



CENTRAL PHOENIX OFFICE BUILDING

314 E Thomas Rd
Phoenix, AZ 85012

OFFERING MEMORANDUM

 **CORE HEALTH
SERVICES INC**

314

AZ



INVESTMENT SUMMARY

Beautifully Updated Stand-Alone Office in Prime Central Phoenix Location

Don't miss this fantastic opportunity to own a fully updated, stand-alone office building in the heart of Central Phoenix! Offering 1,122 square feet of well-designed space, this property features a welcoming reception area, four private offices, a modern break room, and a stylish bathroom. Enjoy excellent visibility with prominent signage on high-traffic Thomas Road, plus the convenience of dedicated on-site parking. Perfect for a professional office or small business ready to make an impression



PROPERTY SUMMARY

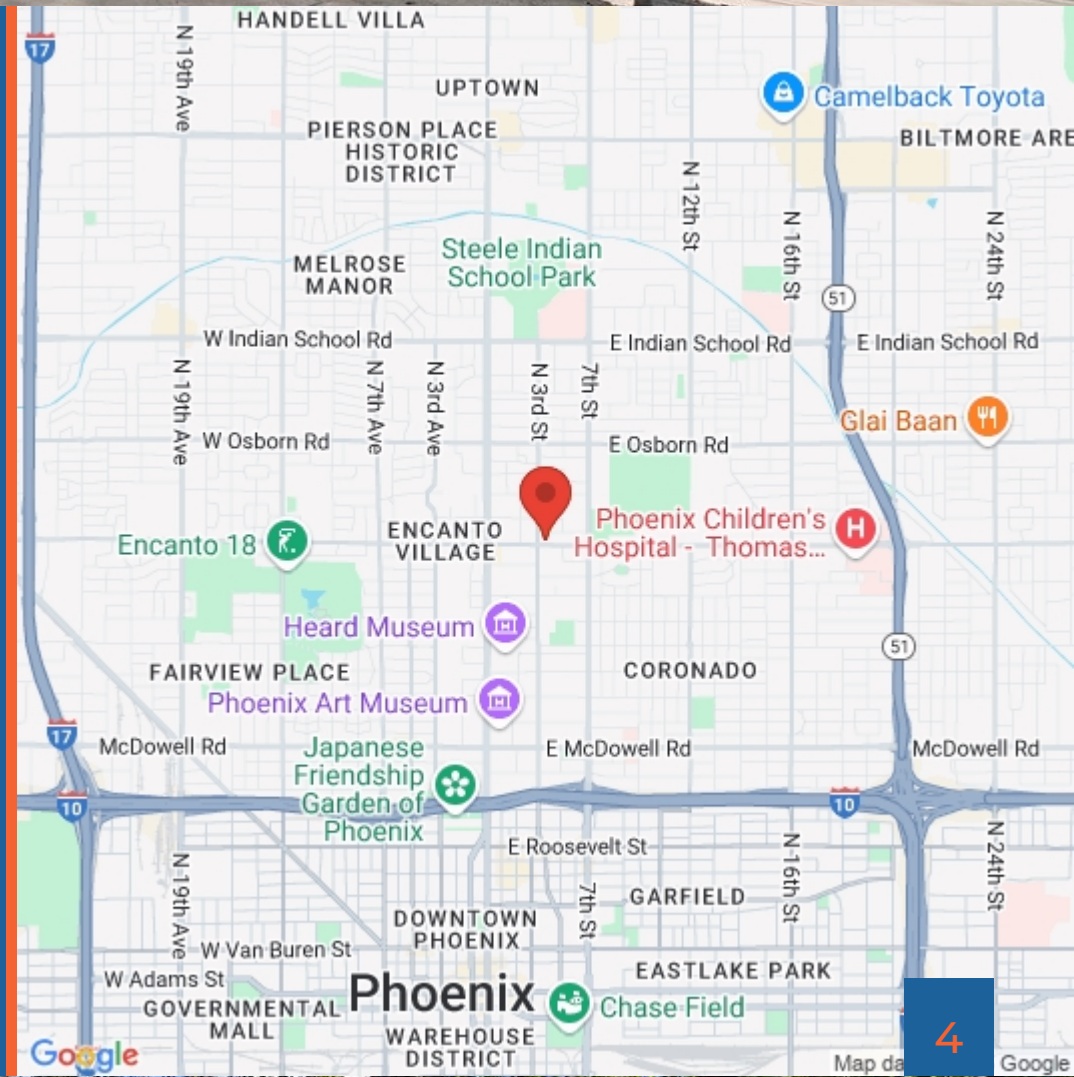
Offering Price	\$550,000.00
Building SqFt	1,121 SqFt
Year Built	1947
Lot Size (SF)	5,875.00 SqFt
Parcel ID	118-21-082
Zoning Type	R-5
County	Maricopa
Frontage	58.00 Ft
Parking Spaces	8





INVESTMENT HIGHLIGHTS

- Property Features
 - \$550,000
 - Standalone building: +/-1,122 SF
 - 8 parking spaces
 - Thomas Rd frontage & signage
 - Recently renovated: 4 offices, breakroom, reception & private restroom
 - Furniture included
 - Daily Traffic Count: 34,623 (2022/Costar)





NO
LOITERING



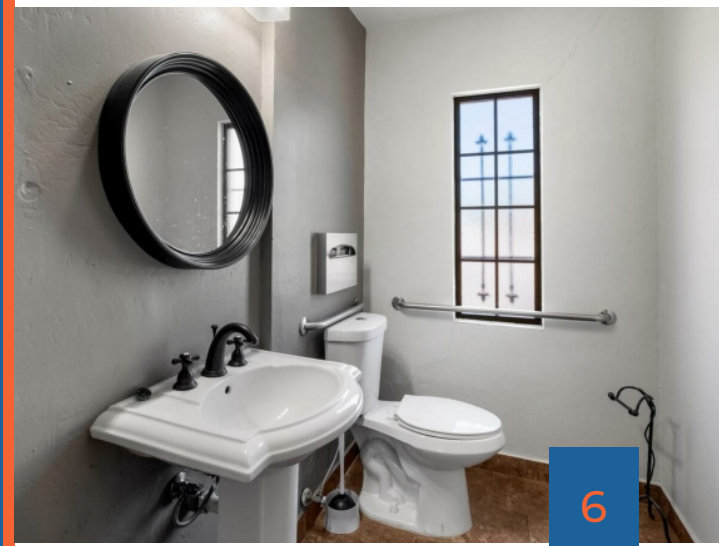
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LOCATION HIGHLIGHTS

- Prime Central Phoenix Location

Ideally situated at Thomas Road and 3rd Street, this property sits in the heart of Central Phoenix—just 2 miles from Downtown and perfectly positioned between the SR-51 and I-17 freeways for convenient valley-wide access. Surrounded by the vibrant energy of Uptown Phoenix and located just minutes from Arcadia and the Biltmore area, this location offers unbeatable connectivity and proximity to some of the city's most dynamic neighborhoods.





50'

50'

50'

118-21-081

118-21-082

118-21-080

11

20

18

16

117.60'

50'

50'

50'

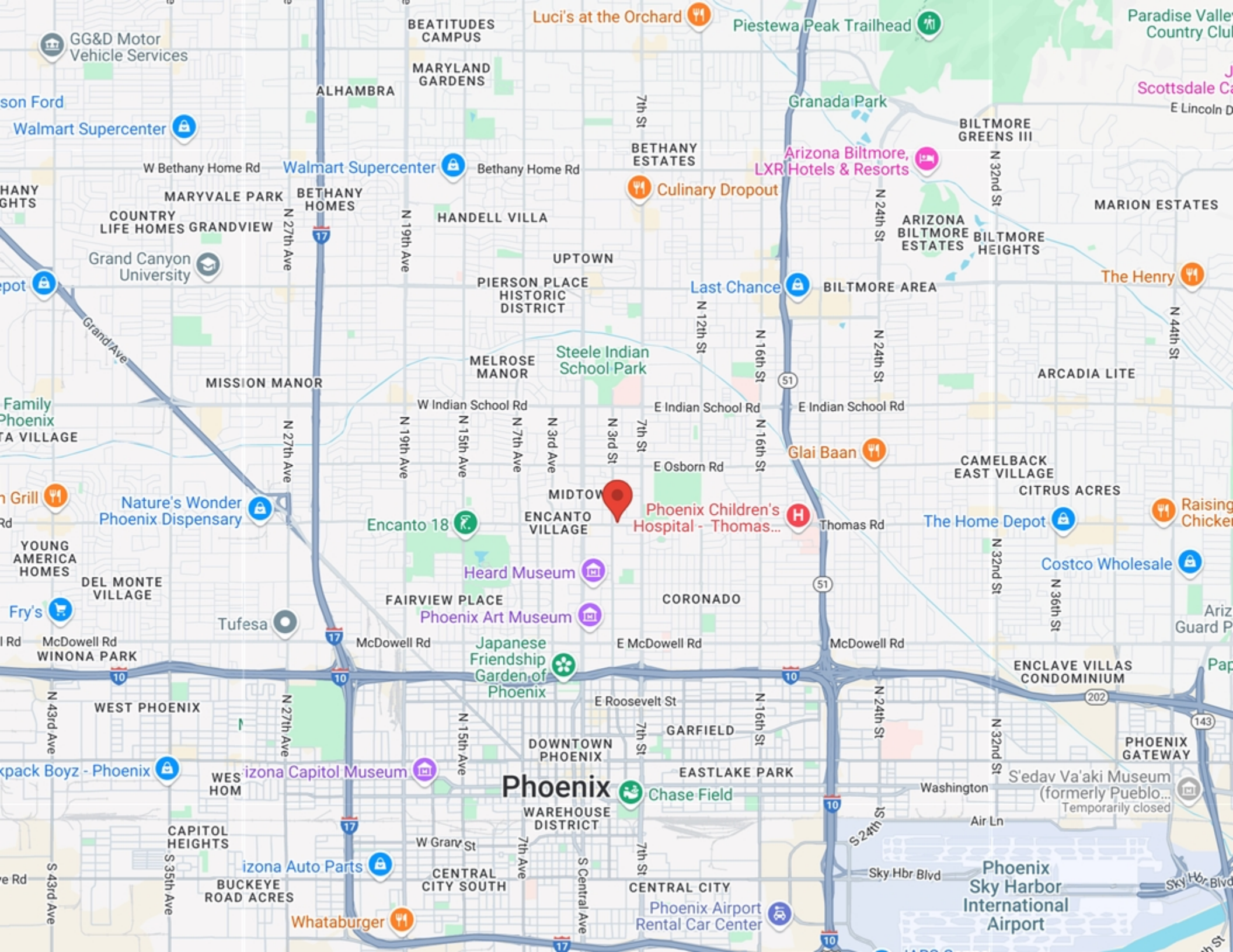
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,764	167,282	403,467
2010 Population	12,963	149,577	369,178
2025 Population	18,528	172,374	407,842
2030 Population	20,903	188,072	423,878
2025-2030 Growth Rate	2.44 %	1.76 %	0.77 %
2025 Daytime Population	55,714	319,614	619,742

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,224	9,785	18,830
\$15000-24999	482	5,508	10,852
\$25000-34999	414	5,491	12,419
\$35000-49999	993	9,206	19,144
\$50000-74999	1,642	13,413	26,882
\$75000-99999	1,441	9,872	19,930
\$100000-149999	1,605	11,817	24,152
\$150000-199999	903	6,249	12,617
\$200000 or greater	1,696	8,979	19,844
Median HH Income	\$ 81,259	\$ 68,007	\$ 68,664
Average HH Income	\$ 122,718	\$ 103,804	\$ 108,296



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,552	62,299	142,000
2010 Total Households	6,745	59,686	135,049
2025 Total Households	10,401	80,320	164,675
2030 Total Households	11,927	91,022	176,608
2025 Average Household Size	1.76	2.06	2.36
2025 Owner Occupied Housing	3,901	28,169	69,277
2030 Owner Occupied Housing	4,349	30,828	75,192
2025 Renter Occupied Housing	6,500	52,151	95,398
2030 Renter Occupied Housing	7,579	60,194	101,416
2025 Vacant Housing	1,373	10,581	18,088
2025 Total Housing	11,774	90,901	182,763



Luci's at the Orchard

Piestewa Peak Trailhead

Paradise Valley Country Club

BEATITUDES CAMPUS

MARYLAND GARDENS

ALHAMBRA

BETHANY ESTATES

Granada Park

BILTMORE GREENS III

Arizona Biltmore, LXR Hotels & Resorts

Culinary Dropout

Walmart Supercenter

W Bethany Home Rd

Walmart Supercenter

Bethany Home Rd

MARION ESTATES

MARYVALE PARK

COUNTRY LIFE HOMES GRANDVIEW

BETHANY HOMES

HANDELL VILLA

UPTOWN

Grand Canyon University

PIERSON PLACE HISTORIC DISTRICT

Last Chance

BILTMORE AREA

The Henry

MISSION MANOR

MELROSE MANOR

Steele Indian School Park

ARIZONA BILTMORE ESTATES

BILTMORE HEIGHTS

ARCADIA LITE

W Indian School Rd

E Indian School Rd

E Indian School Rd

Family Phoenix

MIDTOWN

Phoenix Children's Hospital - Thomas...

CAMELBACK EAST VILLAGE

CITRUS ACRES

Raising Chickens

Nature's Wonder Phoenix Dispensary

Encanto 18

ENCANTO VILLAGE

Thomas Rd

The Home Depot

Costco Wholesale

YOUNG AMERICA HOMES

DEL MONTE VILLAGE

Heard Museum

FAIRVIEW PLACE

Phoenix Art Museum

CORONADO

Japanese Friendship Garden of Phoenix

E McDowell Rd

McDowell Rd

ENCLAVE VILLAS CONDOMINIUM

Fry's

McDowell Rd WINONA PARK

WEST PHOENIX

Tufesa

McDowell Rd

E Roosevelt St

McDowell Rd

PHOENIX GATEWAY

Backpack Boyz - Phoenix

Arizona Capitol Museum

DOWNTOWN PHOENIX

GARFIELD

EASTLAKE PARK

S'edav Va'aki Museum (formerly Pueblo... Temporarily closed)

Arizona Auto Parts

CENTRAL CITY SOUTH

Phoenix

Chase Field

Phoenix Sky Harbor International Airport

CAPITOL HEIGHTS

BUCKEYE ROAD ACRES

WAREHOUSE DISTRICT

CENTRAL CITY

Phoenix Airport Rental Car Center

Whataburger

S 43rd Ave

S 35th Ave

W Grary St

7th Ave

S Central Ave

7th St

Central City

Sky Harbor Blvd

Sky Harbor Blvd

CITY OF PHOENIX

COUNTY	MARICOPA
INCORPORATED	2/24/1881

AREA

CITY	519.3 SQ MI
LAND	518.3 SQ MI
WATER	1 SQ MI
ELEVATION	1086 FT

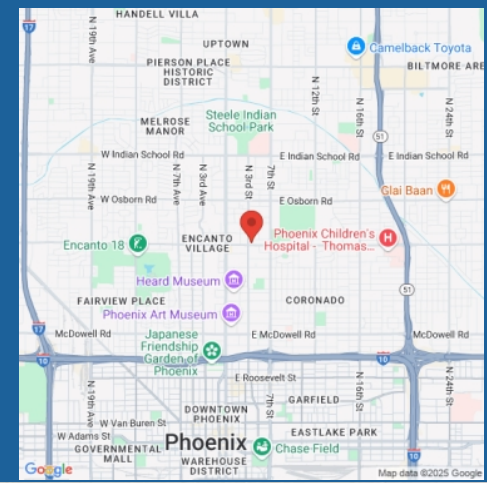
POPULATION

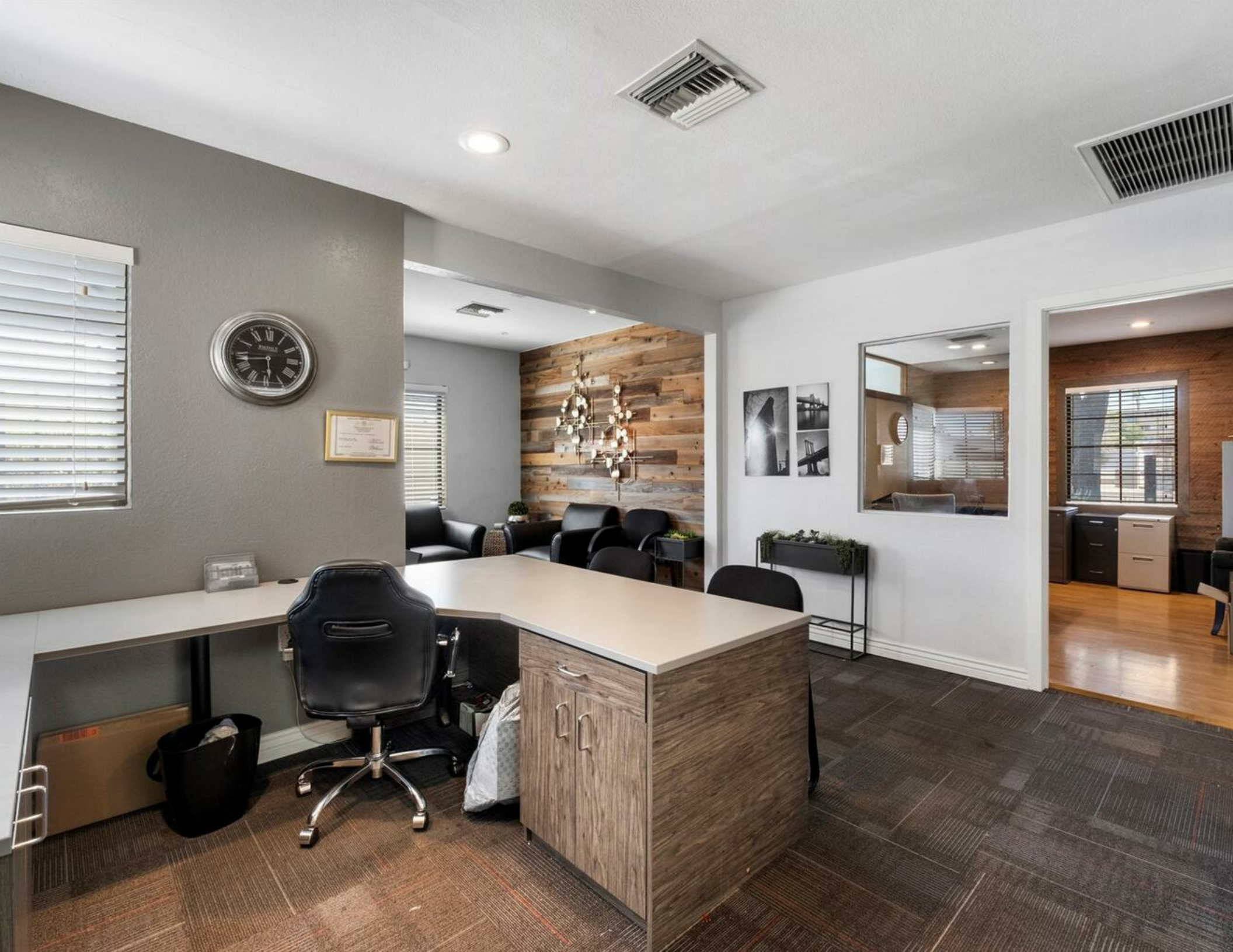
POPULATION	1,608,139
ESTIMATE (2024)	1,673,164
RANK	10
DENSITY	3,102.92 SQ MI
URBAN	3,976,313



ABOUT PHOENIX

Phoenix (FEE-niks) is the capital and most populous city of the U.S. state of Arizona. With over 1.6 million residents at the 2020 census, it is the fifth-most populous city in the United States and the most populous state capital in the country. The Phoenix metropolitan area is part of the Salt River Valley and Arizona Sun Corridor.





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ADVISORS ADVISOR FOR MORE DETAILS.**

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