

FOR LEASE

FREESTANDING BUILDING AVAILABLE

ESEC THOMAS ROAD & 32ND STREET, PHOENIX, AZ 85018

RETAIL



PROPERTY INFO

- + High profile, freestanding building on Thomas Road
- + Densely populated area with over 163,538 people in a three mile radius *(Source ESRI)*
- + Tenants in the trade area – Fry's Grocery, El Super, Walmart

+ Traffic Counts: Thomas Road: 36,145 VPD
32nd Street: 35,040 VPD
Traffic Source: CoStar

CONTACT US

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3219 EAST THOMAS ROAD, PHOENIX, AZ 85018

www.cbre.us

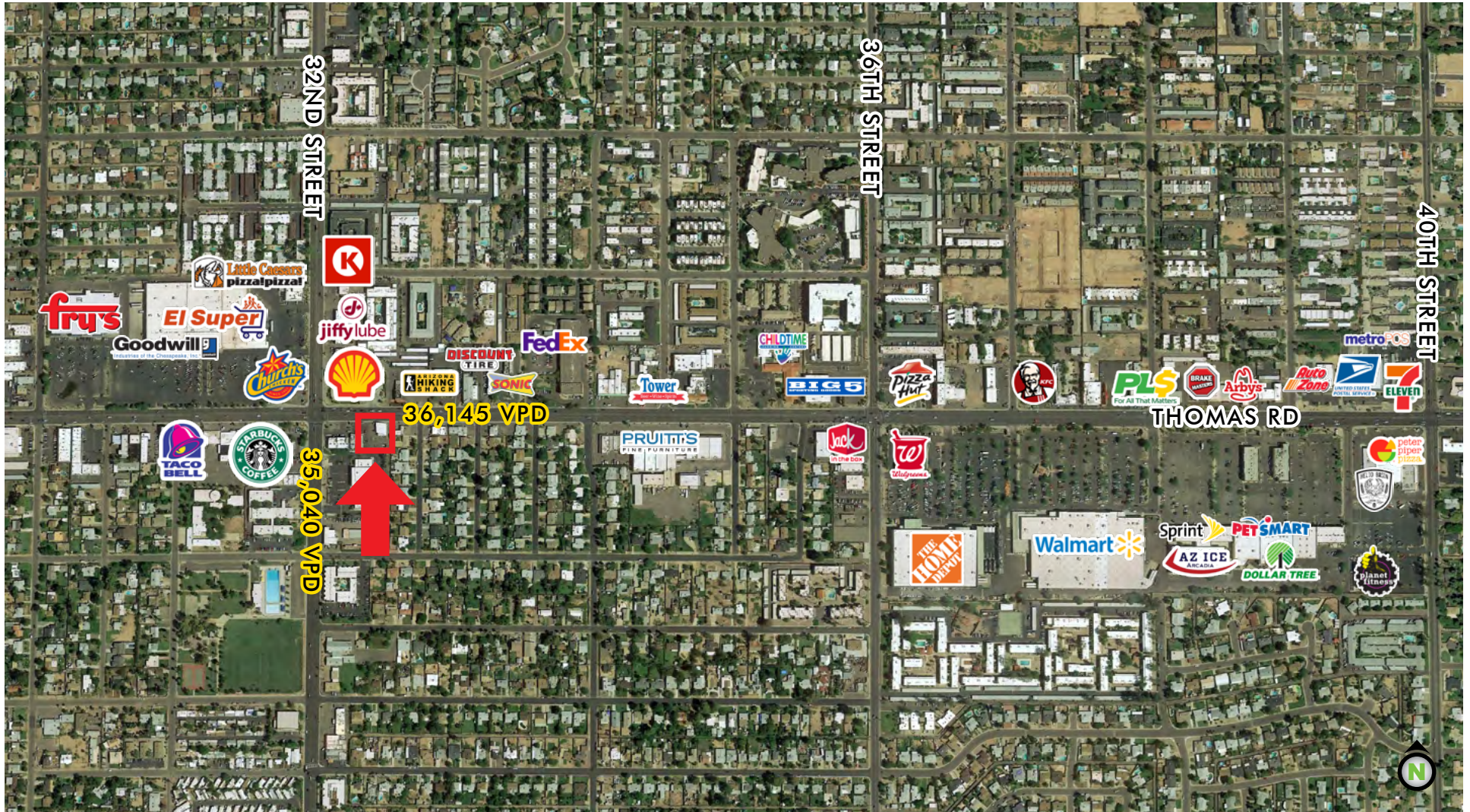
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Traffic Counts Source: ESRI 2018

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SITE PLAN



Traffic Counts Source: ESRI 2018

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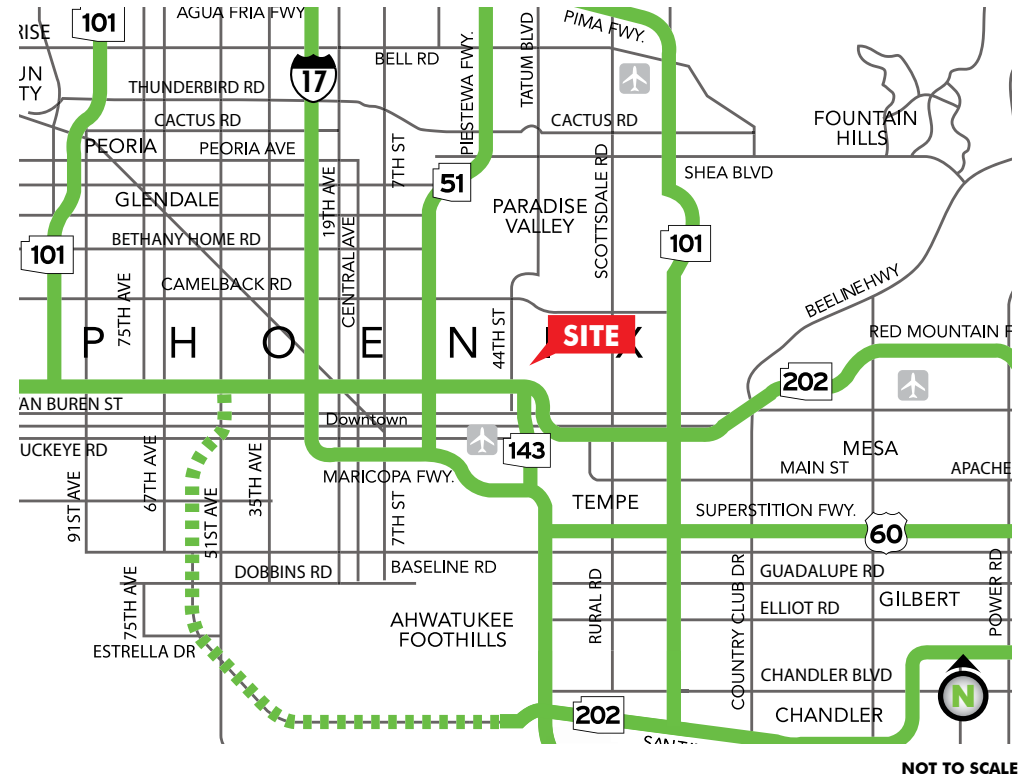
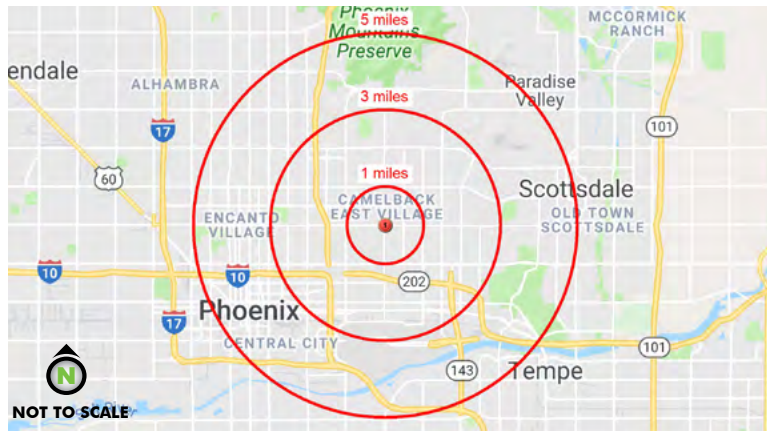
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DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| 2018 Population | 26,958 | 163,538 | 294,382 |
| 2023 Population | 28,477 | 175,186 | 319,620 |
| '08-'23 Ann. Growth Rate | 1.02% | 1.38% | 1.55% |
| Daytime Population | 25,124 | 213,978 | 541,306 |
| Median Age | 32.9 | 33.1 | 35.2 |
| Avg. Home Value | \$199,430 | \$324,686 | \$393,634 |
| Avg. HH Income | \$48,510 | \$65,283 | \$73,074 |

Source: ESRI 2018



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