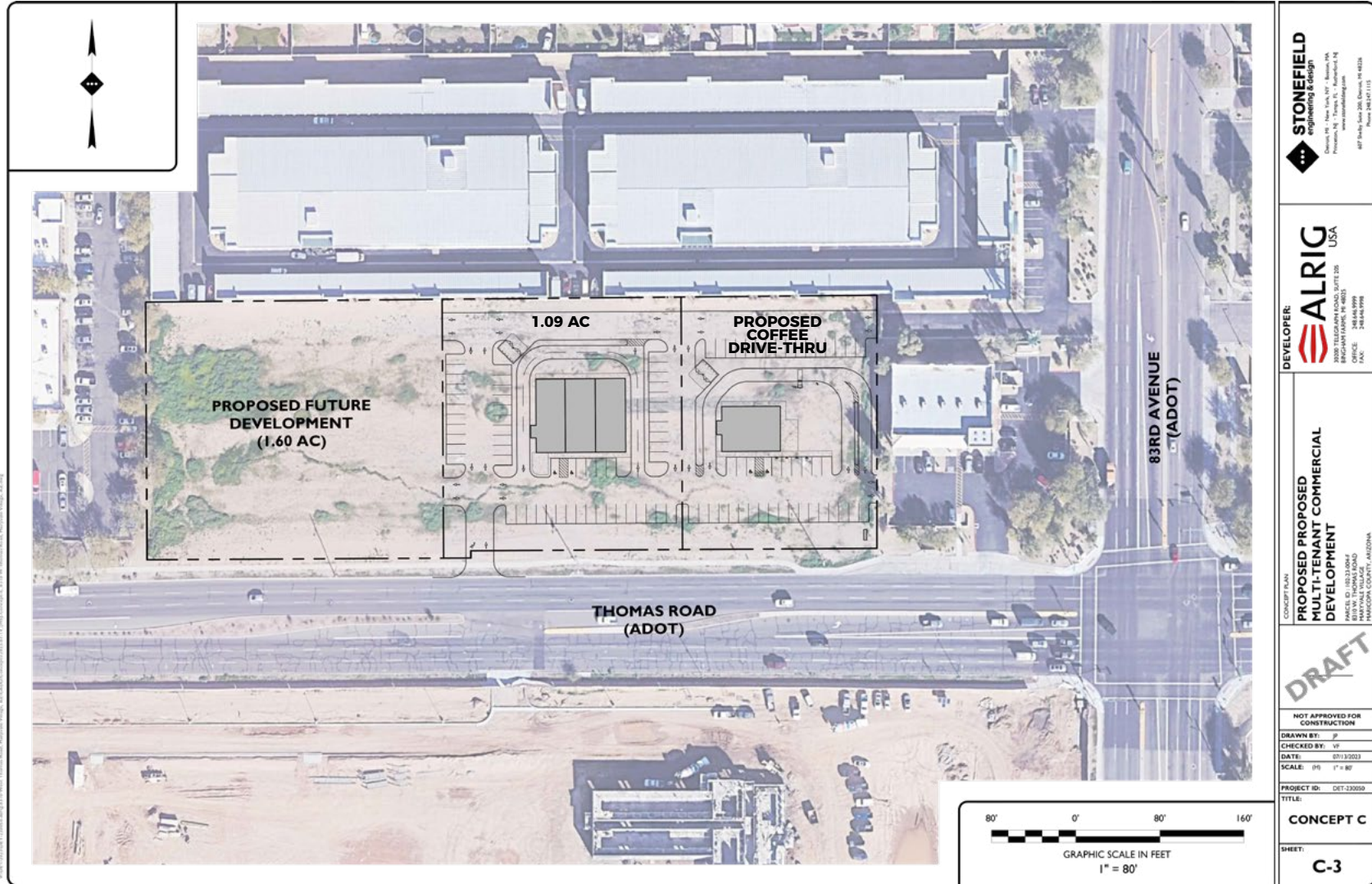


2.69 AC PLANNED RETAIL DEVELOPMENT

NWC 83rd AVE & THOMAS RD, PHOENIX, AZ



site plan

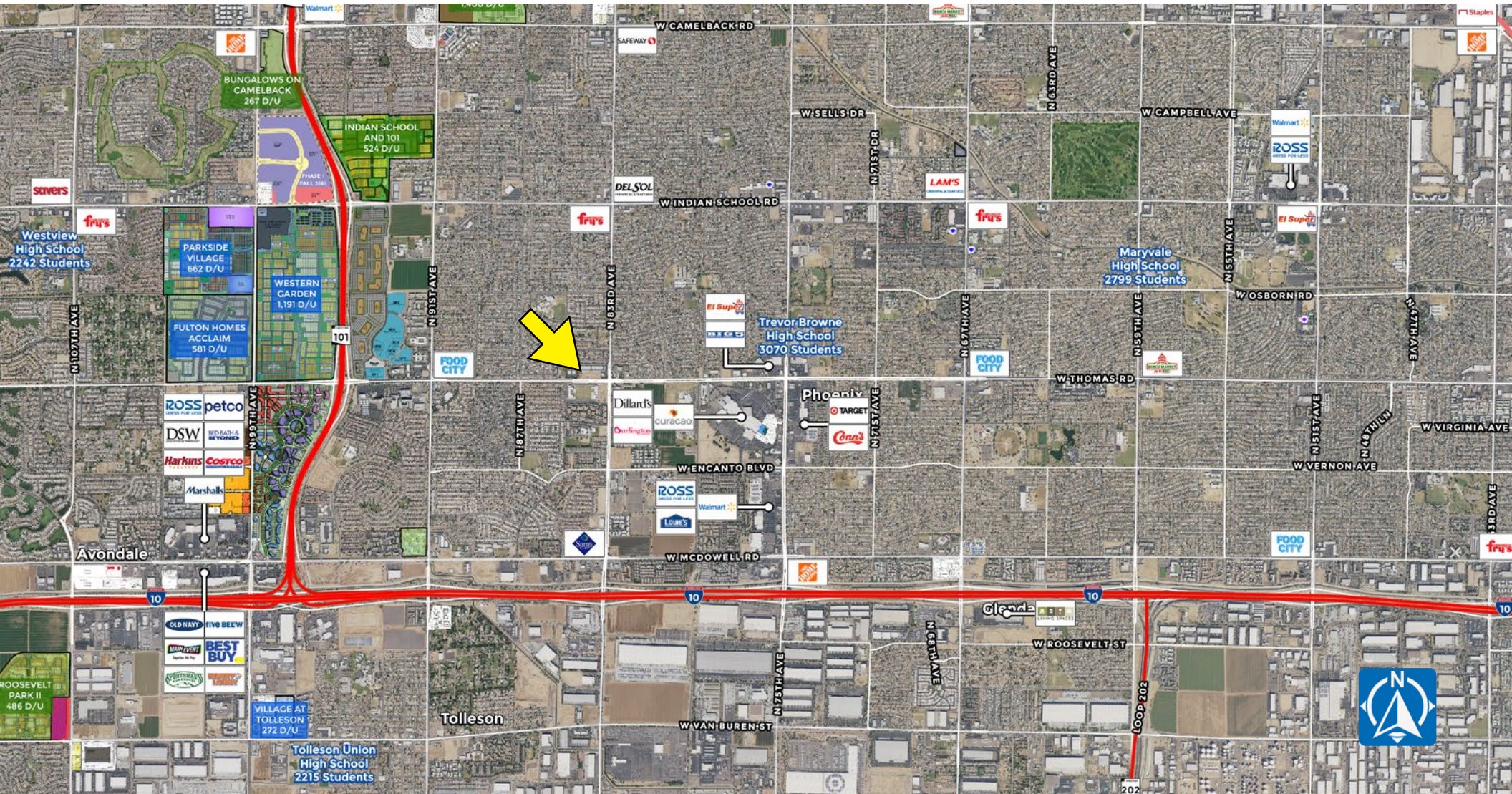


2.69 AC PLANNED RETAIL DEVELOPMENT

NWC 83rd AVE & THOMAS RD, PHOENIX, AZ



aerial



2.69 AC PLANNED RETAIL DEVELOPMENT

NWC 83rd AVE & THOMAS RD, PHOENIX, AZ





PCA
DEVELOPMENT
OPPORTUNITY

Davita

LifeStorage

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\$1 = 2.69 AC
AVAILABLE

COFFEE
DRIVE-
THRU

boost
mobile
CheckSmart



CVS
pharmacy

PAN AMERICAN CHARTER SCHOOL (K-12)

exclusively listed by

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