WESTERN
RETAIL ADVISORS

LAND FOR SALE, GROUND LEASE, BTS OR LEASE

S/SEC 35TH AVE & THOMAS RD

2725 N 34th Dr | Phoenix, AZ 85009

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602.778.3747 | w-retail.com

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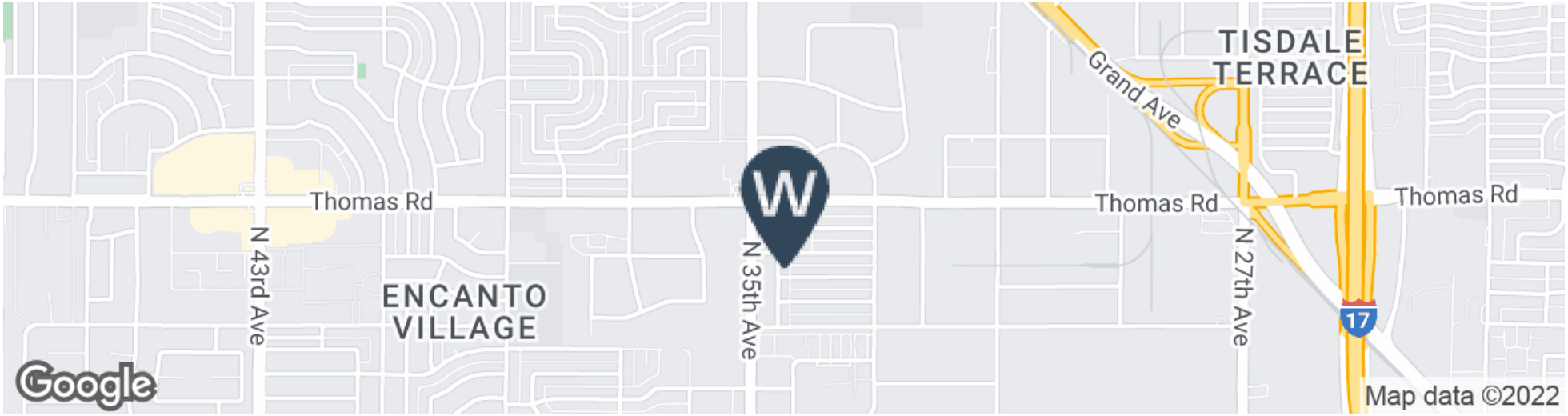

LOCATION DESCRIPTION

S/SEC 35th Ave & Thomas Rd - Phoenix

PROPERTY HIGHLIGHTS

- ±1.08 Acres for Sale, Ground Lease, BTS or Lease
- Zoned: C-2
- APN: 108-10-130E
- 32,137 ADT
- 1 mile west of the I-17 Fwy & US Route 60
- Over 463,000 people within 5 miles

AREA COTENANTS

Rio Salado College

FAMILY DOLLAR

BBVA Compass

Mobil

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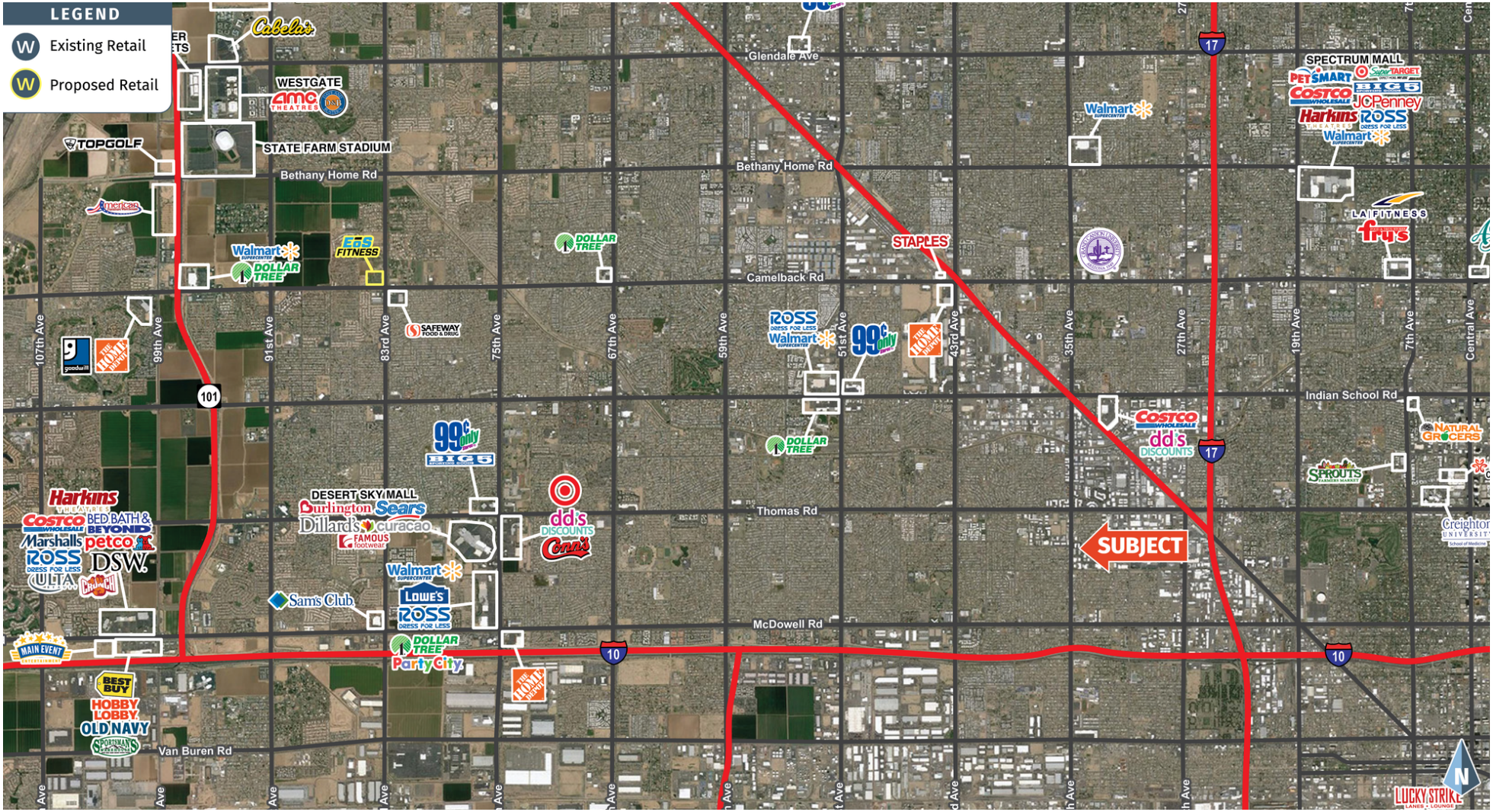

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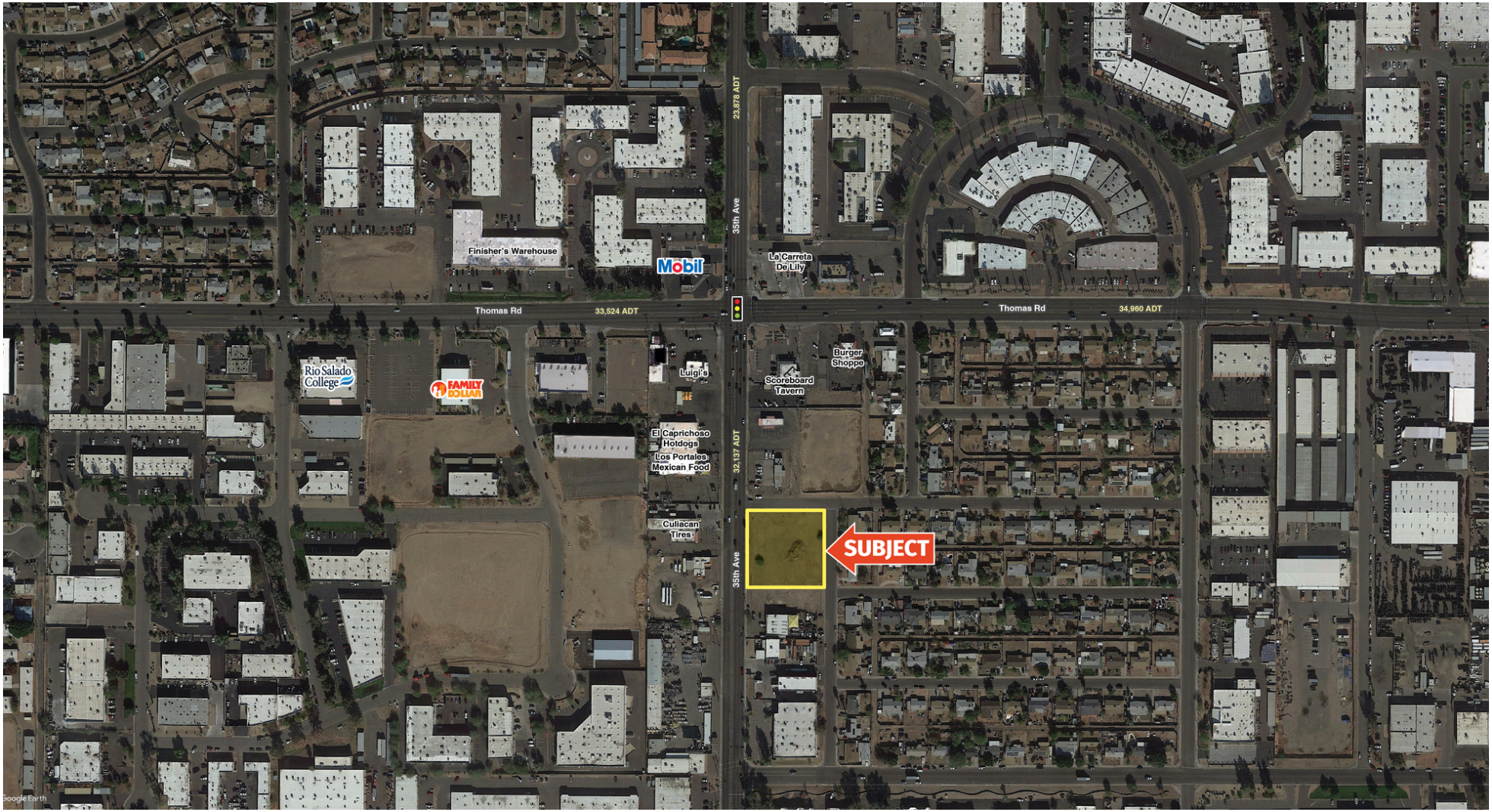

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S/SEC 35TH AVE & THOMAS RD

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	17,731	180,035	463,372
Total Population in 5 years	18,543	187,822	497,713
Annual Growth Rate	0.90%	0.85%	1.44%
Median Age	27.9	28.0	29.6
INCOME SUMMARY			
Median Household Income	$35,724	$38,373	$42,445
Average Household Income	$47,180	$51,885	$59,634
BUSINESS SUMMARY			
Total Businesses	955	4,566	15,228
Total Employees	12,270	73,058	292,571
Daytime Population	23,700	181,895	562,491
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	5.1%	4.9%	6.1%
Bachelor's Degree	4.8%	6.5%	10.8%
Graduate / Professional Degree	2.0%	3.6%	6.2%
Percent of Population with Degrees	11.91%	14.95%	23.06%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	6,302	71,199	193,452
White Collar	31.5%	37.2%	46.3%
Service Industry	25.3%	23.7%	20.5%
Blue Collar	43.2%	39.0%	33.3%
HOUSEHOLD SUMMARY			
Households	4,510	50,289	145,513
Average Household Size	3.90	3.55	3.06
Average Family Size	4.40	4.16	3.89
Median Home Value	$165,732	$197,020	$219,035

* 2020 Demographic data derived from ESRI

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