

# FOR LEASE



**J.T. TAYLOR**

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M: (480) 225.6484

jt.taylor@orionprop.com

Lease Rate:

**\$12.00 - \$18.00 + electricity**  
*\*Promotional Rate Available*

Available Space:

**±4,500 SF - ±500 SF**  
*\*Demisable*

Parking:

**4/1,000 SF**

[CLICK TO VIEW PROPERTY VIDEO](#)

## PROPERTY HIGHLIGHTS:

- ✓ Mid-century, two-story commercial building.
- ✓ Strong visibility and convenient access to major thoroughfares.
- ✓ Flexible floor plan options with private offices.
- ✓ Ground-floor entry and plug-and-play capabilities.
- ✓ Ideal for small businesses seeking a move-in-ready environment.



# FLOOR PLAN



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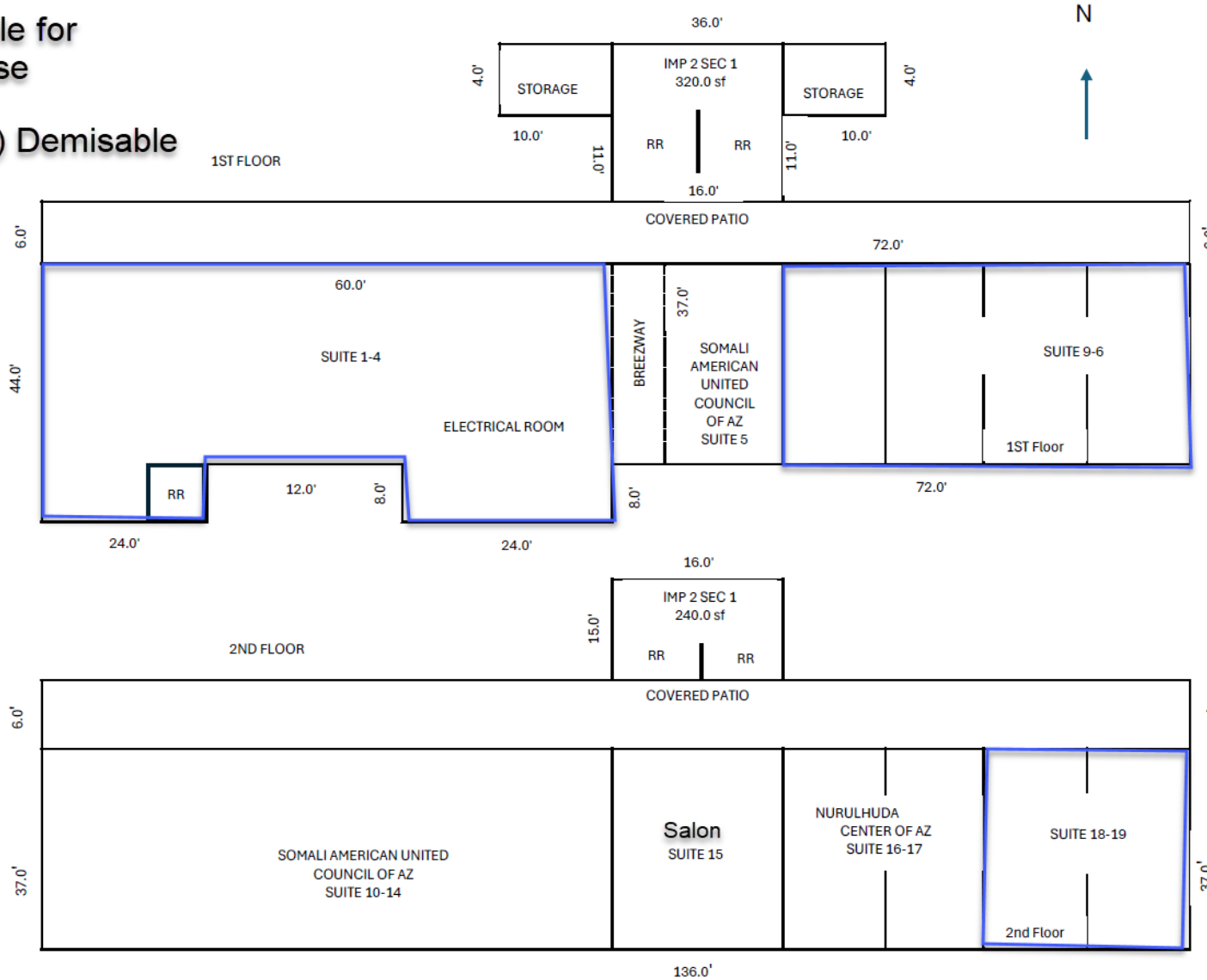
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THOMAS ROAD

Available for  
Lease

Space(s) Demisable



**DO NOT DISTURB TENANTS,  
ALL PROPERTY TOURS TO BE SCHEDULED**

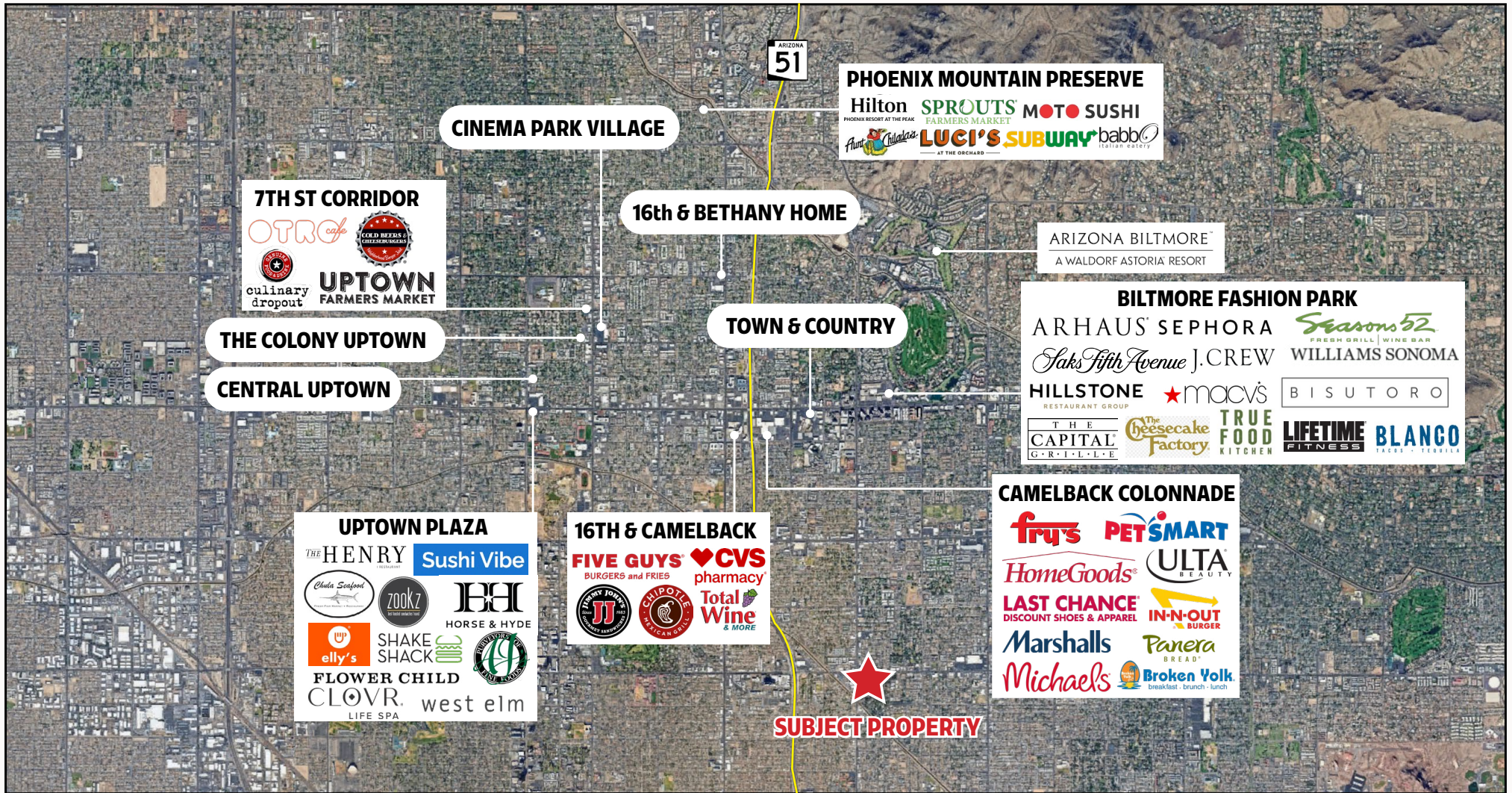
# PROPERTY PHOTOS

±10,608 SF FLEXIBLE COMMERCIAL SPACE



# AREA OVERVIEW

ONE OF PHOENIX'S MOST DESIRABLE AREAS



**THE COLONY UPTOWN**

LOCO PATRÓN MEXICAN GRILL | DOUGH BIRD | The Neighborly | eggstasy

**CENTRAL UPTOWN**

POSTINO | F&F | CHURRO | WINDSOR | Joyride

**CINEMA PARK VILLAGE**

BS | STARBUCKS COFFEE | SPINATO'S PIZZERIA | ACE Hardware | PITA JUNGLE | Bashas'

**16TH & BETHANY HOME**

HORN MEATS | The Genuine | ZIPPS | TEXAZ | CRUST PIZZA | BLUEWATER GRILL | LUCI'S EOs | AFTERMATH | Sweet Republic | Dick's Hideaway

**TOWN & COUNTRY**

RACK Macintosh | noodles & COMPANY | WHOLE FOODS MARKET | TRADER JOE'S | Cafe Rio MEXICAN GRILL | PIZZERIA BIANCO

# PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



5 MILE DAYTIME POPULATION  
**629,831**



5 MILE AVG HOUSEHOLD INCOME  
**\$122,320**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>31,755</b>	<b>318,929</b>	<b>629,831</b>
Employees:	<b>11,213</b>	<b>149,447</b>	<b>306,429</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>7,777</b>	<b>77,984</b>	<b>149,184</b>
Average Size:	<b>2.6</b>	<b>2.1</b>	<b>2.1</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$98,602</b>	<b>\$117,549</b>	<b>\$122,320</b>
Annual Household Expenditure:	<b>\$786.74 M</b>	<b>\$7.9 B</b>	<b>\$15.11 B</b>

