



RARE FREESTANDING RESTAURANT BUILDING INVESTMENT

SEC Thomas Rd. & 24th St.
2445 E. Thomas Rd., Phoenix, AZ

FOR SALE

\$1,425,000

4,400 SF plus Large Patio

Beautiful Turnkey Restaurant,
No Expense was Spared

Large Pocket Windows
Folding into the Walls

Kitchen, Bar, TV's
Everything Included

Very High End Design

6.38% Cap Rate

3% Annual Increases

4 Years Remaining on
New 5 Year Lease

Major Remodel in 2015
Converted from Office
Building to High End
Restaurant Buildout

All New Electrical, HVAC
and Roof



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

JARED LIVELY

480.214.9411
Jared@RGcre.com

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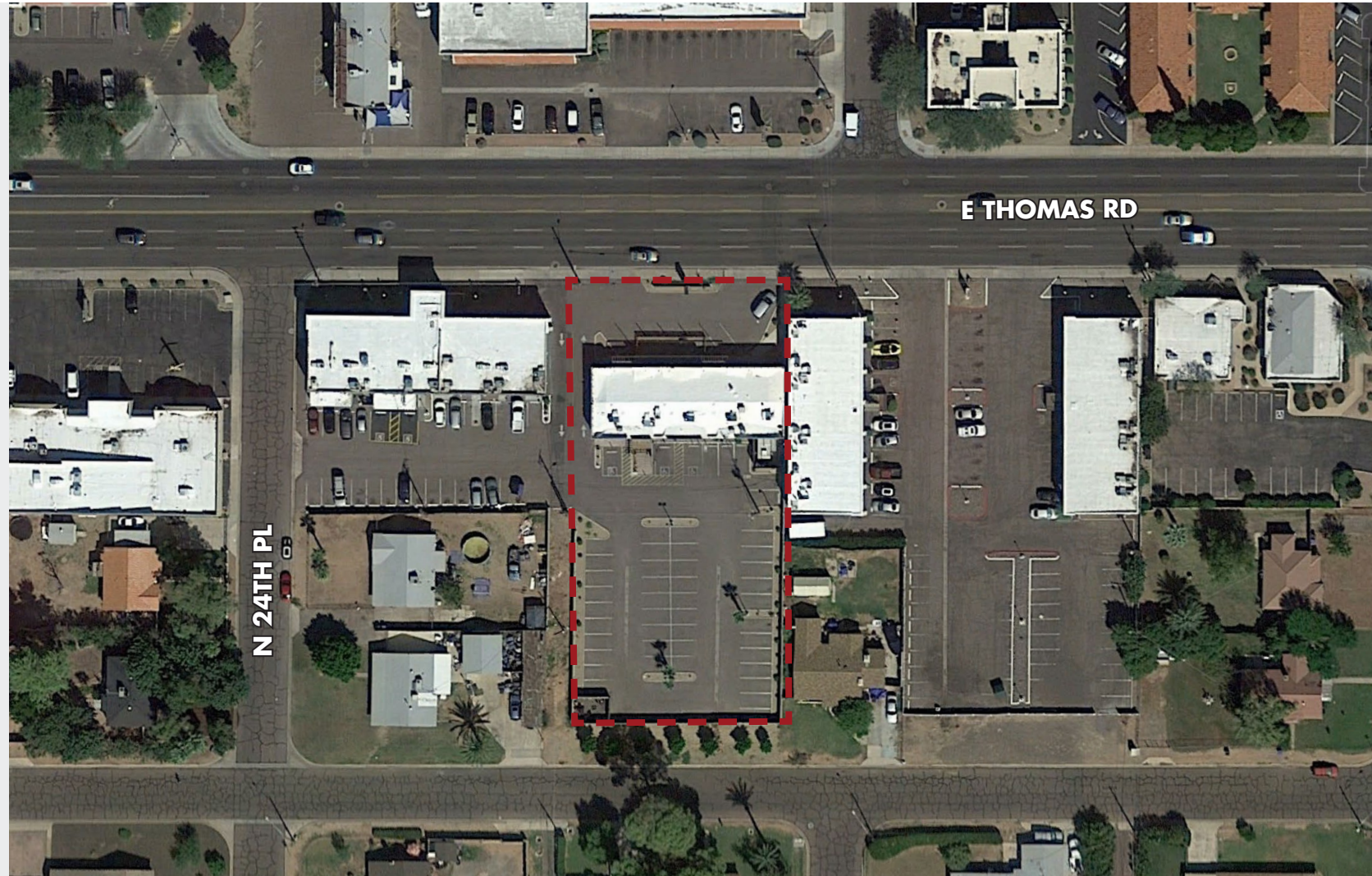
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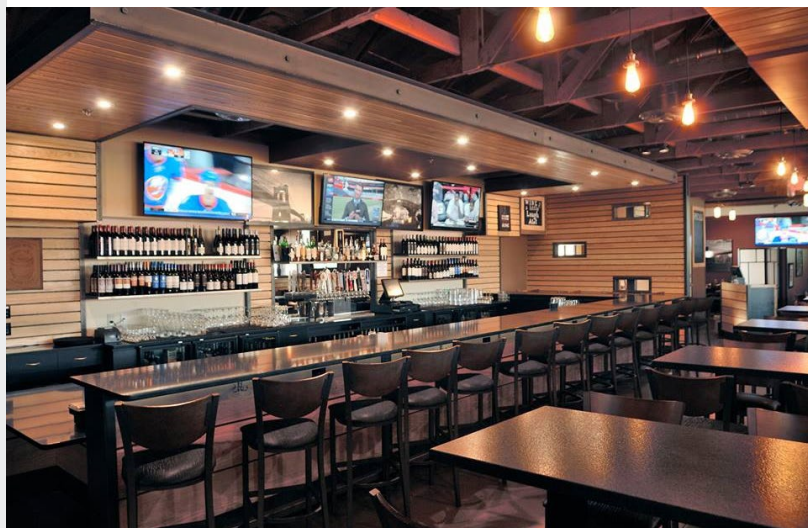
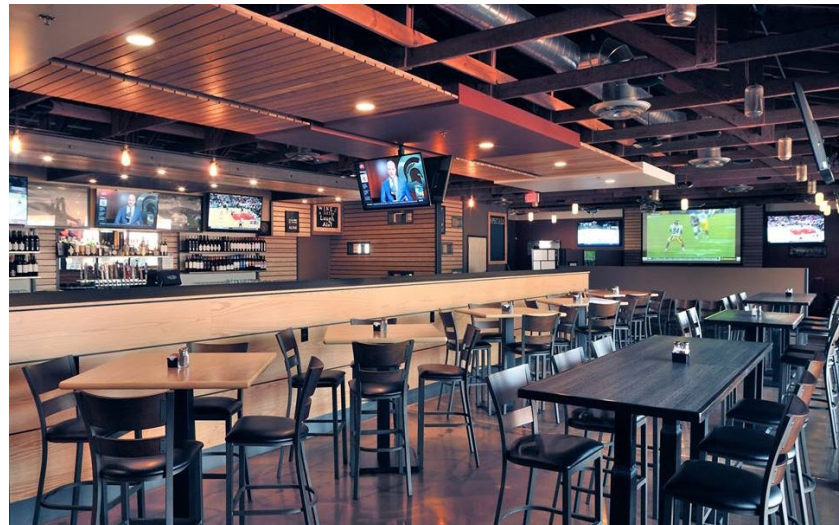
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DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	23,995
3 Mile	166,874
5 Mile	311,770

Average Household Income

1 Mile	\$46,721
3 Mile	\$60,013
5 Mile	\$66,413

Households

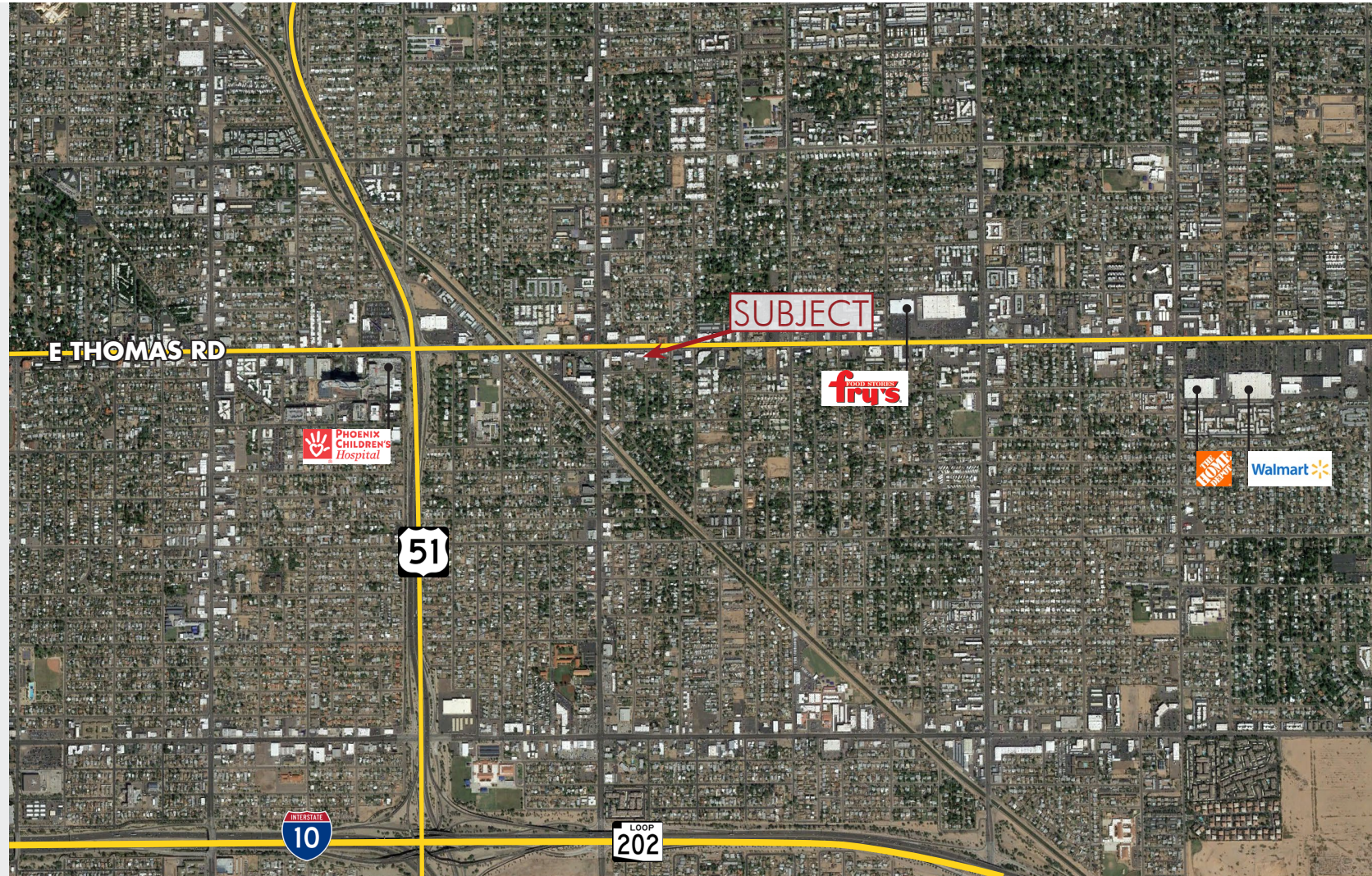
1 Mile	4,657
3 Mile	47,870
5 Mile	129,556

TRAFFIC COUNT

(2016)

Thomas Road

East	42,780 VPD
West	38,100 VPD



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