

FOR LEASE

# *WEST HIGHLAND CENTER*

NEC 67TH AVE & THOMAS RD, PHOENIX, AZ





## WEST HIGHLAND CENTER

### PROPERTY HIGHLIGHTS

- Property Size: ±144,116 SF
- Spaces available from ±835 SF to ±13,000 SF
- Just north of I-10 Freeway
- Over 416,262 people in a 5-mile radius\*
- 75.2% of population is Hispanic in a 5-mile radius
- ±70,386 cars per day at the intersection of 67th Ave and Thomas Rd (Source: ADOT)
- Co tenants in the center include Food City, Subway and Family Dollar

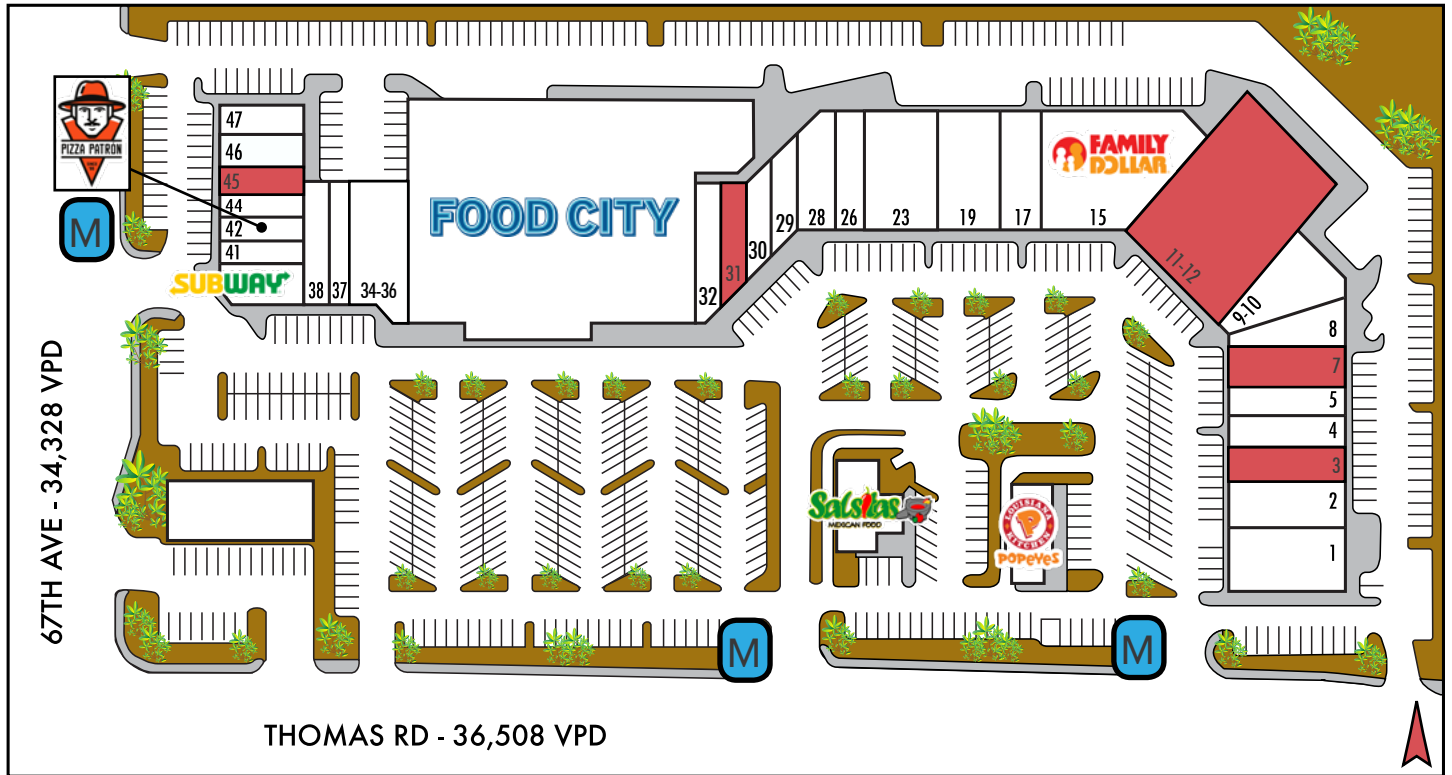
### 2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	32,315	203,794	416,262
Daytime Population	23,418	164,971	399,157
Average Household Income	\$23,418	\$164,971	\$399,157

Source: ESRI 2019\*



SITE PLAN



**M** Monument Signs       Available Spaces

Site Plan Not to Scale  
Traffic Counts: ADOT

SUITE	TENANT	±SF
1	Sherwin Williams	5,000
2	Cricket	2,930
<b>3</b>	<b>AVAILABLE</b>	<b>1,600</b>
4	N & H Investments LLC	1,200
5	Century Nails	1,200
<b>7</b>	<b>AVAILABLE</b>	<b>1,800</b>
8	Dr. Hao Dentist	1,800
9-10	Mid K Beauty Salon	5,465
<b>11-12</b>	<b>AVAILABLE</b>	<b>13,000</b>
15	Family Dollar	11,934
17	Designs Unlimited	1,700

SUITE	TENANT	±SF
19	City of Phoenix RE	3,400
23	Wavemax	3,825
26	The Water Store	1,267
27-28	Hakari Uni Sushi	2,812
29	Access Insurance	1,100
30	Cadillac Tuxedo	1,400
<b>31</b>	<b>AVAILABLE</b>	<b>1,496</b>
32	Jackson Hewitt	1,434
34-36	Steven's Shoes	4,770
37	Gardner Chiropractic	1,275
38	Good China	1,813

SUITE	TENANT	±SF
39	Subway	1,250
41	Vivar Sanamente	1,000
42	Pizza Patron	1,500
44	Sesmas Salon & Barber	779
<b>45</b>	<b>AVAILABLE</b>	<b>835</b>
46	Repasados	1,133
47	Aldo's Hot Wings	1,250
PAD	Valencia Produce Inc	2,547
ANCHOR	Food City	43,040



# WEST HIGHLAND CENTER

6544 WEST THOMAS ROAD, PHOENIX, AZ 85033



Site Plan Not to Scale

## PLEASE CONTACT:

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