

**1617 E THOMAS
PHOENIX, AZ 85006**

FOR LEASE

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OFFERING DETAILS

PROPERTY TYPE	Retail
LEASE RATE	Call for pricing
BUILDING SIZE	±5,000 SF
LOT SIZE	±0.25 AC
ZONING	C-2

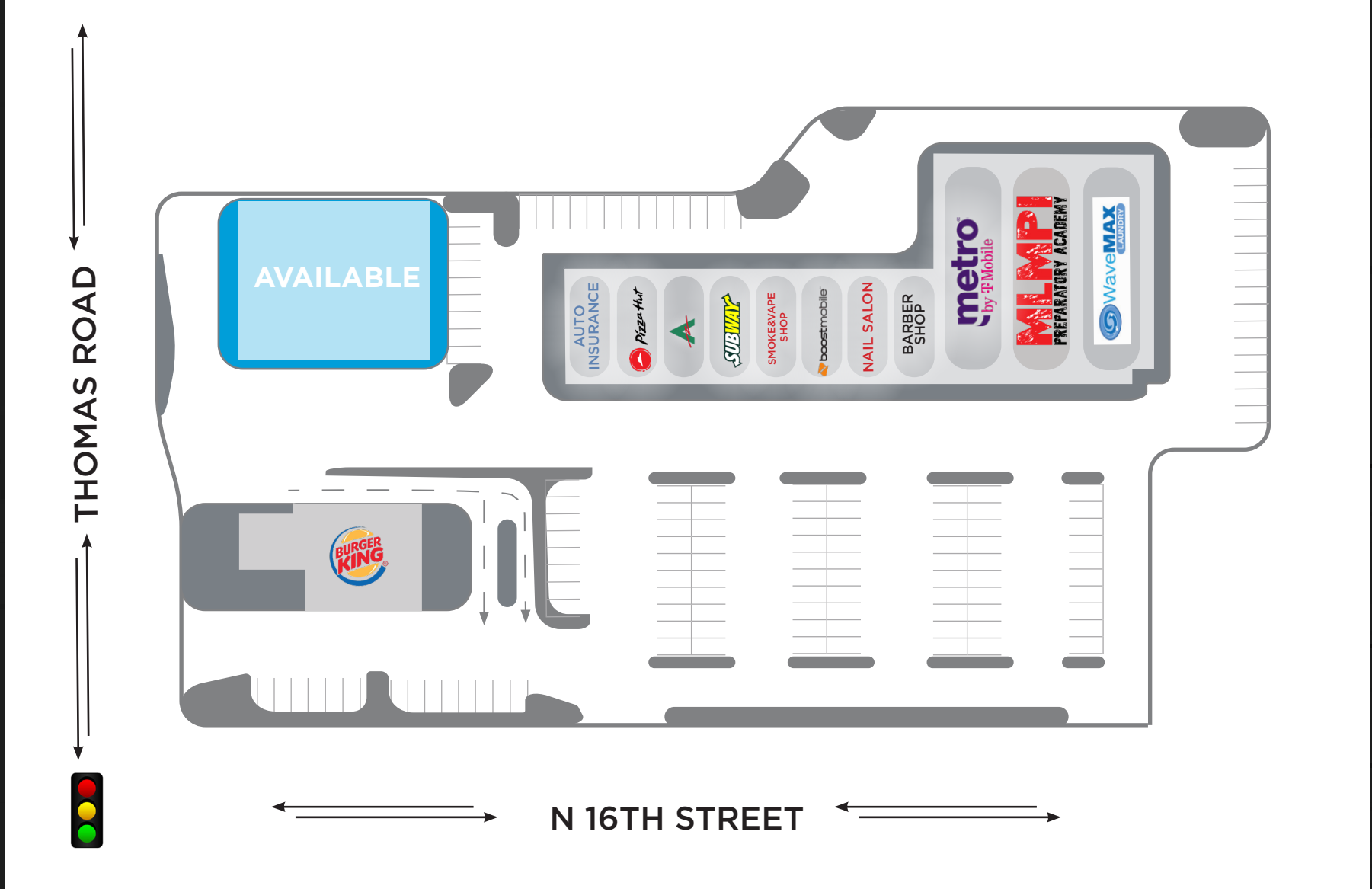
PROPERTY HIGHLIGHTS:

- Prime Hard Corner Freestanding Building
- Located in the heart of Phoenix with strong infill demographics
- Strong daytime population driven by nearby medical and employment hubs
- Direct proximity to Phoenix Children's Hospital
- Easy access to SR-51



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.

SITE PLAN



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EXTERIOR IMAGES



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AERIAL OVERVIEW



OMNIA ON THOMAS

SITE

Walgreens

THOMAS ROAD ±38,723 VPD

BURGER KING

ARCO

N 16TH STREET ±23,131 VPD

WESTERN UNION

PHOENIX CHILDREN'S

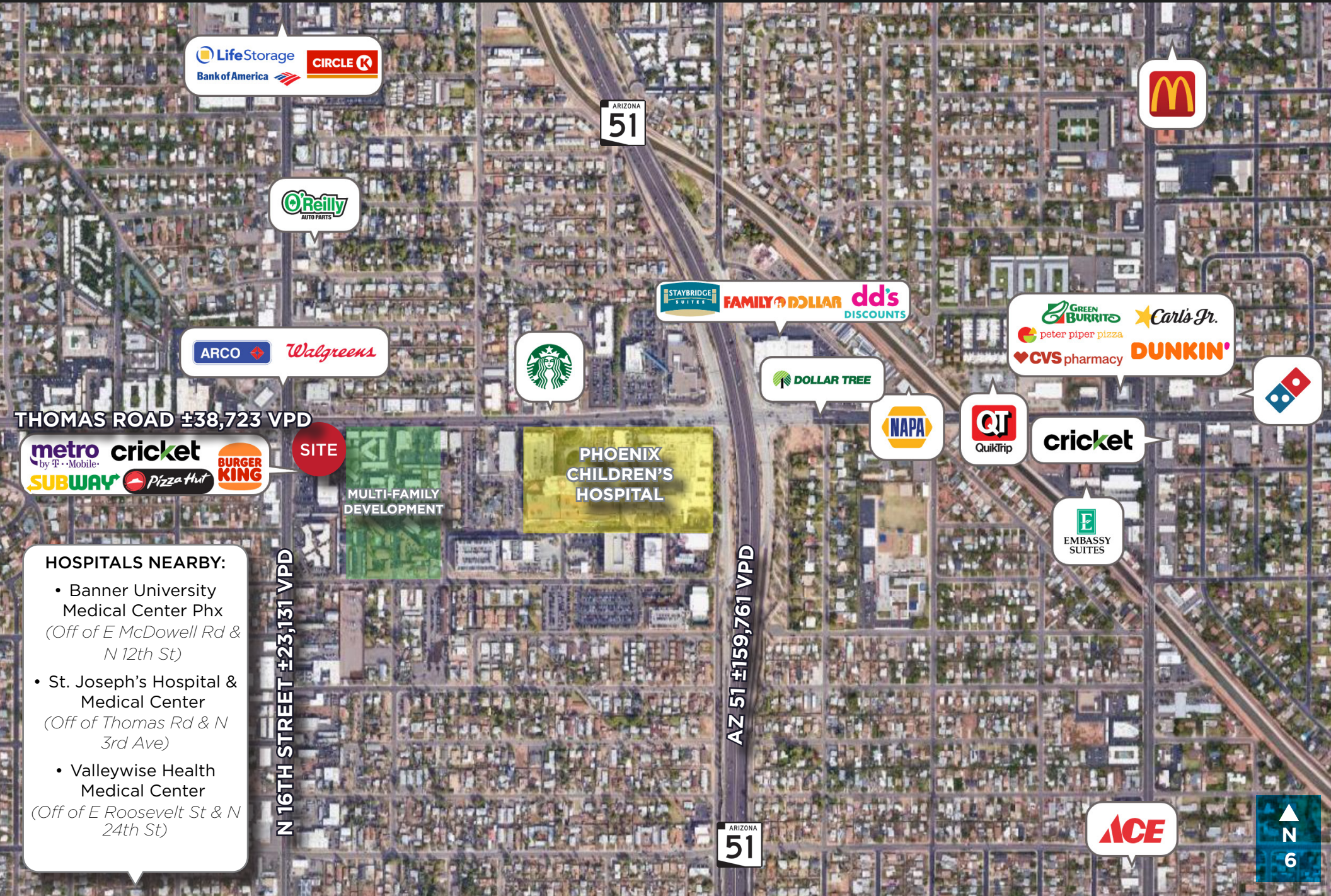
AUTO INSURANCE
SUBWAY
NAIL SALON
BARBER SHOP
SMOKE & VAPE SHOP
boost mobile
metro by T Mobile
Pizza hut
WaveMAX LAUNDRY

HOPE INC.
STORIES
CAMBRIDGE
COURT

BARRIO CAFE
Frida's Garden A PLACE TO GROW
WG WALK BY GALLERY
berrydivine ACAI BOWLS
cricket DEPORTES AMERICA SOCCER SHOP

W 5

AERIAL OVERVIEW



LifeStorage
Bank of America
CIRCLE K

O'Reilly
AUTO PARTS

ARIZONA
51

McDonald's

STAYBRIDGE SUITES
FAMILY DOLLAR
dd's DISCOUNTS

ARCO
Walgreens

Starbucks

DOLLAR TREE

GREEN BURRITOS
peter piper pizza.
CVS pharmacy
Carl's Jr.
DUNKIN'

Dominos

THOMAS ROAD ±38,723 VPD

metro by T-Mobile
cricket
SUBWAY
PizzaHut
BURGER KING

SITE

MULTI-FAMILY DEVELOPMENT

PHOENIX CHILDREN'S HOSPITAL

NAPA

QT
QuikTrip

cricket

EMBASSY SUITES

- HOSPITALS NEARBY:**
- Banner University Medical Center Phx
(Off of E McDowell Rd & N 12th St)
 - St. Joseph's Hospital & Medical Center
(Off of Thomas Rd & N 3rd Ave)
 - Valleywise Health Medical Center
(Off of E Roosevelt St & N 24th St)

N 16TH STREET ±23,131 VPD

AZ 51 ±159,761 VPD

ARIZONA
51

ACE

N
6

360° AERIAL OVERVIEW

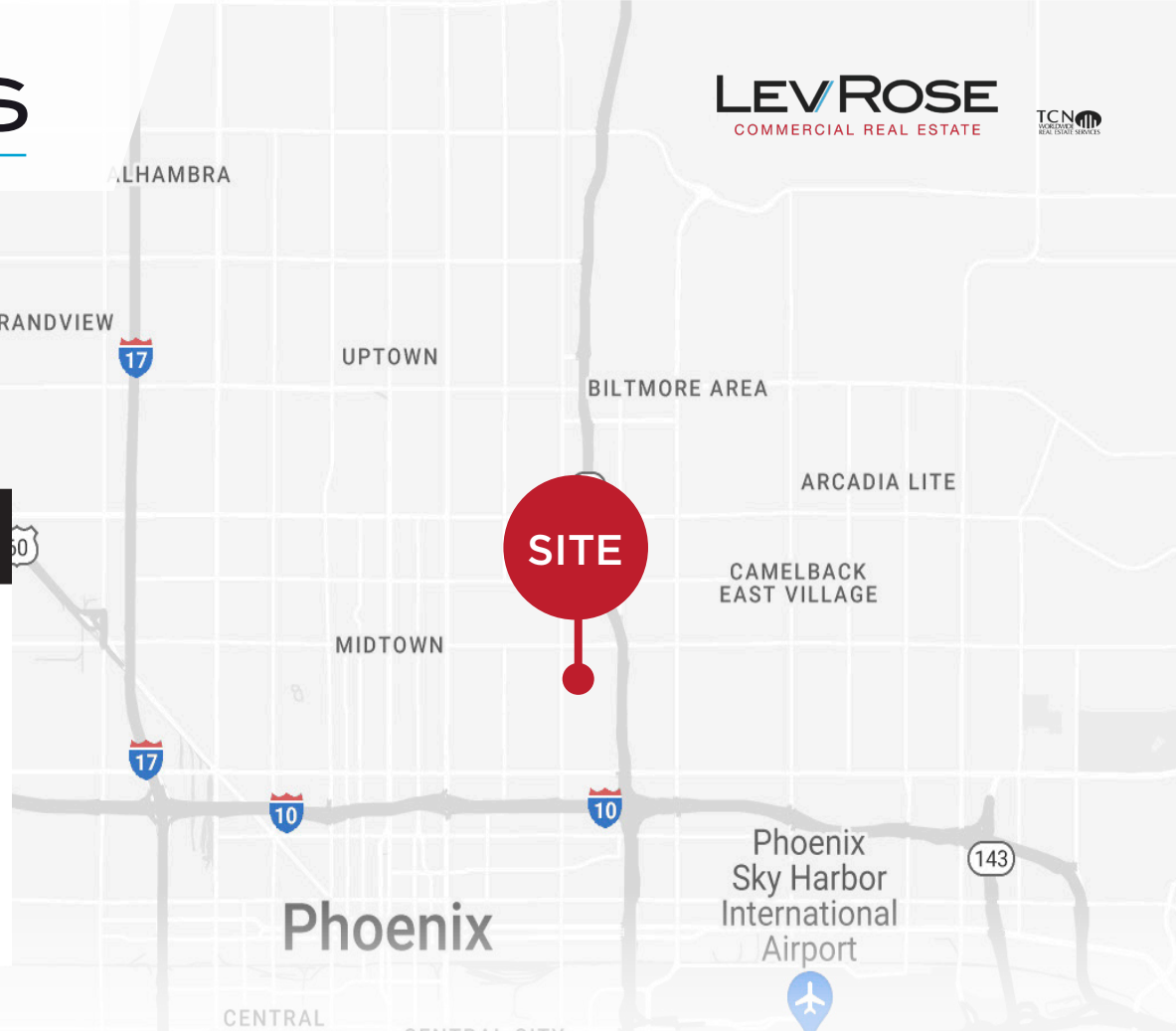
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CLICK TO VIEW VIDEO

DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	24,600	196,969	400,268
2027 POPULATION PROJECTION	27,495	222,941	450,708
ANNUAL GROWTH 2010-2022	1.3%	2.5%	2.0%
ANNUAL GROWTH 2022-2027	2.4%	2.6%	2.5%

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	9,108	82,289	159,275
2027 HOUSEHOLD PROJECTION	10,158	93,312	179,491
ANNUAL GROWTH 2010-2022	0.2%	1.4%	0.9%
ANNUAL GROWTH 2022-2027	2.3%	2.7%	2.5%

INCOME	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$71,879	\$74,652	\$78,306
MEDIAN HOUSEHOLD INCOME	\$55,092	\$52,641	\$52,599
MEDIAN HOME VALUE	\$284,607	\$311,197	\$330,820
MEDIAN YEAR BUILT	1959	1970	1969

LOCATION OVERVIEW



73%
REPRESENTATION
OF ARIZONA'S
ECONOMY



4.4M
CURRENT
POPULATION OF
RESIDENTS

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life.

Phoenix is a fantastic location to work and live with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.



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