

AVAILABLE ±31,624 SF PAD



RETAIL PAD OPPORTUNITY NEC LOOP 101 & THOMAS ROAD | PHOENIX, AZ

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com



PROPERTY HIGHLIGHTS

Property Features

- Direct freeway adjacency with exposure to over $\pm 200,000$ vehicles per day on Loop 101
- Located within a rapidly growing West Phoenix corridor near State Farm Stadium and Westgate Entertainment District
- Dense trade area with $\pm 390,451$ residents within a 5 mile radius
- Strong average household incomes of $\pm \$118,103$ within 1 mile
- Daytime population exceeding $\pm 309,000$ within a 5 mile radius

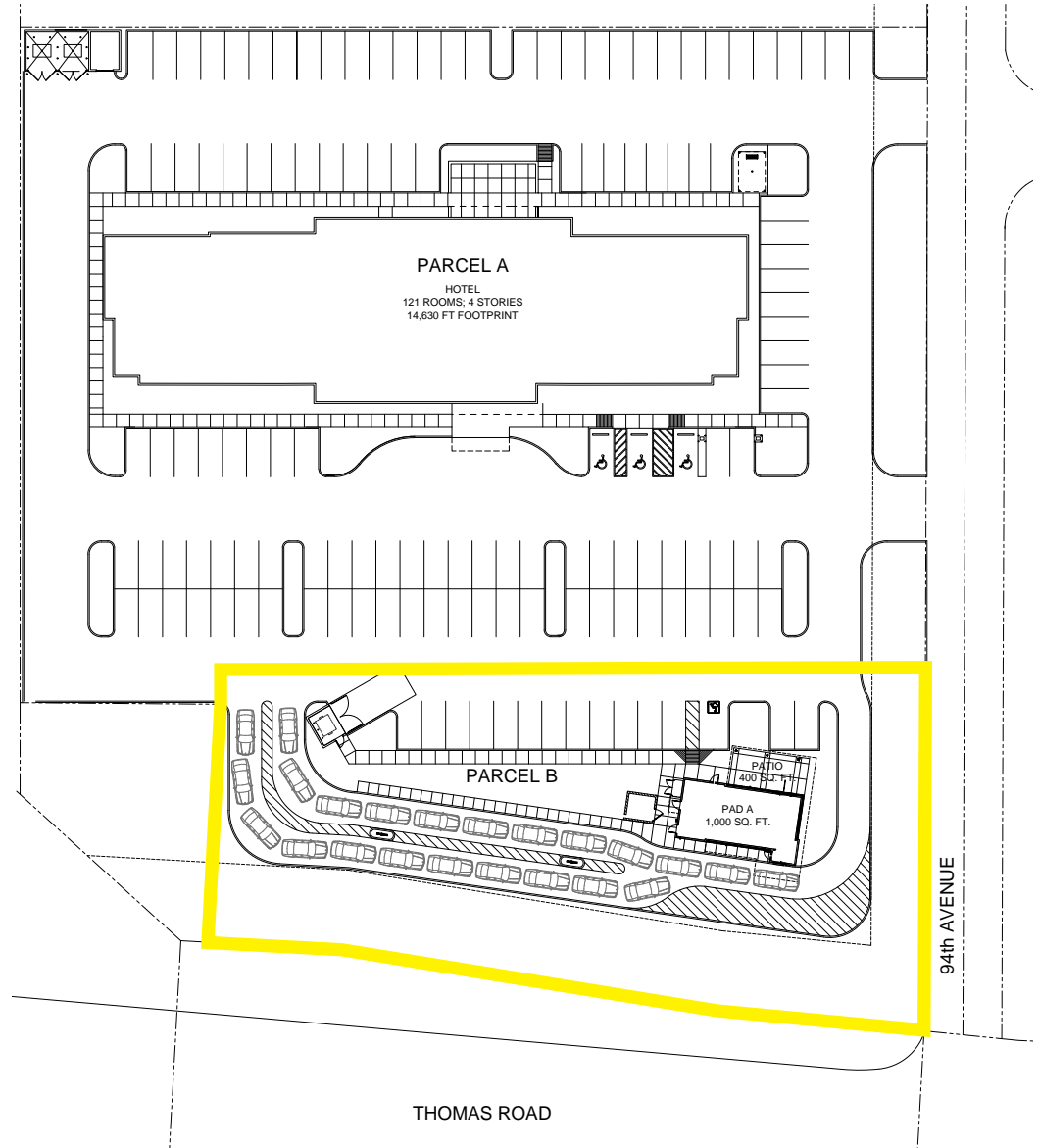
Demographics: *ESRI 2025

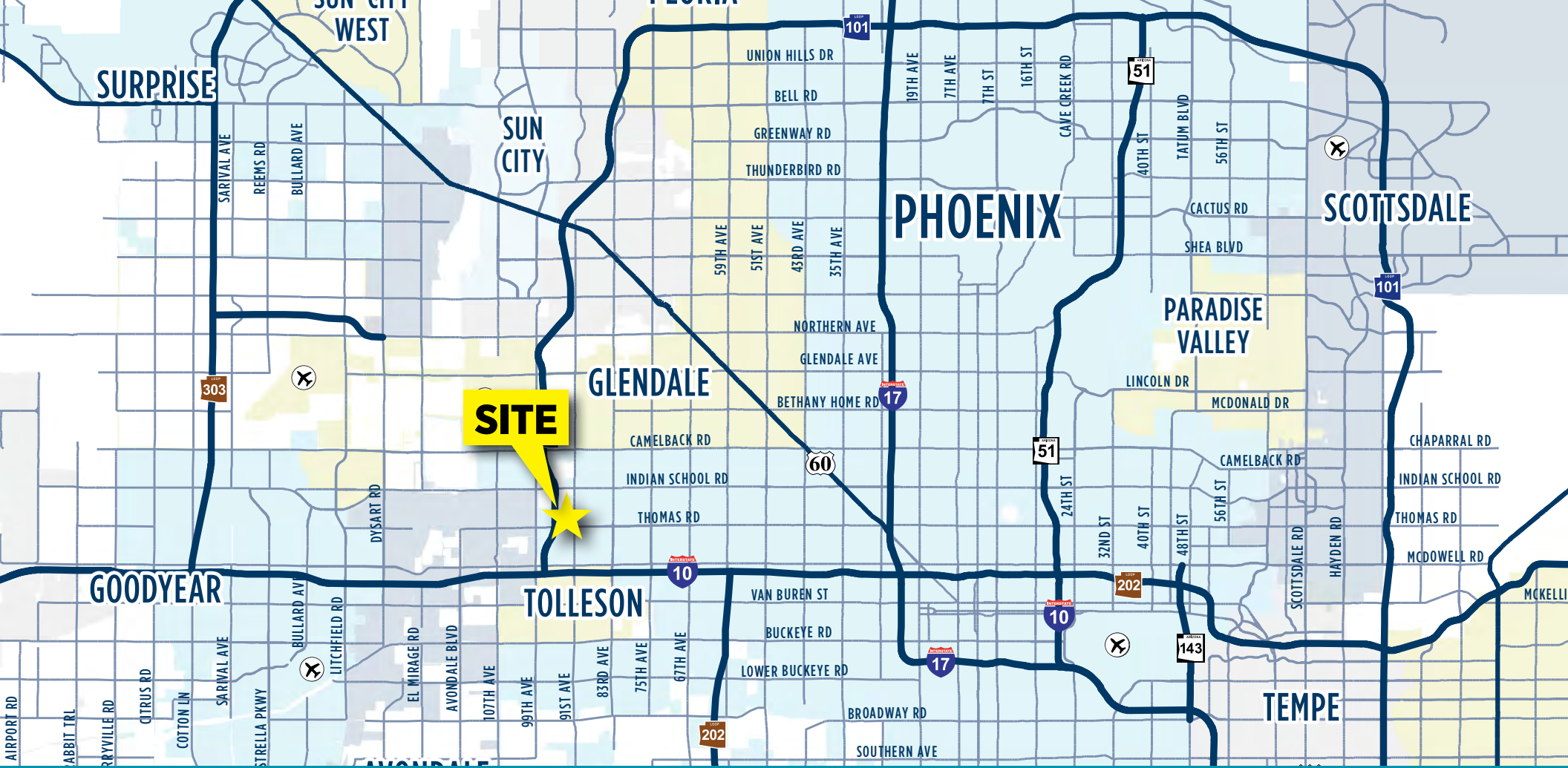
	1 MILE	3 MILES	5 MILES
Population	18,980	149,390	390,451
Average Household Income	\$118,103	\$101,492	\$100,362
Daytime Population	16,595	124,532	309,333
Households	5,195	48,308	123,032

Traffic Counts: *ADOT

NORTH ON LOOP 101:	$\pm 177,921$ VPD
SOUTH ON LOOP 101:	$\pm 207,022$ VPD
EAST ON THOMAS ROAD:	$\pm 30,208$ VPD
WEST ON THOMAS ROAD:	$\pm 23,040$ VPD

Conceptual Site Plan





CONTACT INFORMATION

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