

**FOR LEASE**



**Freestanding Office Building With A Live/Work Option**

5130 E Thomas Rd  
Phoenix, AZ 85018

**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 with a Live/Work Option
- Building Size: ± 3,300 SF
  - Suite A: ± 2,200 SF
  - Suite A & B: ± 3,300 SF
- Excellent Visibility from Thomas Rd
- 7 Offices, 2 Bathrooms, Conference Room
- 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

Suite #	SF	Rate
A	2,200 SF	\$15/ SF + \$250 Utility Fee
A & B	3,300 SF	\$18.00/SF + NNN

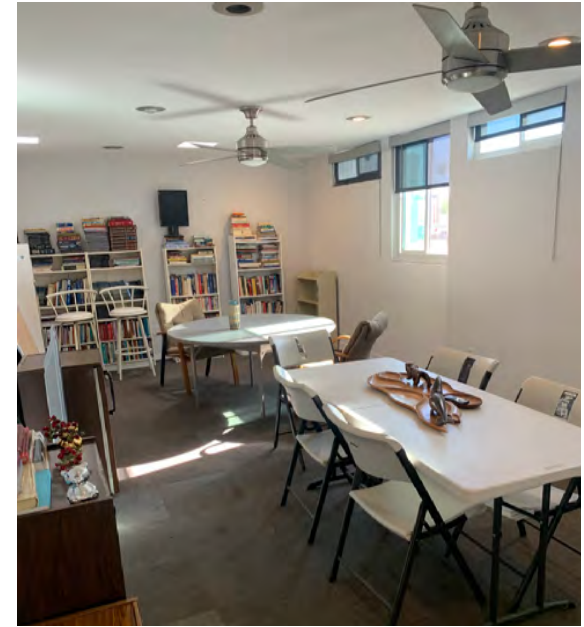
**Suite B**



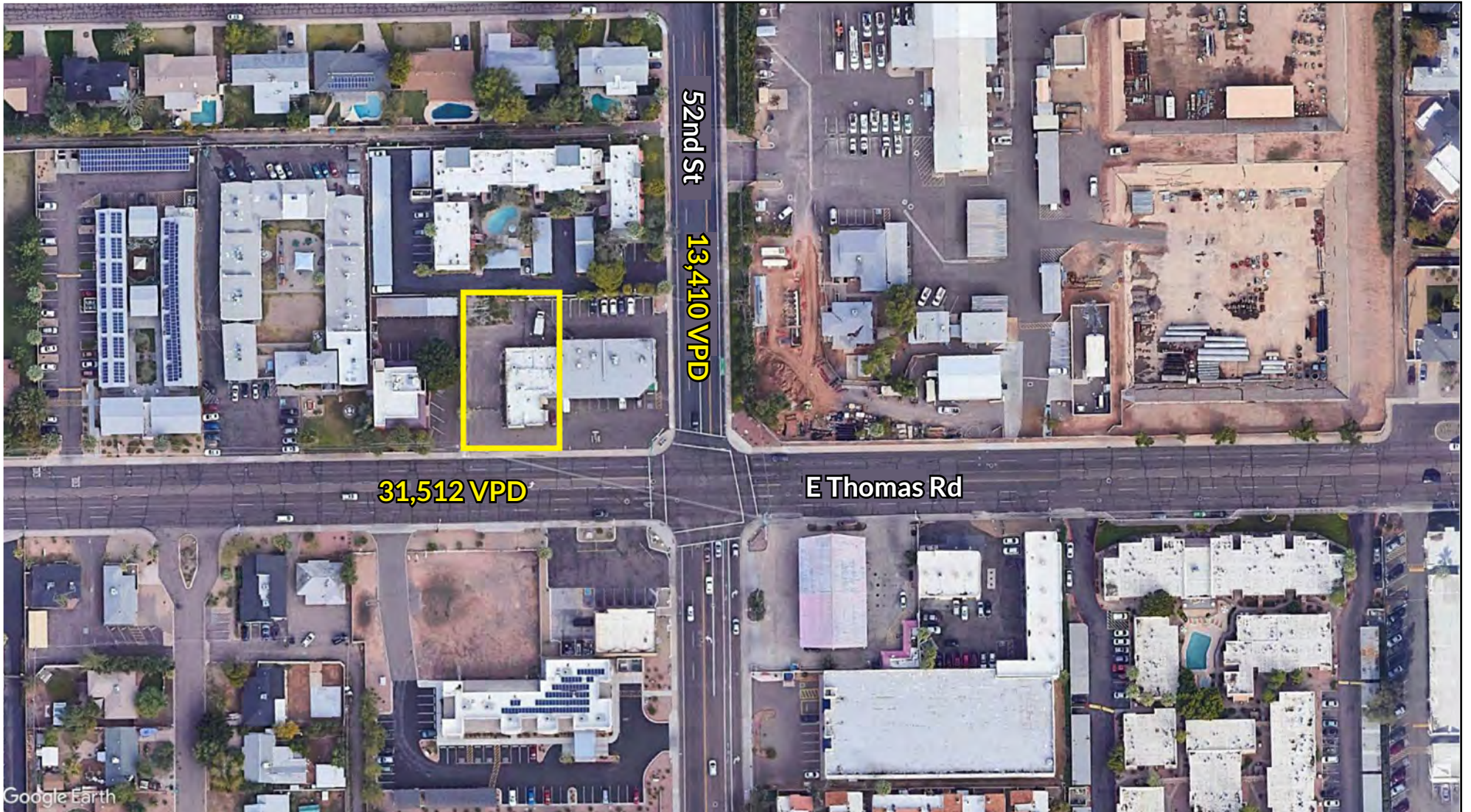
**Suite A**



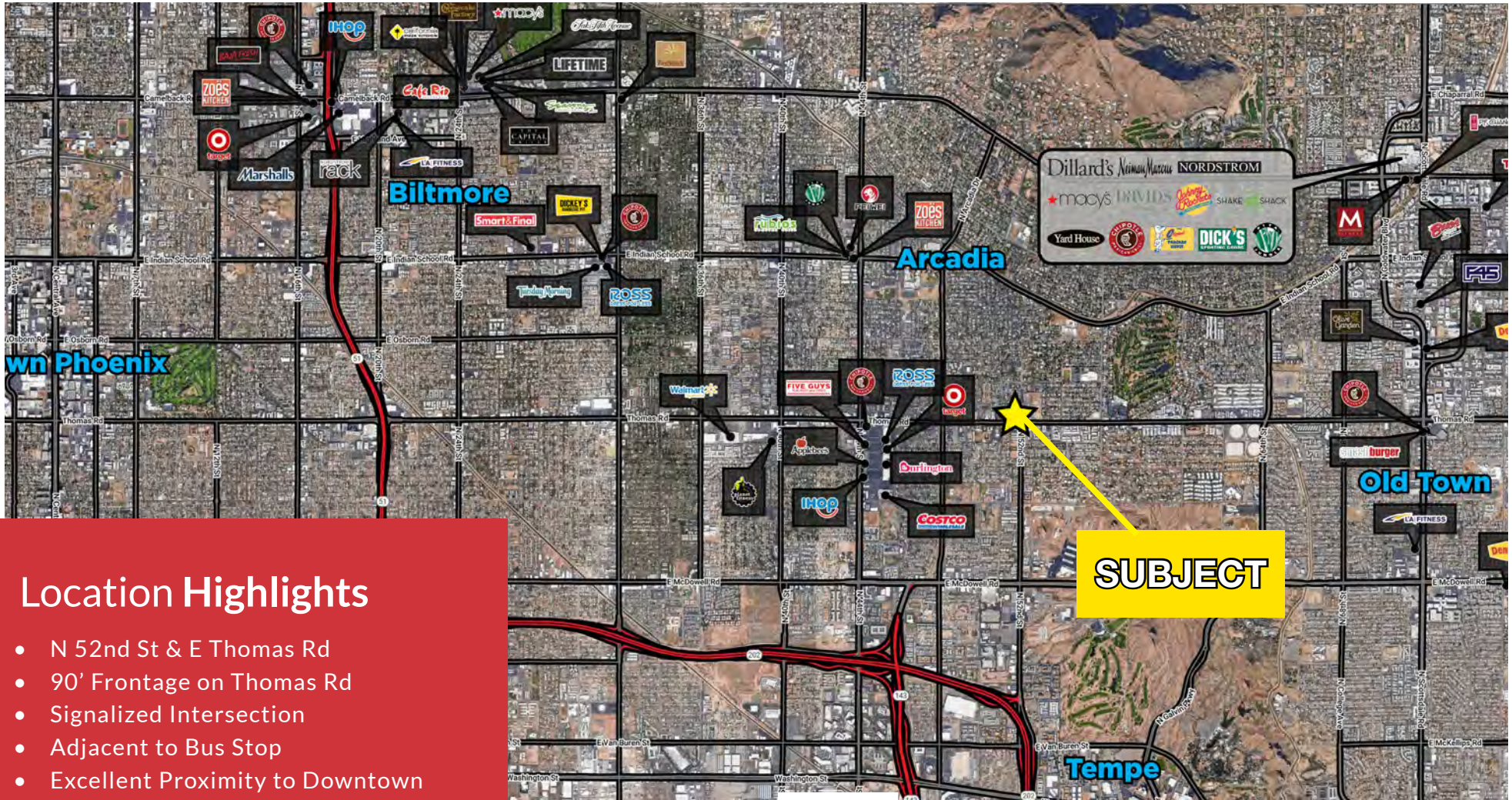
# Property Photos



# 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**

