

FOR SALE



3,300 SF Office Building with a Live/Work Option

5130 E Thomas Rd
Phoenix, AZ 85018

For Sale: \$635,000 (\$192.42/SF)

NAI Horizon

Tom Bean, CCIM

602 393 6790

thomas.bean@naihorizon.com

Matt Harper, CCIM

602 393 6604

matt.harper@naihorizon.com

Property **Highlights**

- Single-Story Freestanding Office Building
- Building Size: ± 3,300 SF
- Excellent Visibility from Thomas Rd
- Good Natural Light
- Gated & Secured Parking/Yard
- Parking Approximately 3.64/1000
- Lot Size: 0.31 Acres (13,564 SF)
- Parcel #: 128-16-007E
- Year Built: 1985
- Zoning: R-5, City of Phoenix

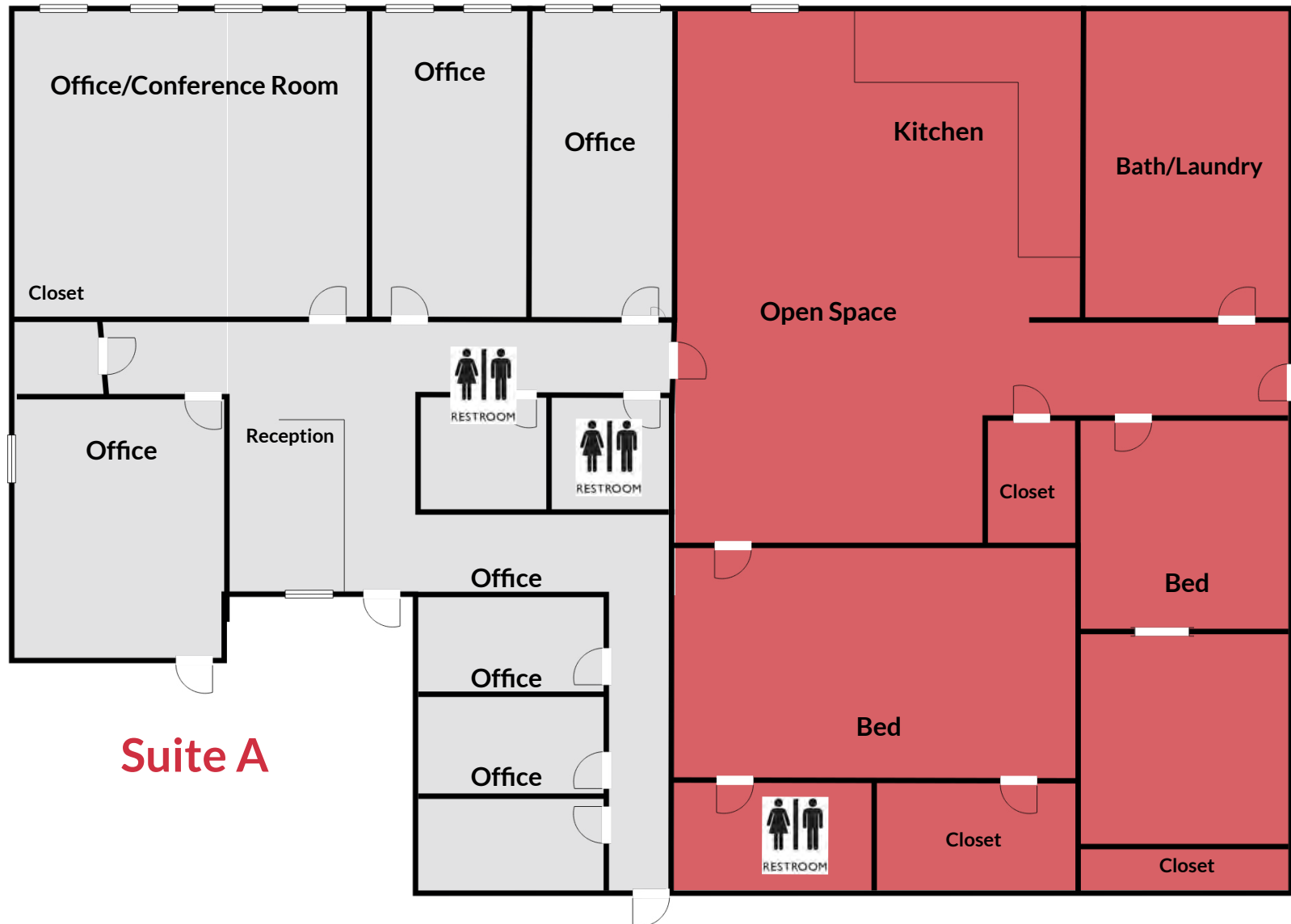


Desirable Arcadia & 44th St Submarket

Floor Plan & Lease Pricing

For Sale: \$635,000 (\$192.42/SF)

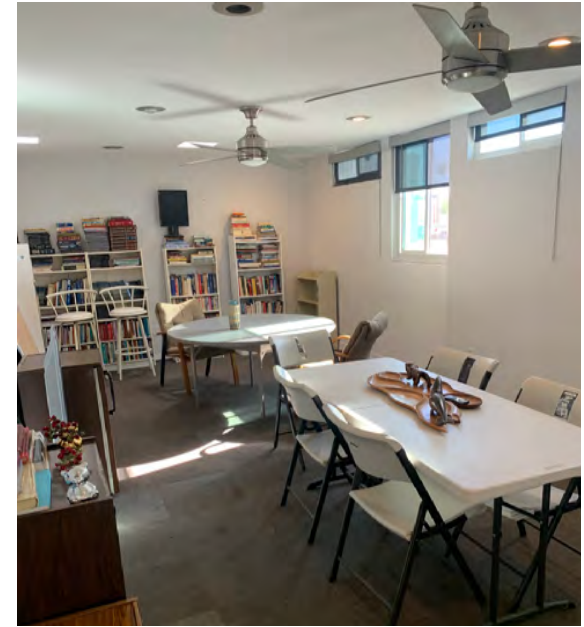
Suite B



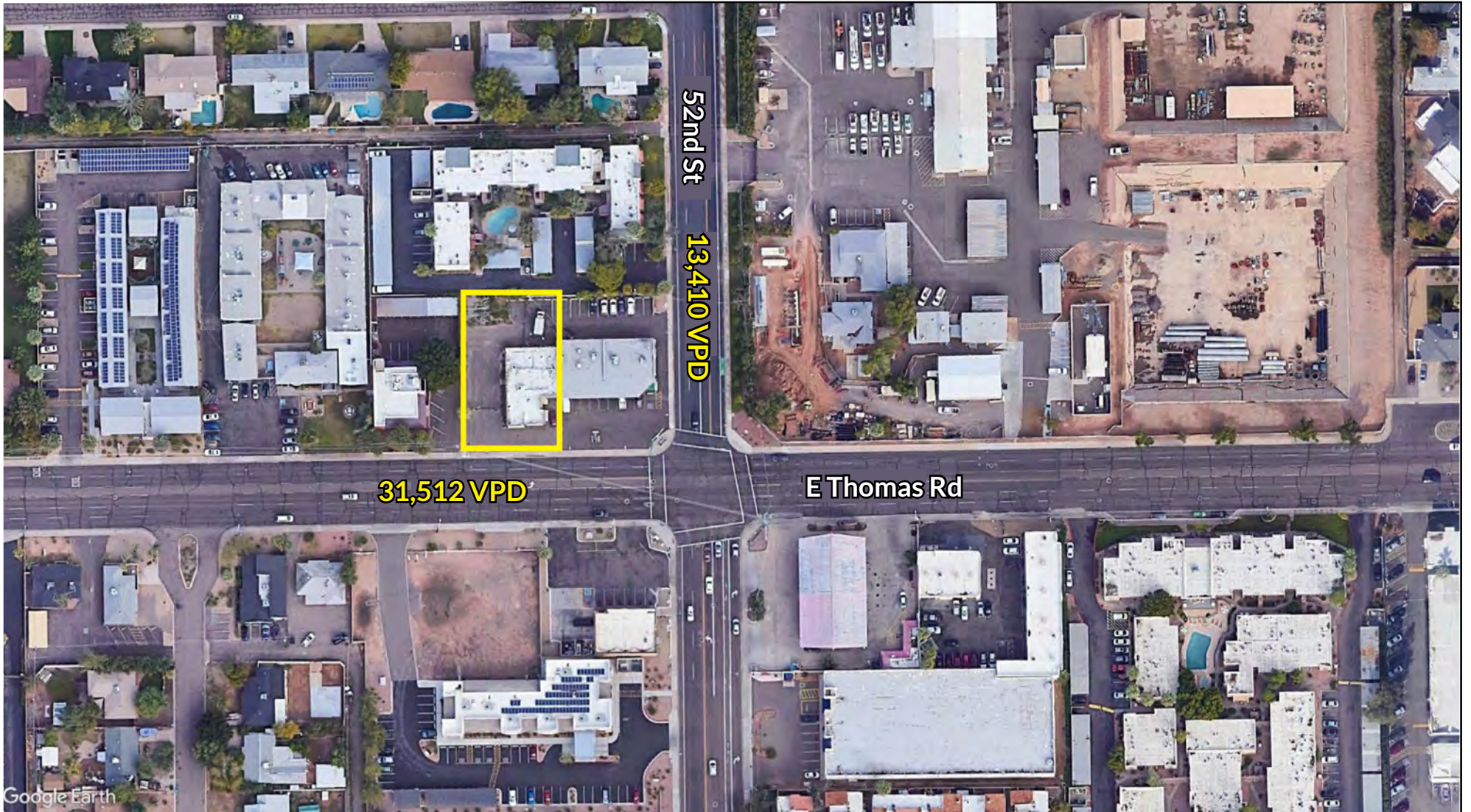
Suite A



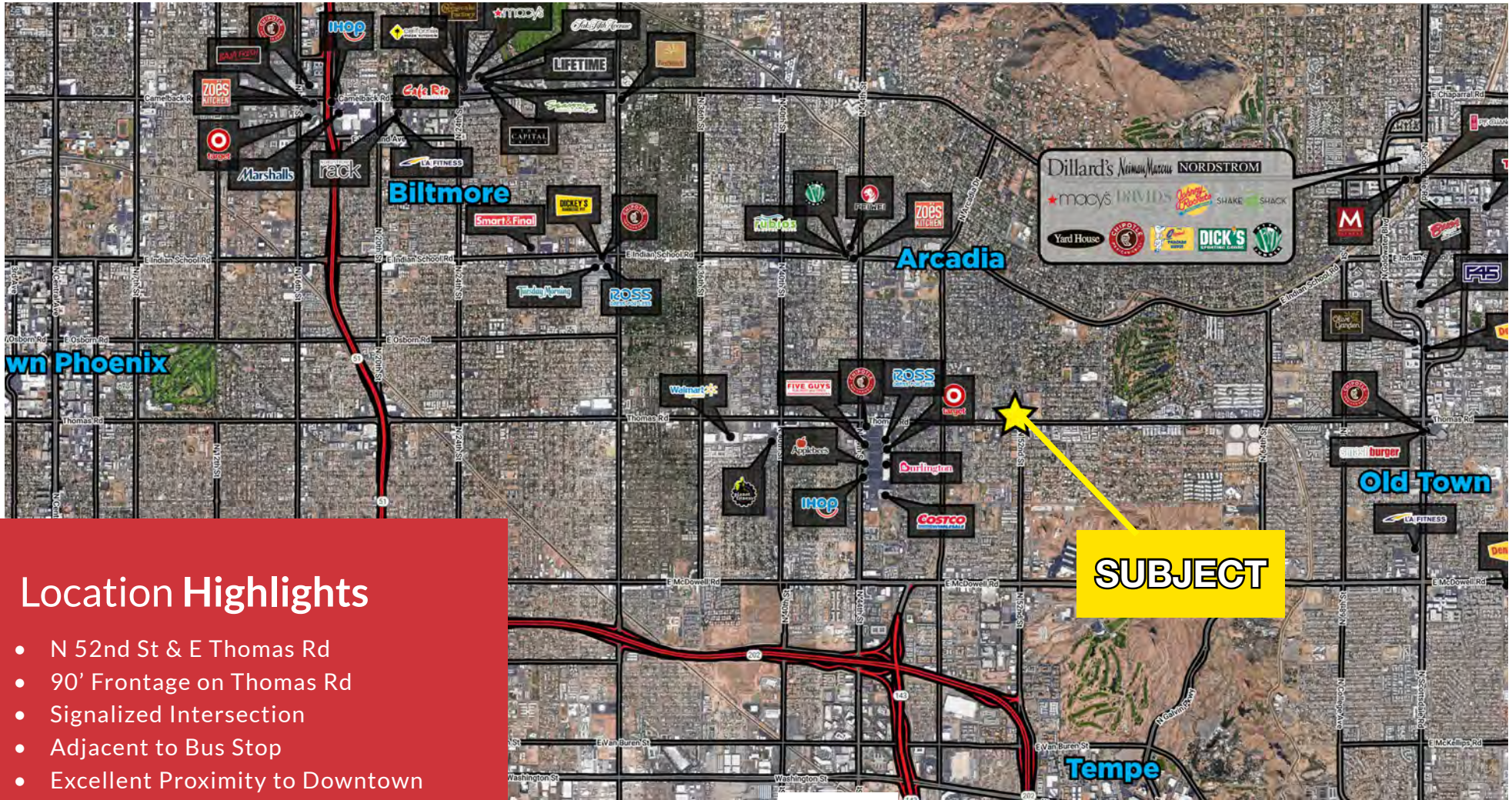
Property Photos



Property **Aerial**



Proximity **Aerial**



Location Highlights

- N 52nd St & E Thomas Rd
- 90' Frontage on Thomas Rd
- Signalized Intersection
- Adjacent to Bus Stop
- Excellent Proximity to Downtown Scottsdale, Downtown Phoenix, Loop 202, I-143, Arcadia, Tempe, & All Area Amenities

Property Demographics

1 Mile Demographics



2020 Est.
Population
15,819



2020 Est.
Households
6,981



2020 Avg
HH Income
\$93,165



Median
Home Value
\$441,299

3 Mile Demographics



2020 Est.
Population
132,179



2020 Est.
Households
56,170



2020 Avg
HH Income
\$85,222



Median
Home Value
\$358,238

5 Mile Demographics



2020 Est.
Population
310,681



2020 Est.
Households
131,922



2020 Avg
HH Income
\$86,218



Median
Home Value
\$328,654

