



FREESTANDING DRIVE-THRU BUILDING

Northeast Corner of Thomas Rd and Interstate 17
Phoenix Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
rf@velocityretail.com

Heather Prinsloo
602.682.8108
hp@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com





±2,670 SF FREESTANDING DRIVE-THRU BUILDING



◆ NOW LEASING: ±2,670 SF FREESTANDING DRIVE-THRU BUILDING (FORMER ARBY'S)

Property Highlights

- ±2,670 SF freestanding drive-thru restaurant available, fully built out and ready for another restaurant concept with streamlined permitting.
- Prime infill site at 2402 W Thomas Rd, just west of the I-17/Thomas Rd interchange, with excellent visibility and freeway access.
- 3 curb cuts into the property, with dual ingress/egress via Thomas Rd and full access off 24th St.
- Dense nearby employment and residential base with St. Joseph's Hospital, Metro Tech High School, and 1,040 businesses within minutes.

Traffic Counts

Thomas Rd	25,694 CPD
Interstate 17	23,480 CPD
Total	49,174 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,228	184,607	439,921
Estimated Households	4,189	71,037	164,745
Avg Household Income	\$87,037	\$87,246	\$93,388
Daytime Population	10,678	117,028	260,044

Source: SitesUSA

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
rf@velocityretail.com

Heather Prinsloo
602.682.8108
hp@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



INTERSECTION AERIAL



Brian Gast
602.682.8155
brian.gast@velocityretail.com

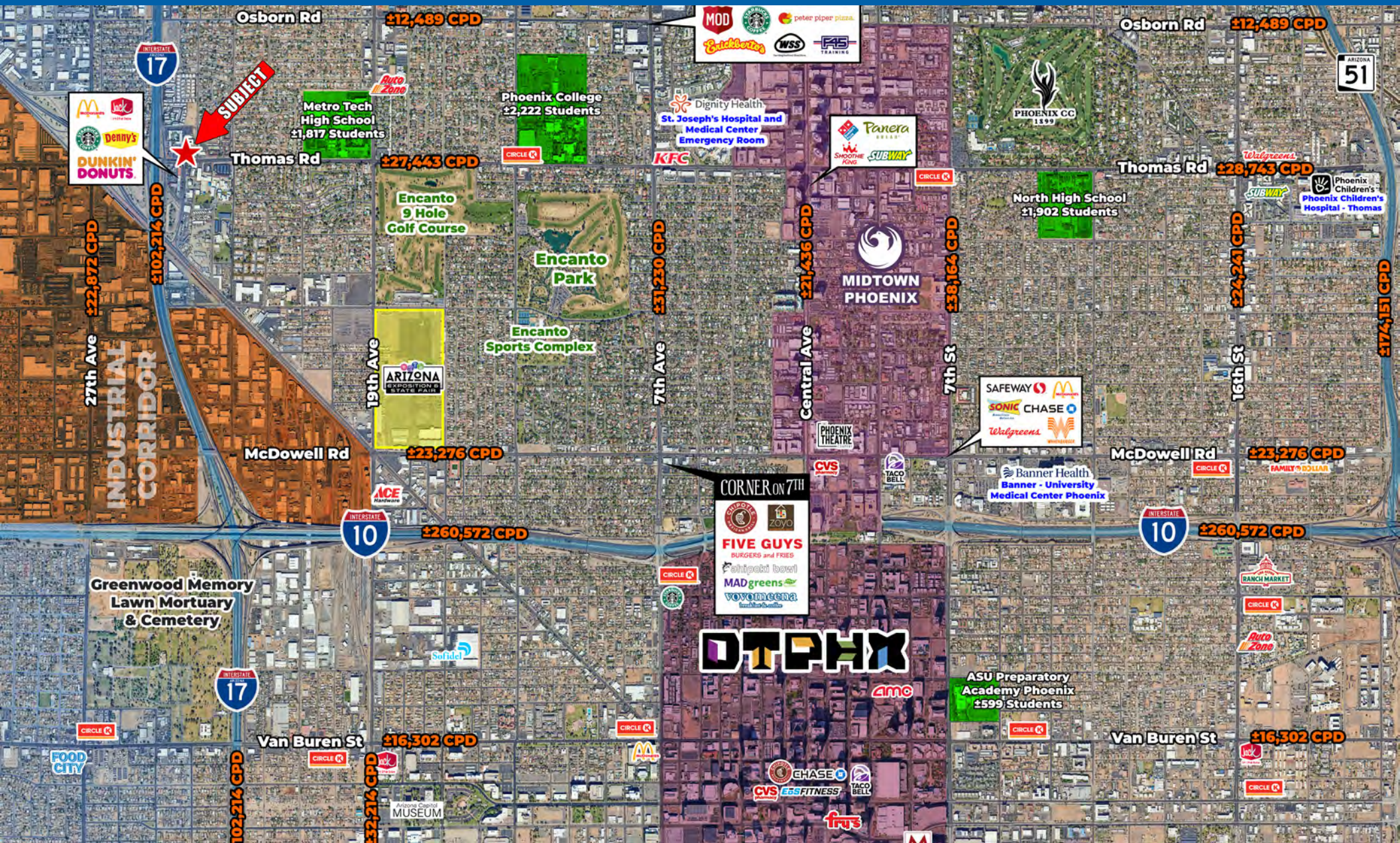
Richard Francis
602.722.2500
rf@velocityretail.com

Heather Prinsloo
602.682.8108
hp@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com





Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.722.2500
rf@velocityretail.com






Heather Prinsloo
602.682.8108
hp@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,228	184,607	439,921
	2026 TOTAL HOUSEHOLDS	4,189	71,037	164,745
	MEDIAN HOUSEHOLD INCOME	\$87,037	\$87,246	\$93,388
	2026 MEDIAN HOME VALUE	\$419,376	\$397,757	\$417,403
	2026 TOTAL EMPLOYEES	10,678	117,028	260,044
	2026 TOTAL BUSINESSES	1,040	11,469	24,802



2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

BRIAN GAST

602.682.8155
bg@velocityretail.com

RICHARD FRANCIS

602.722.2500
rf@velocityretail.com

HEATHER PRINSLOO

602.682.8108
hp@velocityretail.com

PARKER JONES

602.682.8182
parker.jones@velocityretail.com

RYAN LANE

602.682.8164
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.