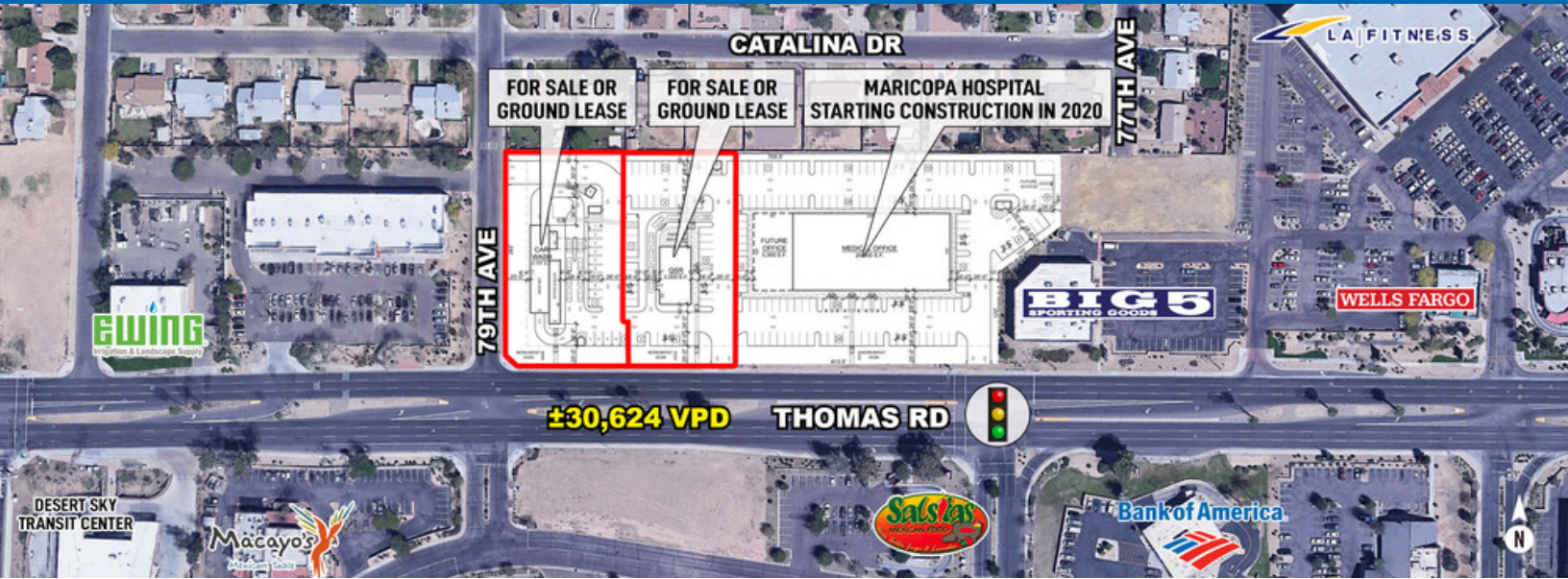


Prime West Valley Infill Site Available For Sale or Lease

W/NWC 75th Ave & Thomas Rd | Phoenix, AZ



PROPERTY HIGHLIGHTS

- Hard corner parcel - 42,422 SF
- Adjacent parcel - 37,833 SF
- Entire site - 80,255 SF
- Ideal frontage on Thomas Road with full access
- Across from Desert Sky Mall
- Dense population and traffic counts
- More than 2.1 million square feet of retail within half a mile
- Neighboring Maricopa Hospital (Starting construction in 2020)

TRAFFIC COUNTS

N: ±40,015 VPD (NB/SB)

S: ±42,201 VPD (NB/SB)

E: ±37,903 VPD (EB/WB)

W: ±30,624 VPD (EB/WB)

ADOT 2018



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	24,356	183,193	394,836
2023 Population	25,995	193,607	420,592
2018 Median HH Income	\$38,772	\$40,541	\$41,852

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

Nick DeDona
602.734.7208

ndedona@pcaemail.com

Torrey Briegel
602.734.7219

tbriegel@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

