

FOR SALE

REDEVELOPMENT OPPORTUNITY



CLICK TO VIEW PROPERTY VIDEO

3546 E Thomas Rd

Phoenix, Arizona 85018

SALES PRICE: \$6,800,000

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CBRE

Property Overview

The Offering

Positioned on a high-visibility hard corner at 35th Street and Thomas Road, this Central Phoenix property benefits from excellent ingress/egress with four access points—two along Thomas Road and two along 35th Street. The site includes a generous parking lot with 115 spaces, providing ample capacity for events, services, and daily operations.

The campus is comprised of four buildings designed to support a wide range of ministry, community, and administrative functions. Key features include a dedicated sanctuary/worship center, a Fellowship Hall equipped with a commercial-grade kitchen and dual pantries, and a thrift store prominently located at the front of the property. Outdoor amenities include a courtyard and children's play area, while both the east and west wings offer six to seven individual offices each, creating flexible space.

±28,069

Gross Building Area Square Feet

±125,500

Square Foot Lot Size

±2.88

Acre Lot Size

C (Commercial)

Zoning

±3.67/1,000

Parking. Includes 106 open spaces and 8 handicapped spaces



Sales Price: \$6,800,000

A highly visible, four-building campus ready for its next chapter—expansion, redevelopment or re-purposing.

Property Overview





Area Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population	22,871	149,466	300,251
2030 Total Population	23,102	152,287	321,680



DAYTIME POPULATION

2025 Daytime Population	21,624	190,304	523,767
Daytime Workers	53.3%	65.4%	76.2%



HOUSING VALUE

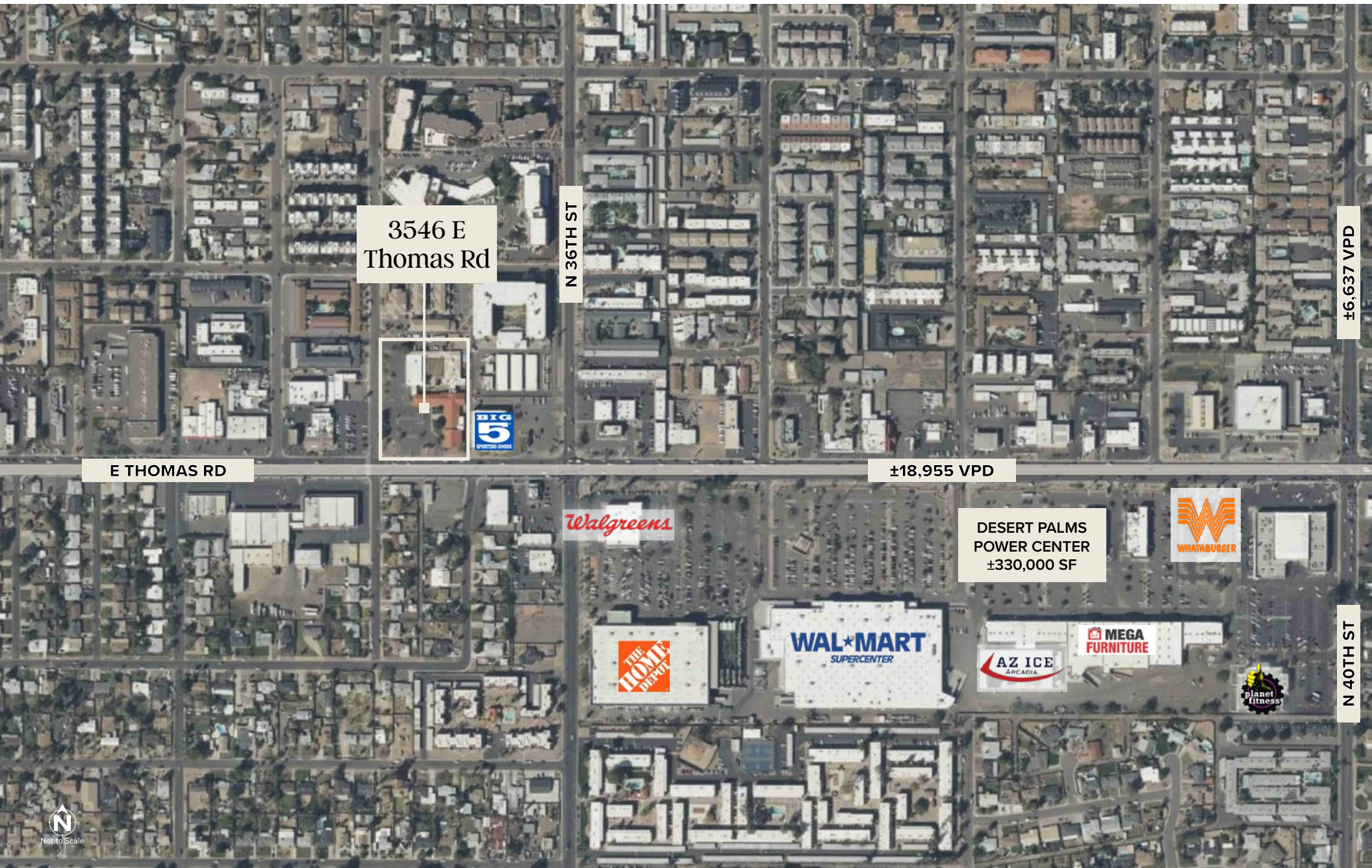
	1 MILE	3 MILES	5 MILES
2025 Owner Occupied Housing Units	4,679	27,853	57,100
2025 Median Value of Owner Occupied Housing Units	\$474,162	\$584,955	\$616,202



BUSINESSES

2025 Businesses	715	7,490	21,601
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