



Old Town Scottsdale Adjacent QSR with Three-Lane Drive-Thru

7111 E Thomas Rd. | Scottsdale, AZ
For Lease



Nishel Badiani
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±4,224 RSF
QSR w/ 3-Lane Drive-Thru
and Patio


±0.71 Acres
Lot Size

34 Spaces
Dedicated Parking


Restaurant Infrastructure
Turn-Key Restaurant


For additional info, click on logo



 **112,777** Est.
Population (2025)

 **65,524** Daytime
Population (2025)

 **\$146,835** Avg.
HH Income (2025)

 **\$674.58M** Food/Drink
Expenditures (2025)

*within a 3-Mile Radius

Turn-Key QSR Opportunity

Fully equipped freestanding restaurant with a rare three-lane drive-thru and patio, featuring **vent hood, grease trap, plumbing, HVAC, and restrooms already in place**. Ideal for a single tenant or can be divided for a complementary two-tenant mix.

Strategically Located, Signage Opportunity

Excellent visibility and signage on E. Thomas Road (26,000+ VPD), feet from the lighted intersection of E. Thomas Road & N. Scottsdale Road, and adjacent to Old Town Scottsdale and minutes from ASU and Scottsdale Stadium.

Exceptional Access to a Thriving Employment Hub

Located near HonorHealth (303 beds), Banner Health (156 beds), and **SkySong's 42-acre innovation campus**—home to major employers like Canon U.S.A., Oracle, Optima Medical, Arizona Builders Alliance, and Lumifi Cyber.

Proven Retail Trade Area, Join Area Tenants



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Property Photos

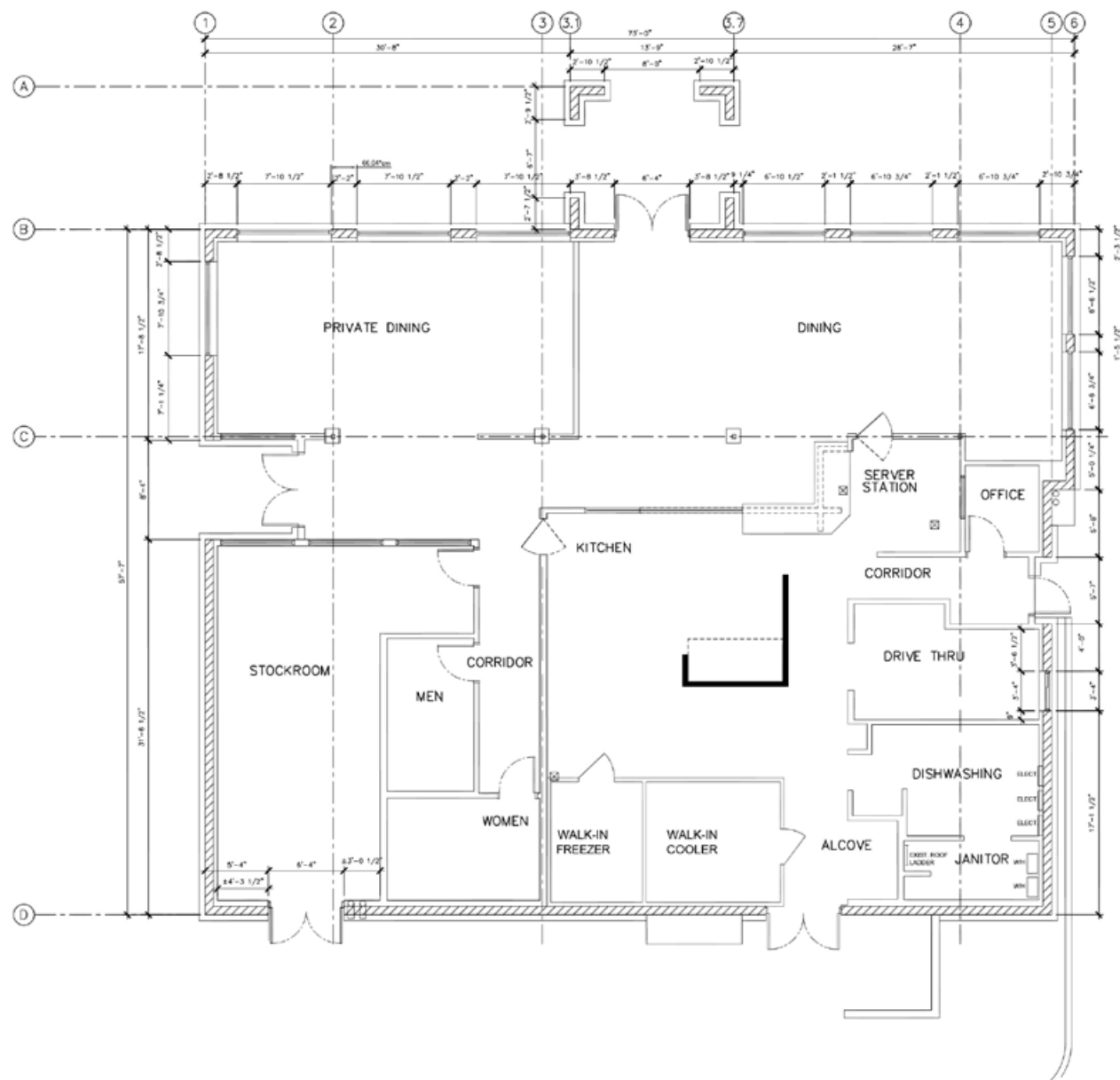


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Current Floorplan (Single-Tenant)



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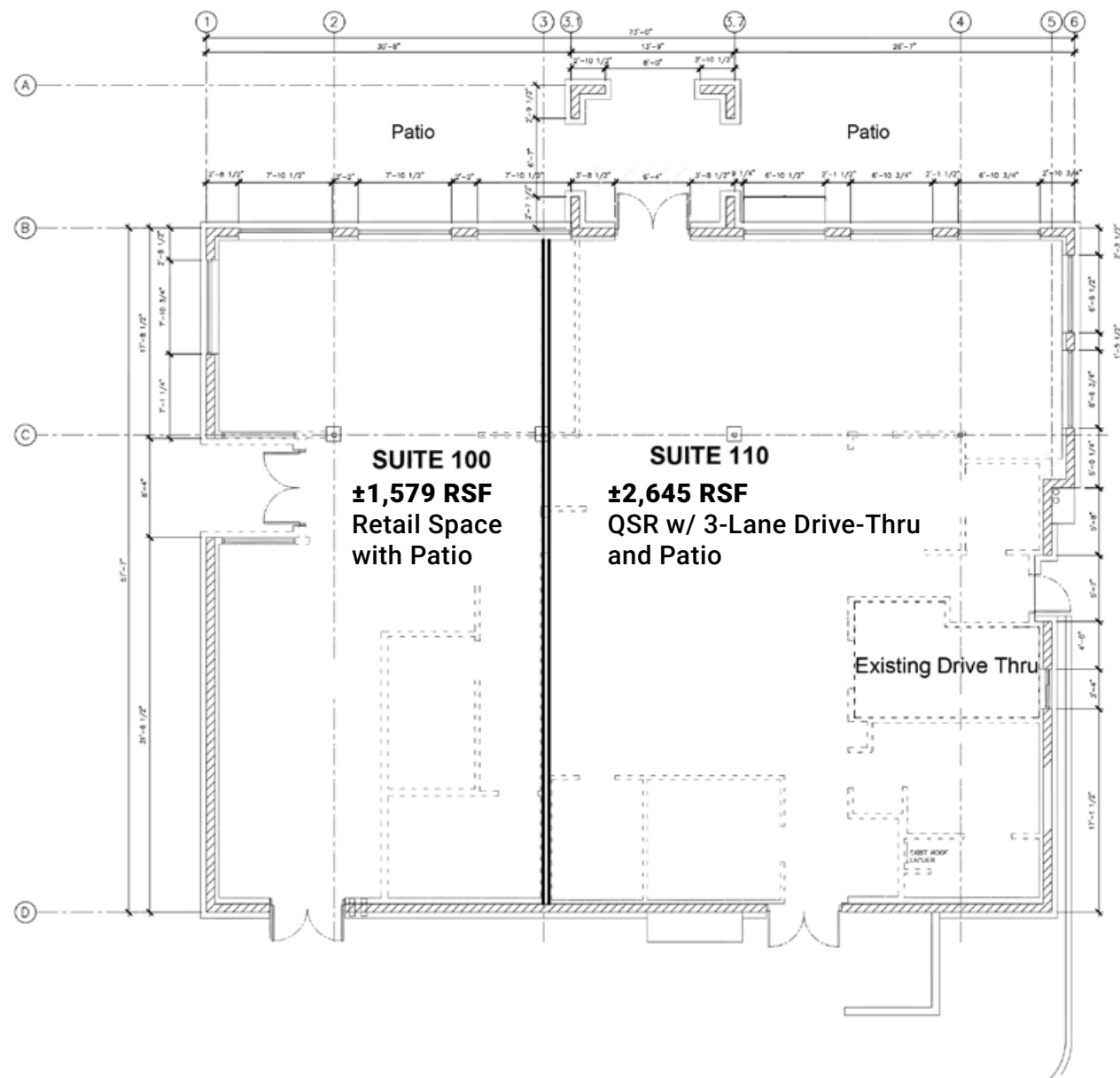


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Potential Floorplan (Two Tenant)





26,624 VPD

E. Thomas Rd.

38,920 VPD

N. Scottsdale Rd.

39,283 VPD

SITE

TACO BELL

McDonald's

Bowlero

K

Albertsons

CHIPOTLE

smashburger

SALLY BEAUTY

jamba

EINSTEIN BROS. BAGELS

ahipoki

Future Development

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North Facing Drone



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South Facing Drone

SkySong Mixed-Use (45-Acre | 1.2M SF |
2,500 Daytime Pop. | 50+ Companies)



Multi-Family
325 Units | Built 2014

Multi-Family
285 Units | Built 2022

Multi-Family
170 Units | Built 2022

Multi-Family | 90 Units

Multi-Family | 193 Units

Multi-Family | 274 Units | Built 2022

Multi-Family | 440 Units



E. Thomas Rd.



26,624 VPD

WHATABURGER

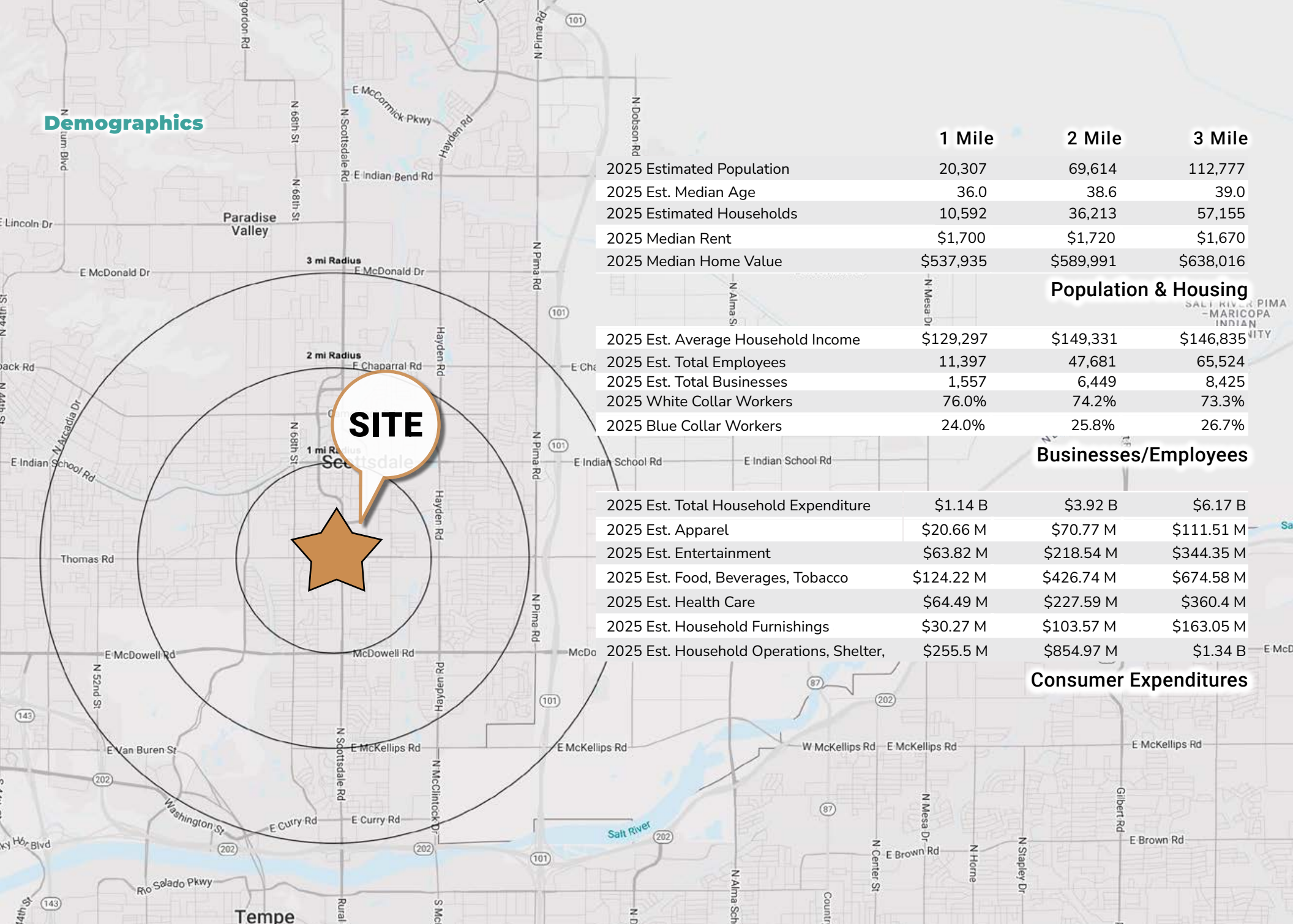


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Demographics



	1 Mile	2 Mile	3 Mile
2025 Estimated Population	20,307	69,614	112,777
2025 Est. Median Age	36.0	38.6	39.0
2025 Estimated Households	10,592	36,213	57,155
2025 Median Rent	\$1,700	\$1,720	\$1,670
2025 Median Home Value	\$537,935	\$589,991	\$638,016

Population & Housing

2025 Est. Average Household Income	\$129,297	\$149,331	\$146,835
2025 Est. Total Employees	11,397	47,681	65,524
2025 Est. Total Businesses	1,557	6,449	8,425
2025 White Collar Workers	76.0%	74.2%	73.3%
2025 Blue Collar Workers	24.0%	25.8%	26.7%

Businesses/Employees

2025 Est. Total Household Expenditure	\$1.14 B	\$3.92 B	\$6.17 B
2025 Est. Apparel	\$20.66 M	\$70.77 M	\$111.51 M
2025 Est. Entertainment	\$63.82 M	\$218.54 M	\$344.35 M
2025 Est. Food, Beverages, Tobacco	\$124.22 M	\$426.74 M	\$674.58 M
2025 Est. Health Care	\$64.49 M	\$227.59 M	\$360.4 M
2025 Est. Household Furnishings	\$30.27 M	\$103.57 M	\$163.05 M
2025 Est. Household Operations, Shelter,	\$255.5 M	\$854.97 M	\$1.34 B

Consumer Expenditures

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