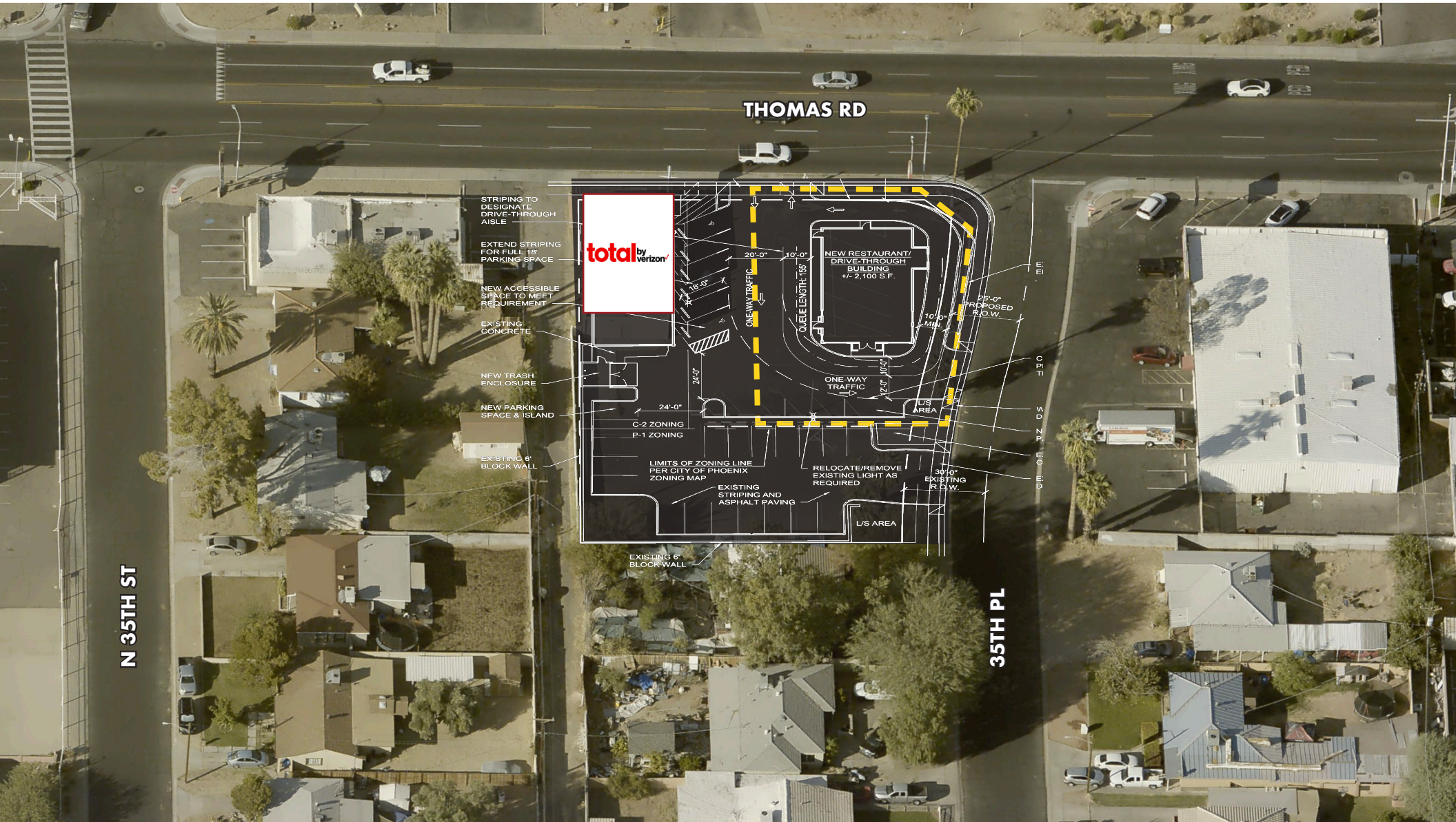


INFILL DRIVE THRU PAD AVAILABLE FOR BTS OR GL
SWC 35TH PL & THOMAS RD
 3517 E Thomas Rd Phoenix, AZ 85018



FOR BTS OR GL

INFILL DRIVE THRU PAD AVAILABLE

Site Information

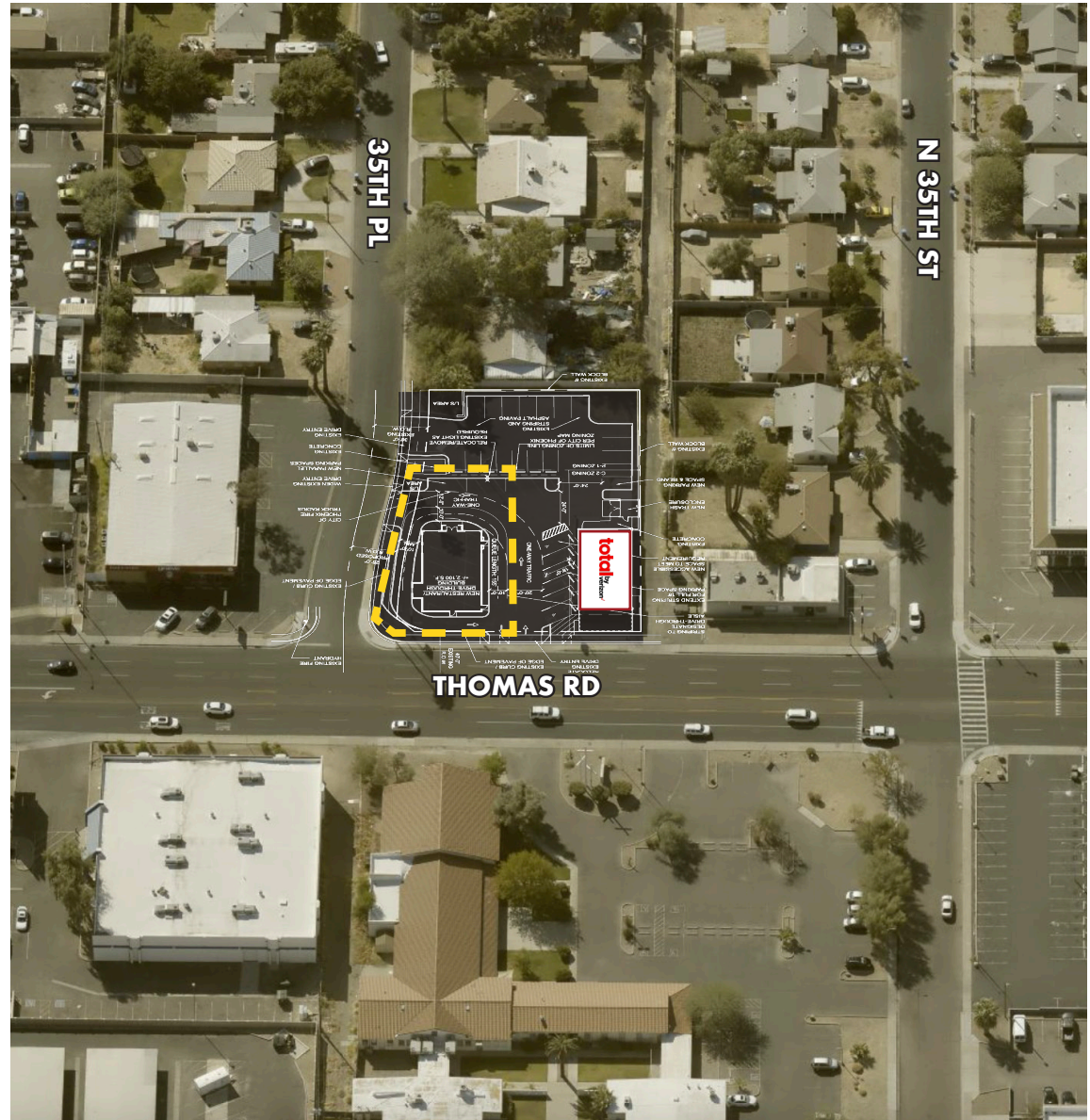
3517 E Thomas Rd
Phoenix, AZ 85018

- Available for BTS or GL
- Up to ±2,100 SF Drive Thru Building
- Monument Sign
- Excellent Visibility
- Over 51,000 VPD at Intersection
- Over 305,000 Residents Within a 5-mile Radius
- Going to Work Side of the Street

Nearby Tenants



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JAKE ERTLE

480.214.9419
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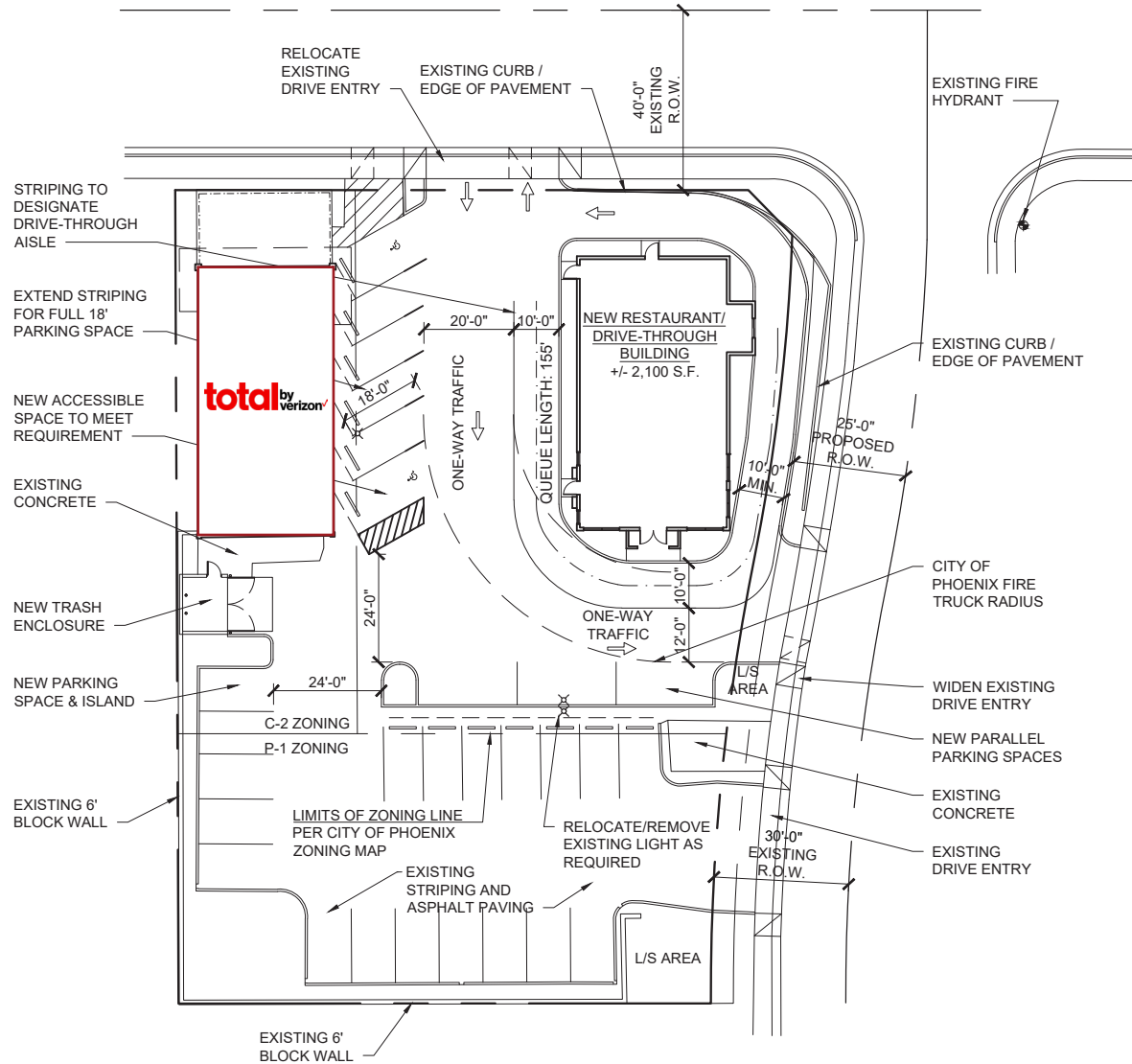
NIC CHAVIRA

480.214.9402
Nic@RGcre.com

FOR BTS OR GL

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Site Plan



FOR BTS OR GL

INFILL DRIVE THRU PAD AVAILABLE

Site Information



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Phoenix, AZ 85018

1 Mile 3 Mile 5 Mile

POPULATION

	1 Mile	3 Mile	5 Mile
2010 Population	24,103	139,434	256,544
2023 Population	27,272	156,259	305,993
2028 Population Projection	27,631	158,090	312,296
Annual Growth 2010-2023	1.0%	0.9%	1.5%
Annual Growth 2023-2028	0.3%	0.2%	0.4%
Median Age	36	36.2	38
Bachelor's Degree or Higher	19%	28%	36%
U.S. Armed Forces	26	147	232

POPULATION BY RACE

	1 Mile	3 Mile	5 Mile
White	22,272	125,608	245,517
Black	1,969	13,292	25,044
American Indian/Alaskan Native	1,471	8,150	15,468
Asian	553	3,938	9,361
Hawaiian & Pacific Islander	104	441	809
Two or More Races	903	4,830	9,794
Hispanic Origin	15,927	78,909	124,695

HOUSING

	1 Mile	3 Mile	5 Mile
Median Home Value	\$317,500	\$367,774	\$391,639
Median Year Built	1964	1969	1971

1 Mile 3 Mile 5 Mile

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2010 Households	8,973	55,654	109,633
2023 Households	10,155	62,350	133,312
2028 Household Projection	10,288	63,085	136,417
Annual Growth 2010-2023	0.5%	0.5%	1.0%
Annual Growth 2023-2028	0.3%	0.2%	0.5%
Owner Occupied Households	4,568	25,757	56,012
Renter Occupied Households	5,720	37,328	80,404
Avg Household Size	2.7	2.5	2.2
Avg Household Vehicles	2	2	1
Total Specified Consumer Spending (\$)	\$284.9M	\$1.8B	\$4B

INCOME

	1 Mile	3 Mile	5 Mile
Avg Household Income	\$75,842	\$83,416	\$90,476
Median Household Income	\$50,873	\$55,609	\$60,362
< \$25,000	2,400	12,992	27,578
\$25,000 - 50,000	2,616	15,468	29,171
\$50,000 - 75,000	1,687	10,989	22,165
\$75,000 - 100,000	982	6,728	14,974
\$100,000 - 125,000	816	4,366	10,284
\$125,000 - 150,000	492	3,241	7,082
\$150,000 - 200,000	530	3,158	7,959
\$200,000+	631	5,409	14,098

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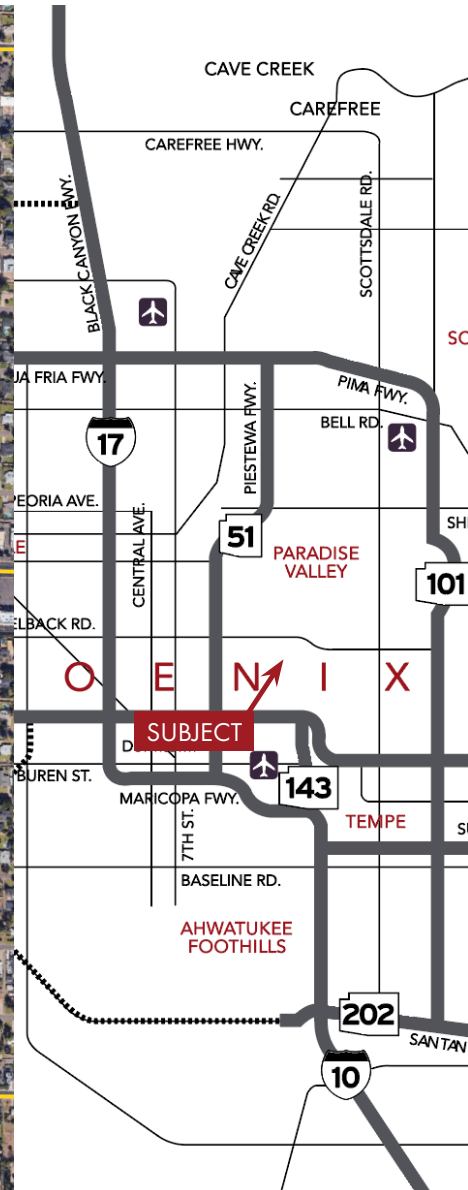
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Location Maps



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