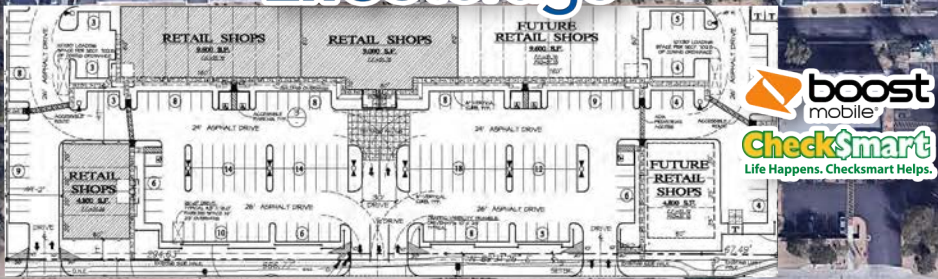




LifeStorage



THOMAS ROAD ±27,119 VPD

±37,735 VPD

Walgreens



±24,798 VPD

PAN-AMERICAN CHARTER SCHOOL

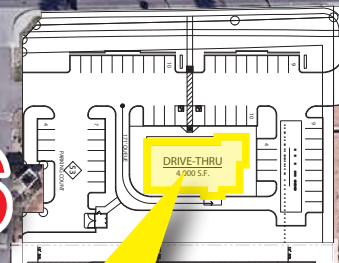


OPENED IN 2020

E/SEC 83RD AVE & THOMAS RD

±49,719 VPD 83RD AVENUE

CVS



AVAILABLE 4,000 S.F. DRIVE-THRU



UNDER CONTRACT

191+ UNIT MULTI-FAMILY DEVELOPMENT IN PROCESS FOR ENTITLEMENTS

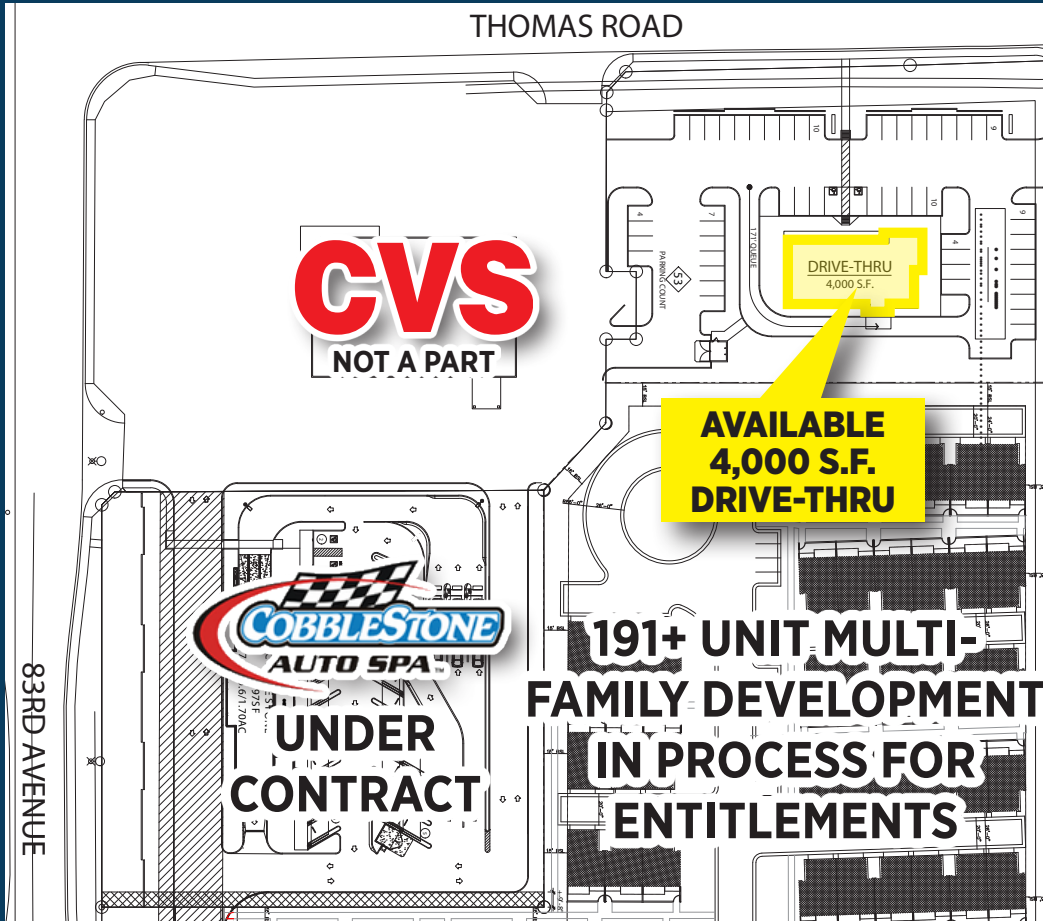
4,000 SF DRIVE-THRU AVAILABLE FOR G.L. OR B.T.S. PHOENIX, ARIZONA

Brent Mallonee
Managing Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com



PROPERTY OVERVIEW



Property Features:

- Strong fully signalized intersection with $\pm 76,838$ VPD
- Employee/Daytime population of over 320,000 within a 5 mile radius
- ± 1 mile from I-10 Freeway ($\pm 240,540$ VPD)

Property Summary:

Address: E/SEC 83rd Avenue & Thomas Road
Phoenix, AZ 85035

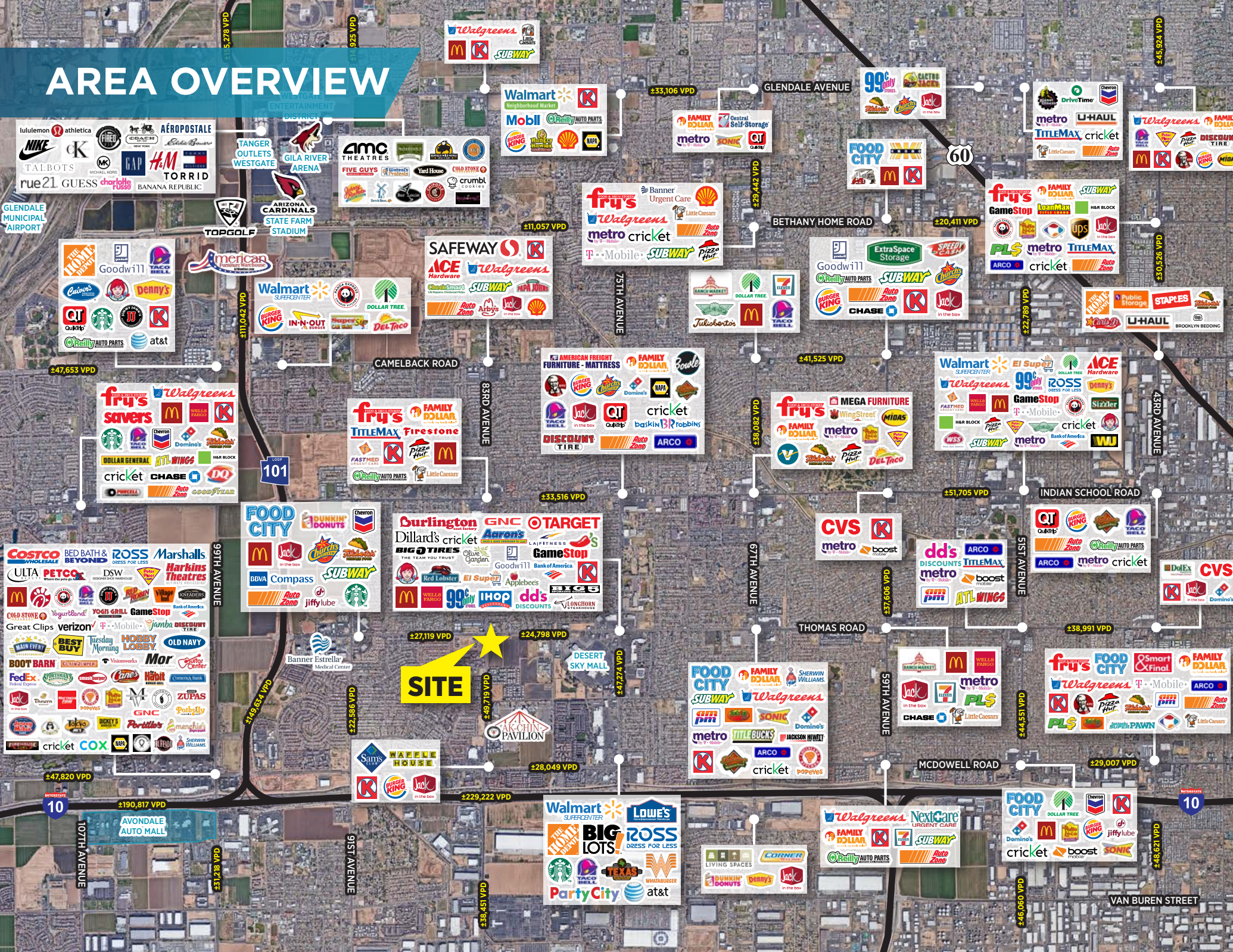
Building Size: Up to 4,000 SF for Ground Lease or B.T.S

High Traffic Corridor - Strong Demographics:

NORTH ON 83RD AVENUE	$\pm 37,735$ VPD
SOUTH ON 83RD AVENUE	$\pm 49,719$ VPD
EAST ON THOMAS ROAD	$\pm 24,798$ VPD
WEST ON THOMAS ROAD	$\pm 27,119$ VPD

	1 Mile	3 Miles	5 Miles
2021 Population	25,432	156,667	376,185
2021 Households	7,092	42,518	104,784
Average Household Income	\$61,397	\$61,694	\$64,624

AREA OVERVIEW



SITE

lululemon athletic
NIKE
TALBOTS
rue21 GUESS
AÉROPOSTALE
H&M
TORRID
BANANA REPUBLIC

TANGER OUTLETS WESTGATE
GILA RIVER ARENA
ARIZONA CARDINALS STATE FARM STADIUM

AMC THEATRES
FIVE GUYS
Yard House
CRUMBL COOKIES

Walmart Neighborhood Market
Mobil
O'Reilly AUTO PARTS
Burger King
Shell
NAPA

Walmart Neighborhood Market
FAMILY DOLLAR
Central Self-Storage
metro
SONIC
QT

99¢ ONLY STORES
BETHANY HOME ROAD

DriveTime
metro
U-HAUL
TITLEMAX
cricket

Walgreens
FAMILY DOLLAR
Little Caesars
Pizza Hut
DISCOUNT TIRE
MIDAS

GLendale MUNICIPAL AIRPORT
TOPGOLF
ARIZONA CARDINALS STATE FARM STADIUM

Walmart SUPERCENTER
DOLLAR TREE
IN-N-OUT
DEL TACO

SAFeway
ACE Hardware
Walgreens
SUBWAY
NAPA

fruy's
Banner Urgent Care
Walgreens
metro cricket
SUBWAY
Pizza Hut

BETHANY HOME ROAD
Goodwill
ExtraSpace Storage
O'Reilly AUTO PARTS
SUBWAY
CHASE
Jack in the box

fruy's
GameStop
FAMILY DOLLAR
SUBWAY
HAR BLOCK
UPS
PL\$
metro
TITLEMAX
ARCO
cricket

Public Storage
STAPLES
U-HAUL
BROOKLYN BEDDING

Goodwill
Denny's
QT
Starbucks
at&t

CAMELBACK ROAD

±11,057 VPD

±33,106 VPD

GLENDALE AVENUE

60

±45,924 VPD

fruy's savers
Walgreens
Starbucks
DOLLAR GENERAL
ATL WINGS
cricket
CHASE
GOODYEAR

fruy's
FAMILY DOLLAR
TITLEMAX
Firestone
FAST MED
Pizza Hut
McDonald's
O'Reilly AUTO PARTS
Little Caesars

AMERICAN FREIGHT FURNITURE - MATTRESS
FAMILY DOLLAR
Jack in the box
QT
cricket
baskin B Robbins
DISCOUNT TIRE
Auto Zone
ARCO

fruy's
MEGA FURNITURE
WingStreet
FAMILY DOLLAR
metro
Pizza Hut
DEL TACO

Walmart SUPERCENTER
El Super
DOLLAR TREE
Walgreens
99¢ ONLY STORES
GameStop
Sizzler
T-Mobile
cricket
Bank of America
VWU

63RD AVENUE

FOOD CITY
DUNKIN' DONUTS
McDonald's
Jack in the box
SUBWAY
Compass
jiffy lube
Starbucks

Curlington
GNC
TARGET
Dillard's
cricket
Aeropostale
GameStop
BIG TIRES
Goodwill
Bank of America
Red Lobster
El Super
Applebees
99¢ ONLY STORES
IHOP
d's
DISCOUNTS
LUNCHON

CVS
metro
boost

dd's
ARCO
DISCOUNTS
TITLEMAX
metro
boost
IHOP
ATL WINGS

Indian School Road
QT
Burger King
Auto Zone
O'Reilly AUTO PARTS
ARCO
metro
cricket

CVS
Jack in the box
Domino's

COSTCO
BED BATH & BATHS
ROSS
Marshalls
ULTA
PETCO
DSW
Harkins Theatres
McDonald's
Yogurtland
YOSH GRILL
GameStop
Bank of America
Great Clips
verizon
T-Mobile
Jamba
DISCOUNT TIRE
MAIN EVENT
BEST BUY
Tuesday Morning
HOBBY LOBBY
OLD NAVY
BOOT BARN
Visionworks
Mor
FedEx
GNC
ZUPAS
Jack in the box
Theater
POPEYES
MICKEL'S
Porcillo's
cricket
COX
USA
SHERWIN WILLIAMS

FOOD CITY
DUNKIN' DONUTS
McDonald's
Jack in the box
SUBWAY
Compass
jiffy lube
Starbucks

Curlington
GNC
TARGET
Dillard's
cricket
Aeropostale
GameStop
BIG TIRES
Goodwill
Bank of America
Red Lobster
El Super
Applebees
99¢ ONLY STORES
IHOP
d's
DISCOUNTS
LUNCHON

67TH AVENUE

THOMAS ROAD

69TH AVENUE

BANCH MARKET
McDonald's
WELLS FARGO
Jack in the box
7-Eleven
metro
PL\$
Little Caesars
CHASE

fruy's
FOOD CITY
Smart Xrinal
FAMILY DOLLAR
Walgreens
T-Mobile
ARCO
Jack in the box
Pizza Hut
MIDAS
JOE'S PAWN
Little Caesars

51ST AVENUE

±47,820 VPD
10
±190,817 VPD

Sams Club
Waffle House
Burger King
Jack in the box

Walmart SUPERCENTER
LOWE'S
BIG LOTS!
ROSS DRESS FOR LESS
Party City
Starbucks
TACO BELL
TEXAS WHATABOUSER
at&t

67TH AVENUE

FOOD CITY
FAMILY DOLLAR
SHERWIN WILLIAMS
SUBWAY
Walgreens
FAMILY DOLLAR
SONIC
Domino's
metro
TITLEBUCKS
JACKSON HEWITT
ARCO
cricket
POPEYES

59TH AVENUE

Walgreens
NextCare URGENT CARE
FAMILY DOLLAR
7-Eleven
SUBWAY
O'Reilly AUTO PARTS
Auto Zone

fruy's
FOOD CITY
DOLLAR TREE
McDonald's
Burger King
jiffy lube
cricket
boost
SONIC

51ST AVENUE

fruy's
FOOD CITY
Smart Xrinal
FAMILY DOLLAR
Walgreens
T-Mobile
ARCO
Jack in the box
Pizza Hut
MIDAS
JOE'S PAWN
Little Caesars

60TH AVENUE

10

±111,042 VPD

91ST AVENUE

±38,451 VPD

±28,049 VPD

±47,274 VPD

±27,119 VPD

±24,798 VPD

67TH AVENUE

THOMAS ROAD

69TH AVENUE

BANCH MARKET
McDonald's
WELLS FARGO
Jack in the box
7-Eleven
metro
PL\$
Little Caesars
CHASE

fruy's
FOOD CITY
Smart Xrinal
FAMILY DOLLAR
Walgreens
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Pizza Hut
MIDAS
JOE'S PAWN
Little Caesars

51ST AVENUE

fruy's
FOOD CITY
DOLLAR TREE
McDonald's
Burger King
jiffy lube
cricket
boost
SONIC

60TH AVENUE

10

AVONDALE AUTO MALL

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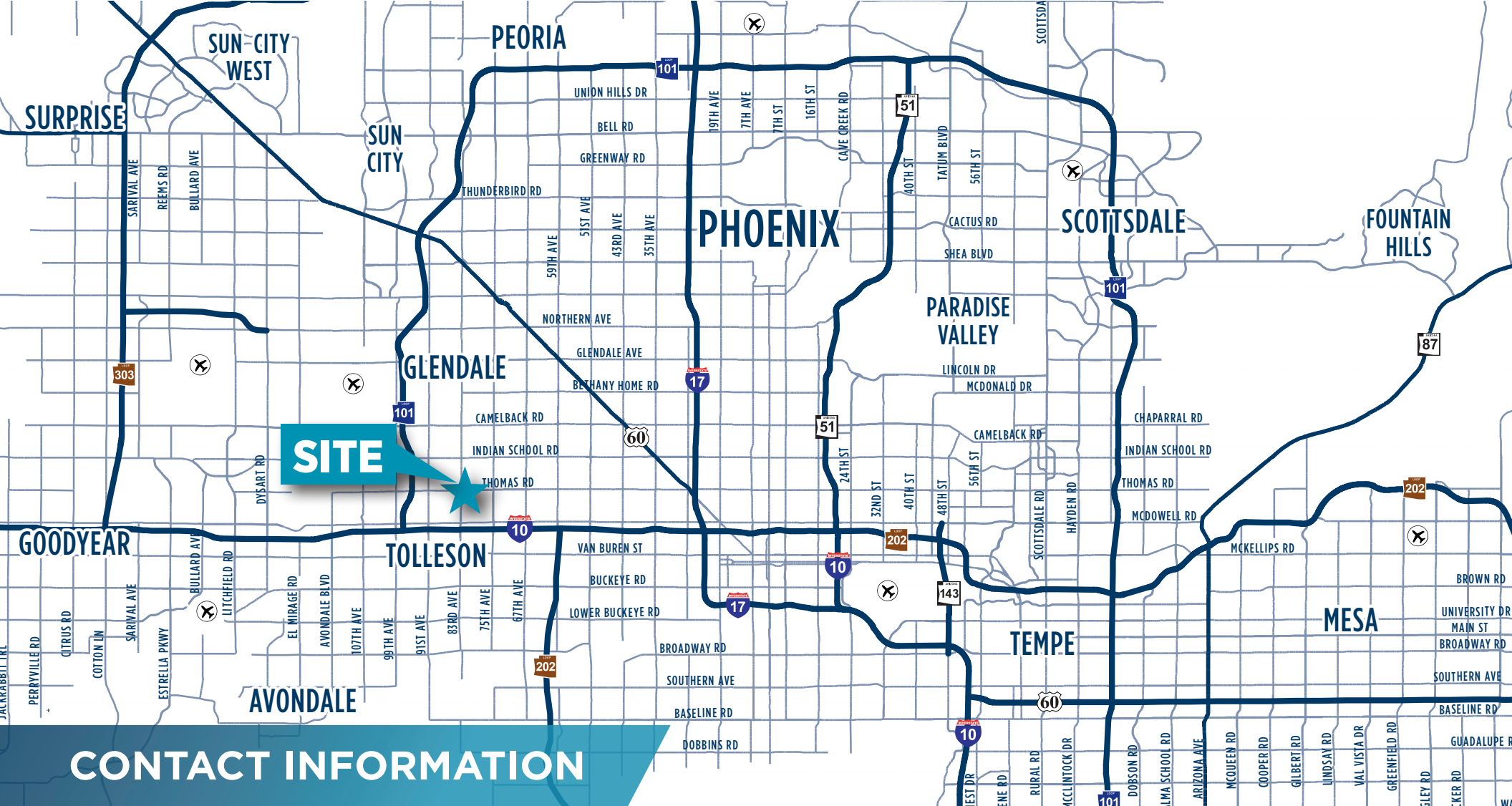
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