

# THOMAS PLACE

## RETAIL SPACE FOR LEASE

3015 East Thomas Road | Phoenix, Arizona 85016



FOR LEASING INFORMATION

**LEO PATAQ**

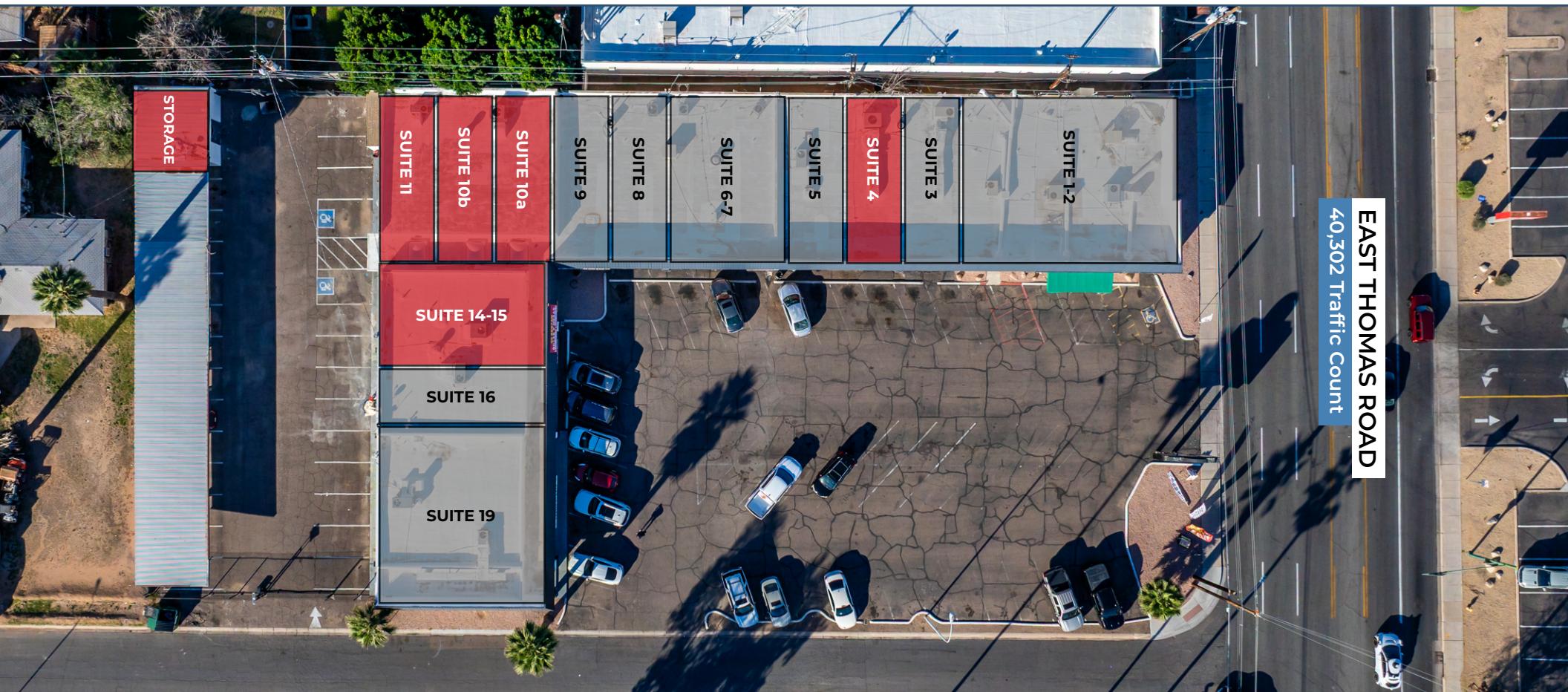
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**ORION**  
INVESTMENT REAL ESTATE

# PROPERTY OVERVIEW



## TENANT ROSTER

SUITE 1-2	Gojo Ethiopian Restaurant	2,770 SF
SUITE 3	Hair Salon	720 SF
<b>SUITE 4</b>	<b>Vacant</b>	<b>720 SF</b>
SUITE 5	Yerberia	600 SF
SUITE 6-7	Kim's Dim Sum - Chinese Food	1,250 SF
SUITE 8	Ethiopian Coffee	600 SF
SUITE 9	3rd Party DMV	640 SF

<b>SUITE 10a</b>	<b>Vacant</b>	<b>600 SF</b>
<b>SUITE 10b</b>	<b>Vacant</b>	<b>600 SF</b>
<b>SUITE 11</b>	<b>Vacant</b>	<b>600 SF</b>
<b>SUITE 14-15</b>	<b>Vacant</b>	<b>1,020 SF</b>
SUITE 16	Beast Cakery	600 SF
SUITE 19	The Plant Bodega Company	1,933 SF
<b>STORAGE</b>	<b>Vacant</b>	<b>500 SF</b>

# PROPERTY SUMMARY

**CALL FOR PRICING**



AVAILABLE SPACE:  
**500-1,800 SF**



LOT SIZE:  
**0.99 ACRES**



BUILDING SIZE:  
**12,653 SF**

## LEASE HIGHLIGHTS

### SPACES FOR LEASE

SUITE 4: Former Restaurant Space  
SUITE 10A: Former Supplement Shop  
SUITE 10B: Former Clothing Shop  
SUITE 11: Former Eyelash Studio  
SUITE 14-15: Former Ice Cream Shop  
STORAGE: 500 SF Space

### PRIME LOCATION

Positioned on East Thomas Road and North 30th Place with exceptional frontage and exposure.

### HIGH TRAFFIC COUNTS

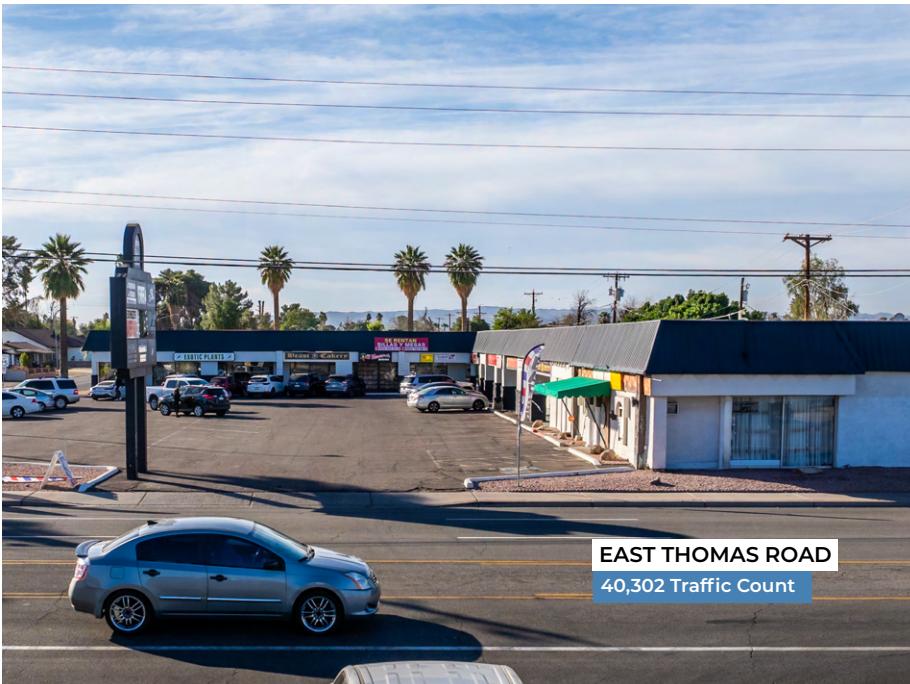
Strong daily traffic flow provides consistent visibility for tenants.

### EASY ACCESS

Convenient ingress and egress from multiple points along East Thomas Road.

### AMPLE PARKING

Generous on-site parking to accommodate customers and employees.



# INTERSECTION SNAPSHOT



DAYTIME  
POPULATION (5 MILE)

**393,579**



AVERAGE HOUSE-  
HOLD INCOME (5 MILE)

**\$101,343**



STRONG  
INTERSECTION

**± 30,000 VPD**



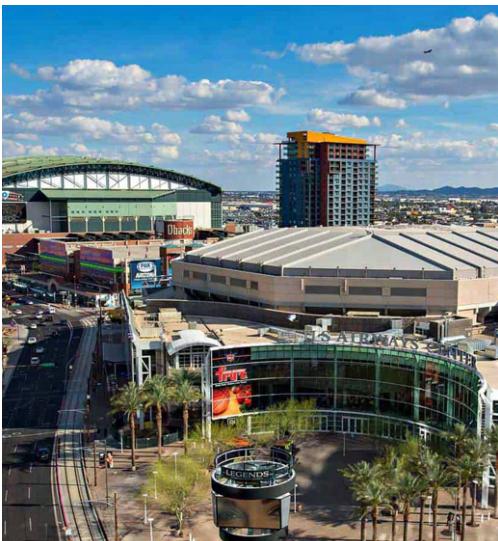
# DISTANT AERIAL VIEW





# PHOENIX, ARIZONA

Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.

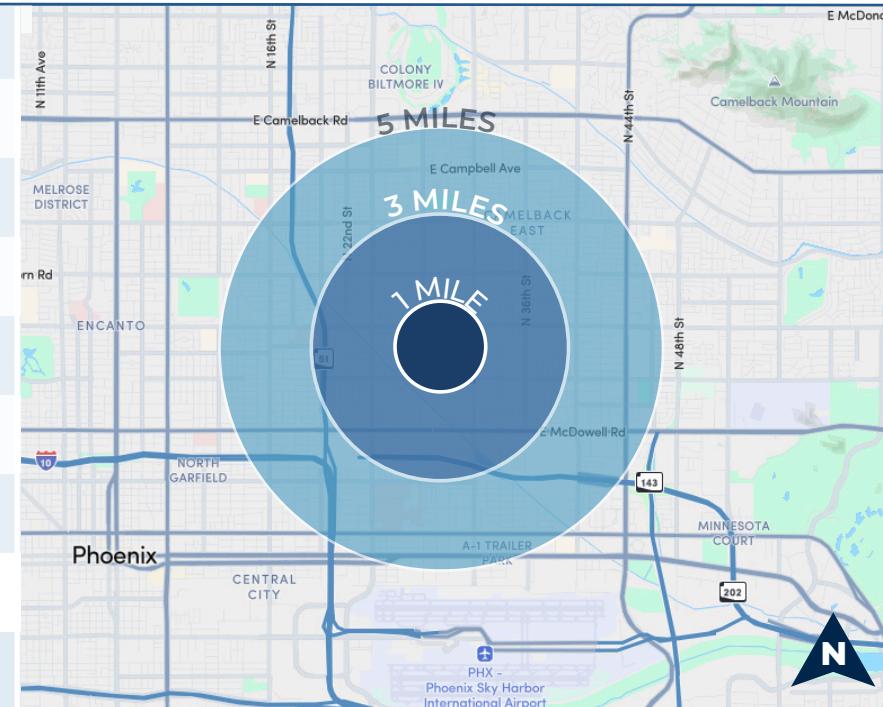


# DEMOGRAPHIC HIGHLIGHTS

## 2025 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	23,966	150,540	<b>299,274</b>
Estimated Population:	24,889	153,624	392,849
Average Household Income:	\$102,771	\$92,681	<b>\$101,343</b>
Total Retail Expenditure:	\$623.9 M	\$3.03B	\$7.41 B
Total Household Expenditure:	\$1.33 B	\$6.3 B	\$15.3 B
Median Age:	33.7	<b>33.6</b>	33.1
Average Household Size:	2.5	2.9	3.2
Total Households:	14,620	68,788	<b>158,538</b>
Total Businesses:	2,374	12,644	27,759

## DEMOGRAPHIC RADIUS RINGS





## ORION Investment Real Estate

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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