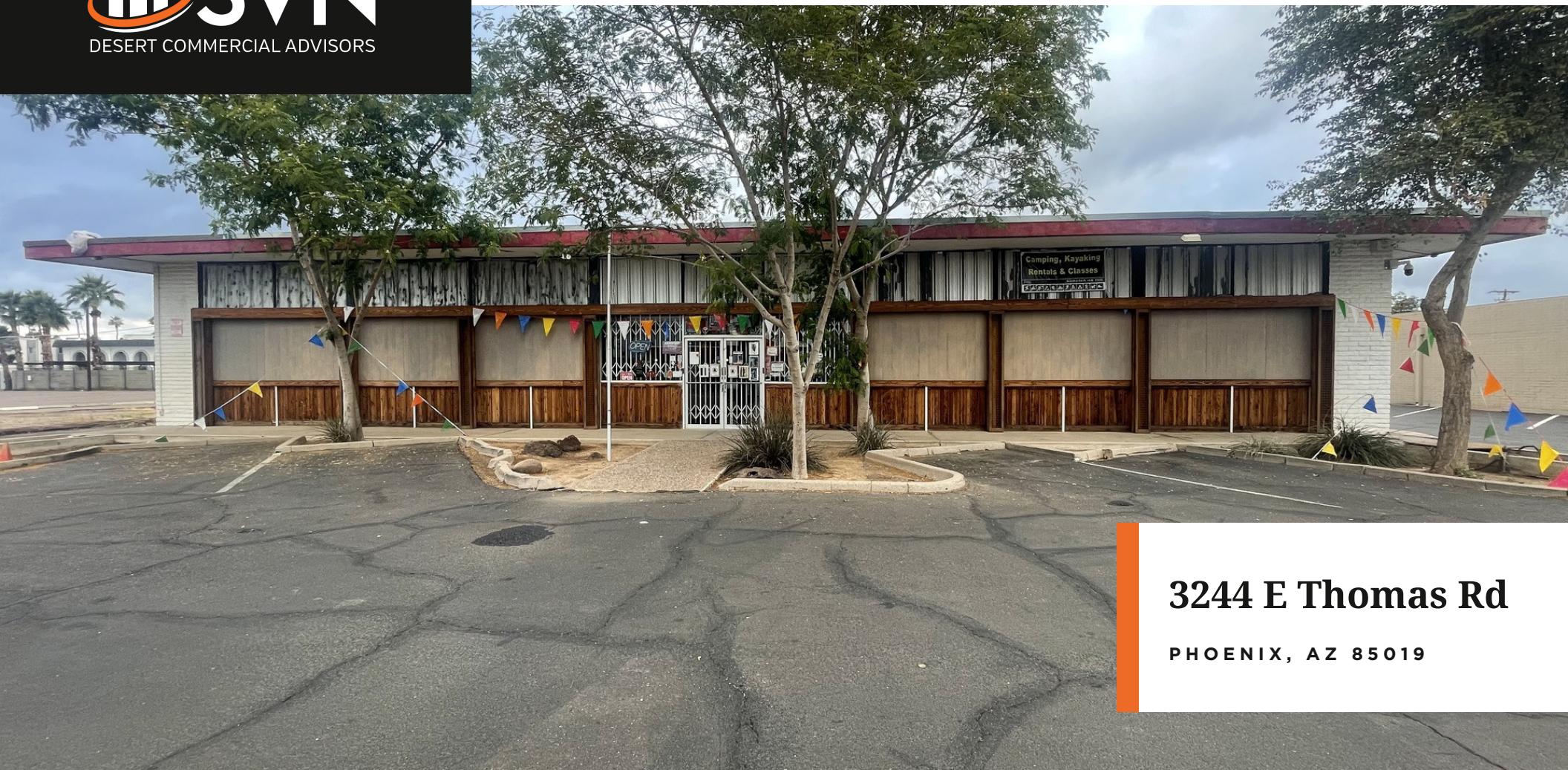




For Sale: C-2 Retail on ±1 Acre Lot



3244 E Thomas Rd

PHOENIX, AZ 85019

PRESENTED BY:

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PROPERTY SUMMARY

3244 E THOMAS RD

PHOENIX, AZ 85019

OFFERING SUMMARY

SALE PRICE:	\$2,230,000
PRICE / SF:	\$200
PARCEL SIZE:	46,183 SF (1.06 acres)
APN:	127-31-047A
BUILDING SIZE:	11,150 SF

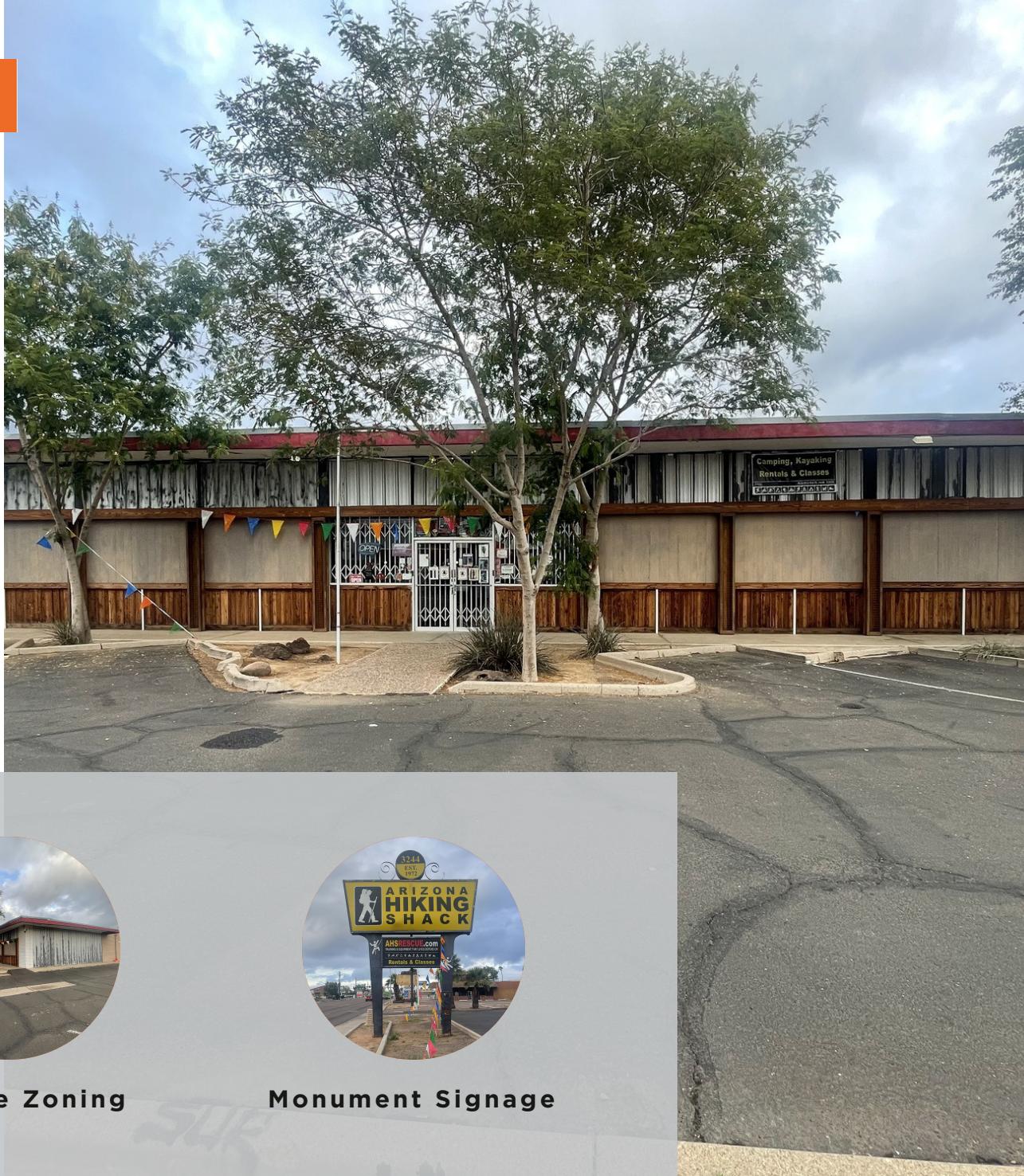
PROPERTY SUMMARY

3244 E Thomas Rd offers owner/users an exceptional opportunity to acquire a well-positioned retail asset within a highly trafficked submarket. This ±11,150 SF retail property sits on a generous 1.06-acre parcel. With excellent street frontage on Thomas Road, the property benefits from high visibility and robust daily traffic volumes, supporting strong tenant sales and sustained demand. Constructed in 1973 and zoned C-2, the building features a highly functional layout, ample parking (36 spaces; 3.2/1,000 SF ratio), and prominent monument signage to amplify visibility. Surrounding demographics, proximity to Phoenix Sky Harbor International Airport (12-minute drive), and a favorable Walk Score of 74 support vibrant retail demand. Property will be delivered vacant.



PROPERTY HIGHLIGHTS

- High-Traffic Location: Prime visibility at 32nd Street and Thomas RD with exposure to 35,600 vehicles per day
- Strong Frontage and Access: Thomas Road frontage and prominent monument signage deliver excellent visibility and easy ingress/egress
- High Growth Submarket: Located in a growing corridor between the Phoenix Sky Harbor Airport and Arcadia/Camelback Corridor
- Flexible Zoning and Upside: C-2 zoning allows for a wide range of retail uses and future expansion or redevelopment potential
- Dense Urban Demographics: High residential density supports durable demand for neighborhood and service-oriented retail



High Traffic Frontage



Flexible Zoning



Monument Signage

ADDITIONAL PHOTOS



RETAIL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,568	156,920	308,005
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	38	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,627	67,366	140,564
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$87,693	\$100,623	\$104,835
AVERAGE HOUSE VALUE	\$511,331	\$571,795	\$587,666

Demographics data derived from AlphaMap

