



Property Features

- + Anchored by Walmart, Home Depot, Walgreens, Rush Fun Park, Mega Furniture and Dollar Tree
- + Mega Furniture - 22 stores in the valley
- + Rush Run Park - 4 stores
- + Strong demographics with a population of over 330,000 residents and a daytime population of over 535,000 people within a 5 mile radius*
- + Excellent visibility along Thomas Road
- + Shop space available from ±1,150 to ±4,700 SF
- + Traffic Counts
 - Thomas Road: 48,896 VPD
 - 40th Street: 20,362 VPD
 - SOURCE: ADOT 2024

Demographics

Source: ESRI, 2023	1 mile	3 miles	5 miles
2023 Population	22,545	141,275	295,934
2023 Households	9,644	59,957	138,945
Daytime Population	22,156	171,067	507,755
Avg. HH Income	\$97,416	\$105,884	\$109,245

Site Plan

For Lease



Site Plan Not to Scale



TENANTS

SUITE	TENANT	±SF
A	AZ Ice Arcadia	31,679
A1	Affordable Care	2,400
A2-A4	Oak Street Health	10,029
A5	Beverly Style	1,205
A6	Game Stop	1,205
A7	AVAILABLE	4,714
C	RUSH Fun Park	19,235
D	Mega Furniture	23,973
E	Dollar Tree	16,018
F1	AVAILABLE	1,525
F2	Barber Shop	1,149
F3	Magic Vape Shop	1,400
F4	Water & Ice	1,400
F5	Bravos Tacos / Butcher Shop	4,326
G1	Panda Express	1,800
G2	Ace of Wings	1,700
G3	Neveria Los Tio's	1,100
G4	Ono Hawaiian BBQ	2,000
G5	AVAILABLE DO NOT DISTURB TENANT	2,400
H1	Sketchers	6,010
H2	Coinless Laundry	4,019