



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

THE SHOPS AT 40 PALMS ARCADIA

SEC of 40th St. & Thomas Rd.
4041 E. Thomas Road, Phoenix, AZ

FOR LEASE

2,000 - 7,000 SF Available

Freestanding Hard Corner
Building

Newly Remodeled

Arcadia Trade Area

Ideal Tenant Mix

Very Busy Intersection

Wal-Mart, Home Depot
across the street



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

JARED LIVELY

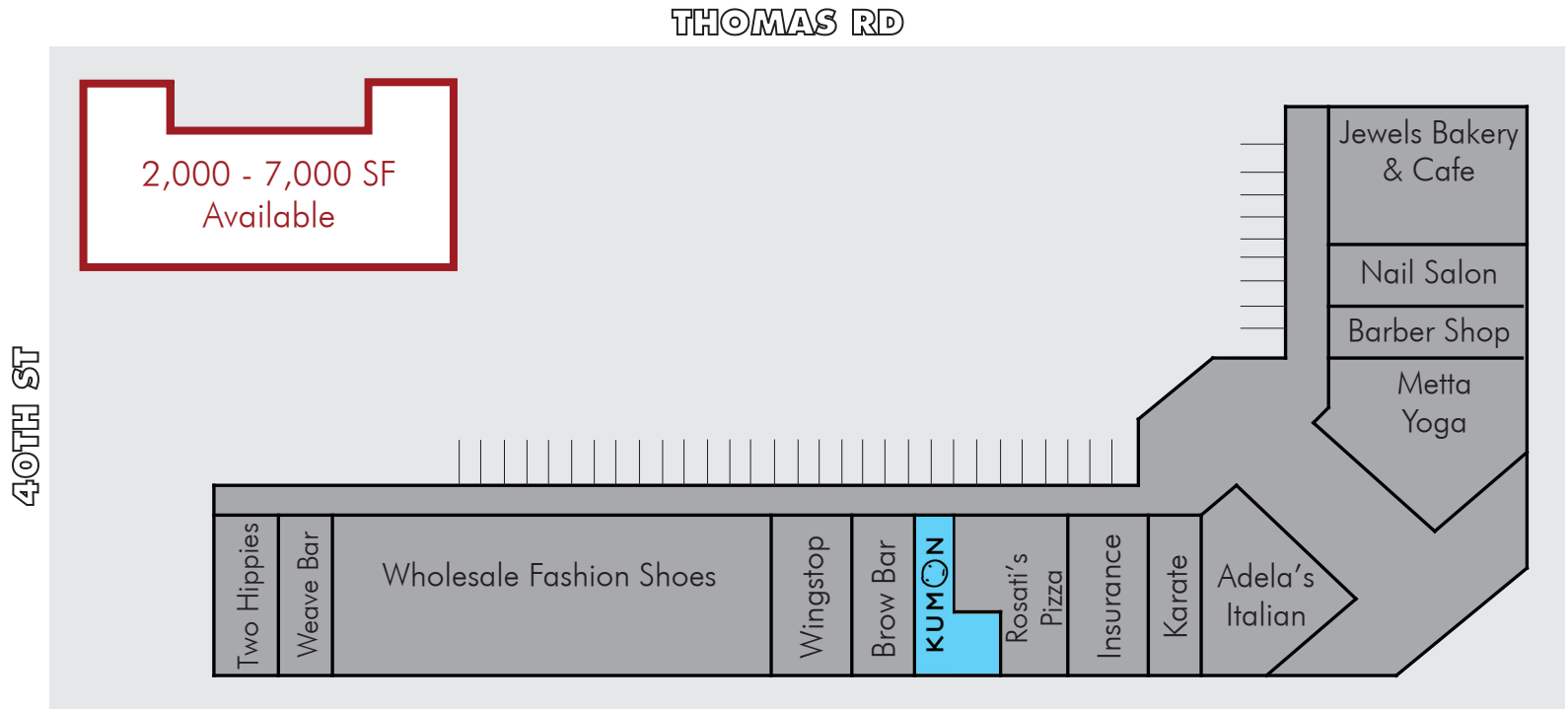
480.214.9411
Jared@RGcre.com

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AVAILABLE SUITES

- 4001 E. Thomas
- 2,000 - 7,000 SF Available
- Hard Corner Retail
- Large Monument Signs
- 70,000 Vehicles Per Day



The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

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DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	23,038
3 Mile	140,938
5 Mile	290,720

Average Household Income

1 Mile	\$57,955
3 Mile	\$66,428
5 Mile	\$70,164

TRAFFIC COUNT

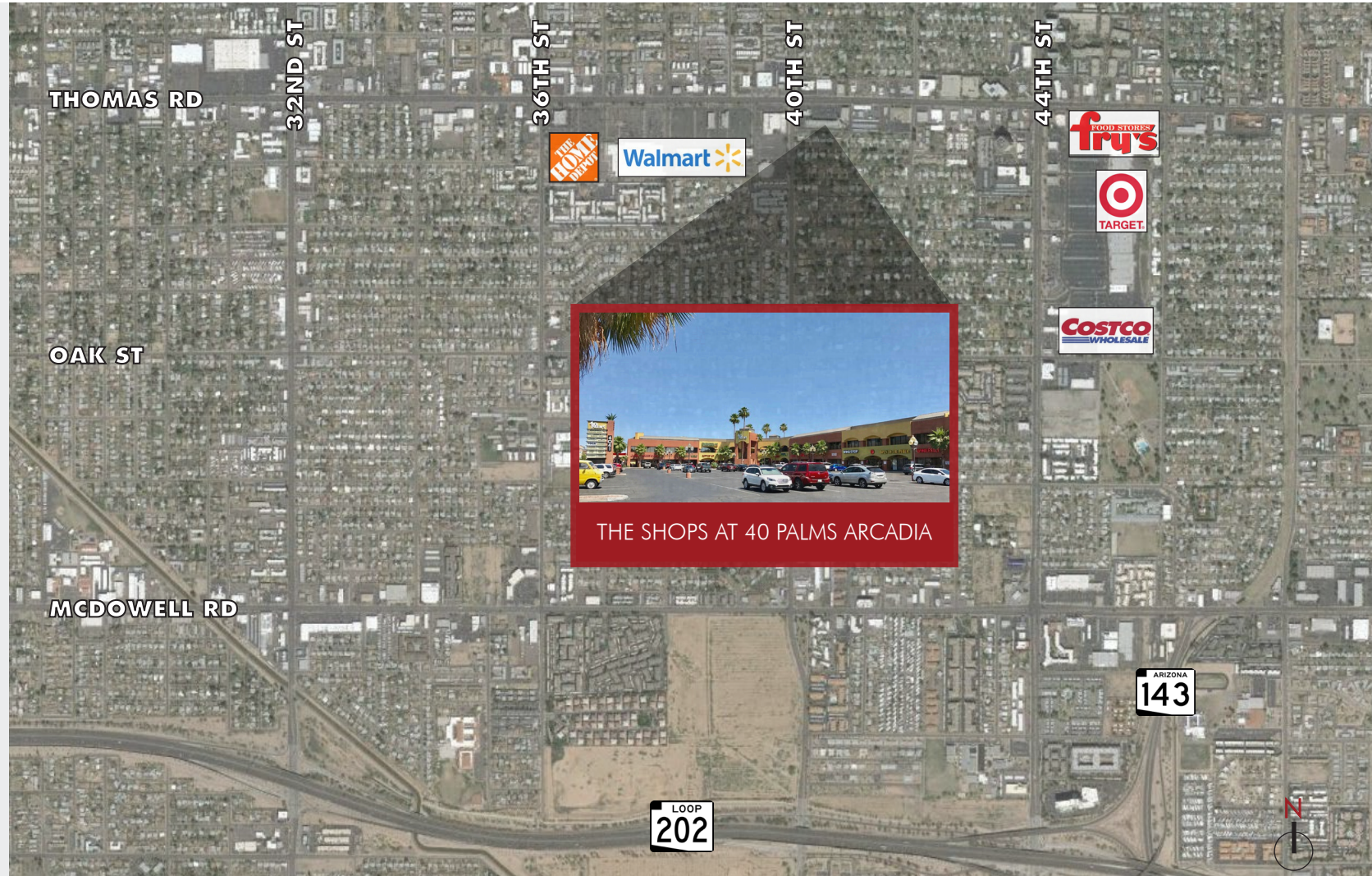
(2015)

Thomas Road

East	42,400
West	40,800

40th Street

North	28,900
South	24,600



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