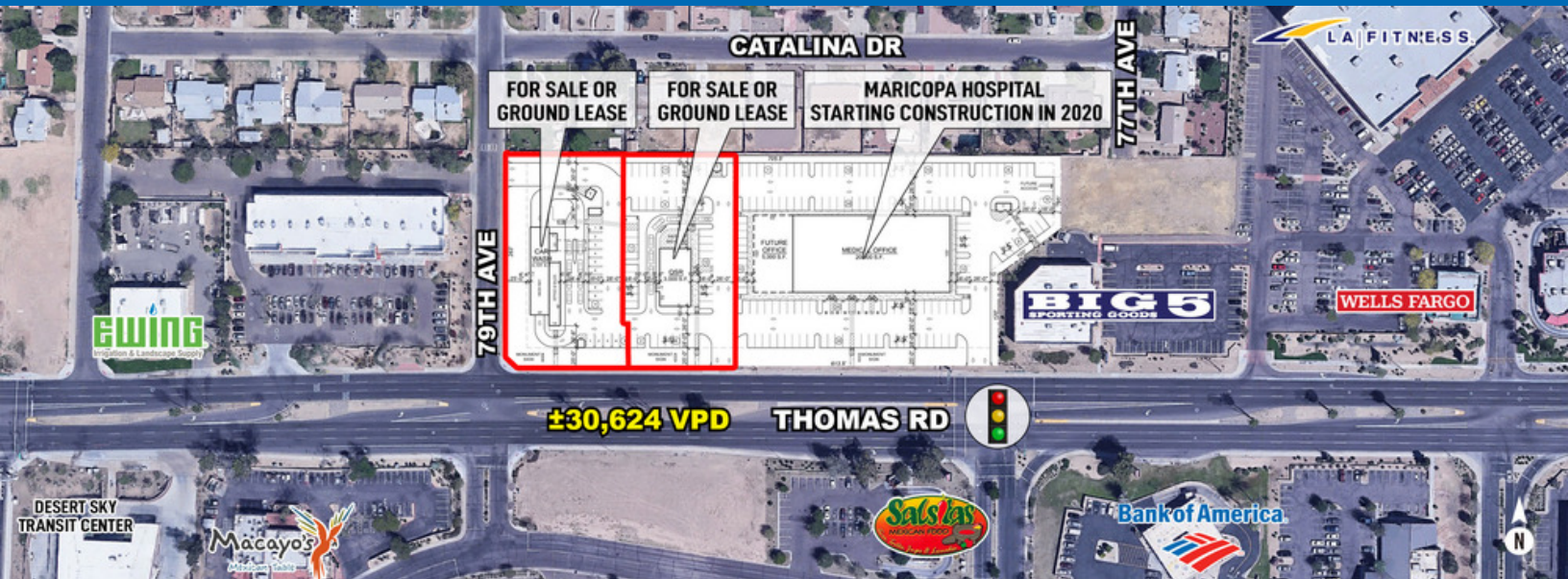


Prime West Valley Infill Site Available For Sale or Lease

NEC 79th 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

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