

FOR LEASE

DESERT SKY PALMS



7502-7710 W. THOMAS RD | PHOENIX, AZ 85033
NWC 75TH AVENUE & THOMAS ROAD

**EXISTING CARL'S JR. FREESTANDING RESTAURANT W/DRIVE-THRU
UNDEVELOPED PAD AVAILABLE FOR LEASE OR BTS**



FEATURES:

- ZONING: C-2, City of Phoenix
- Anchored by El Super, 99 Cent Only and Esporta Gym (LA Fitness)
- Project Size: 144,345 SF
- Great visibility with high traffic counts
- Located directly across from Desert Sky Mall

DEMOS:

2019	1 Mile	3 Mile	5 Mile
Population	24,318	188,877	402,526
Avg HH Income	\$53,491	\$56,159	\$58,328

Traffic Counts:	E/W on Thomas Road VPD	33,593
	N/S on 75th Avenue VPD	32,947

JOIN:



DONNA REECE
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ZELL COMMERCIAL REAL ESTATE SERVICES INC.
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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Suite	Tenant	SF
#1-100/101	Panda Express	2,000
#1-102/103	Checkmate	1,415
#1-104/105	Subway	1,414
#1-106/109	SPRINT	2,749
#3-1/2	Andrea	2,778
#3-3/4	Little Caesar's	1,604
#3-5	Oasis Insurance	1,000
#3-6	H&R Block	1,000
#3-7/9	Easy Home Rent To Own	4,000
#3-10	El Super Market	45,167

Suite	Tenant	SF
#4-1	Carl's Jr (AVAILABLE w/ notice) (do not disturb tenant)	4,219
#5-1	99 Cents Only	22,026
#5-2	Desert Sky Dental	3,425
#5-3	Survival of the Fittest	925
#6-1	Esporta Gym (LA Fitness)	41,000
#8-1	Big 5 Sporting Goods	9,505
PAD	Ground Lease or BTS	--

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