



# THE SHOPS AT 40 PALMS ARCADIA

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

## FOR LEASE

1,170 - 3,081 SF Available

Rare Freestanding Hard  
Corner Building Available  
Within Arcadia Trade Area

Newly Remodeled

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

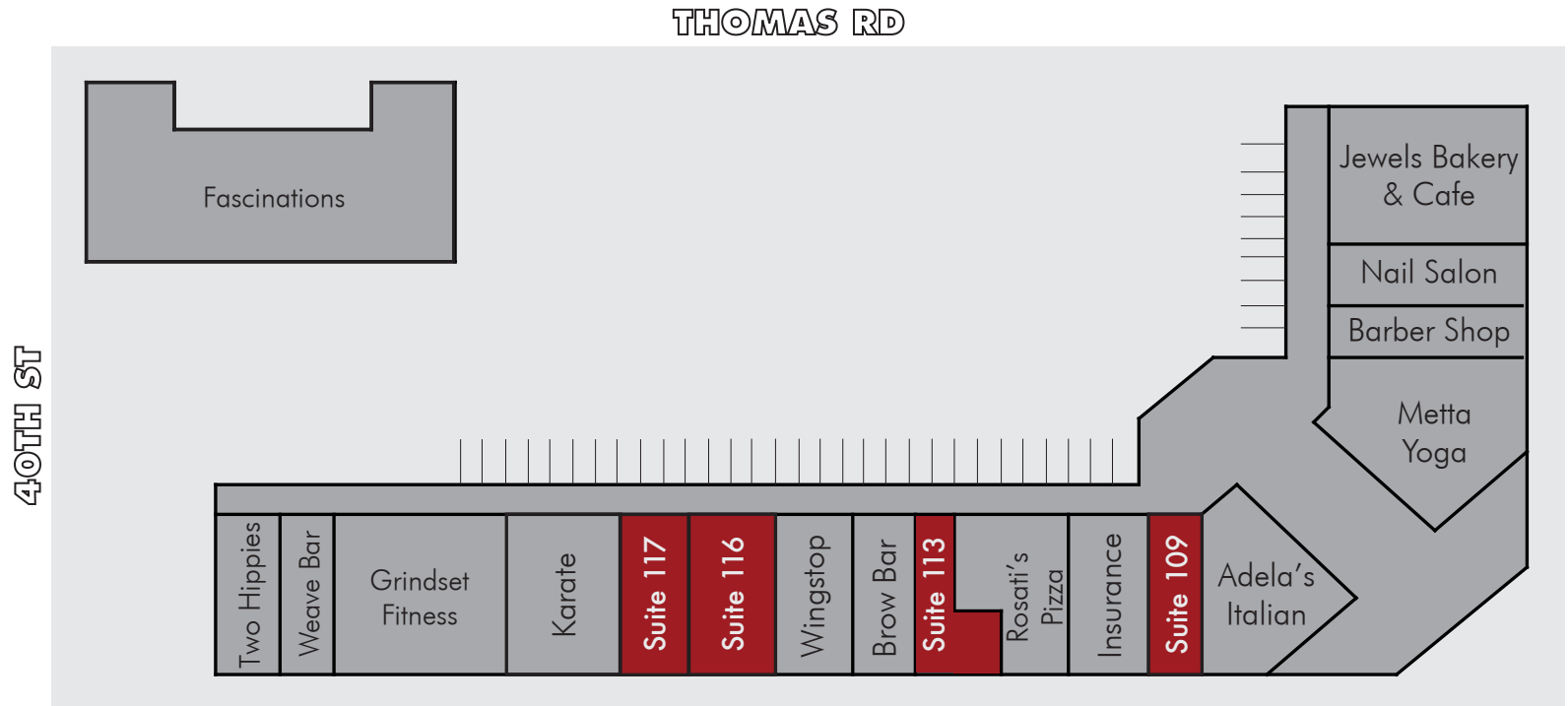
480.214.9411  
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## AVAILABLE SUITES

- Suite 109: 1,427 SF
- Suite 113: 1,170 SF
- Suite 116: 1,876 SF
- Suite 117: 1,205 SF
- Suites 116 & 117  
Contiguous to 3,081 SF



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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.



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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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## DEMOGRAPHICS

(2021)

Population Estimates

1 Mile	24,050
3 Mile	147,137
5 Mile	325,398

Average Household Income

1 Mile	\$77,494
3 Mile	\$84,968
5 Mile	\$88,179

## TRAFFIC COUNT

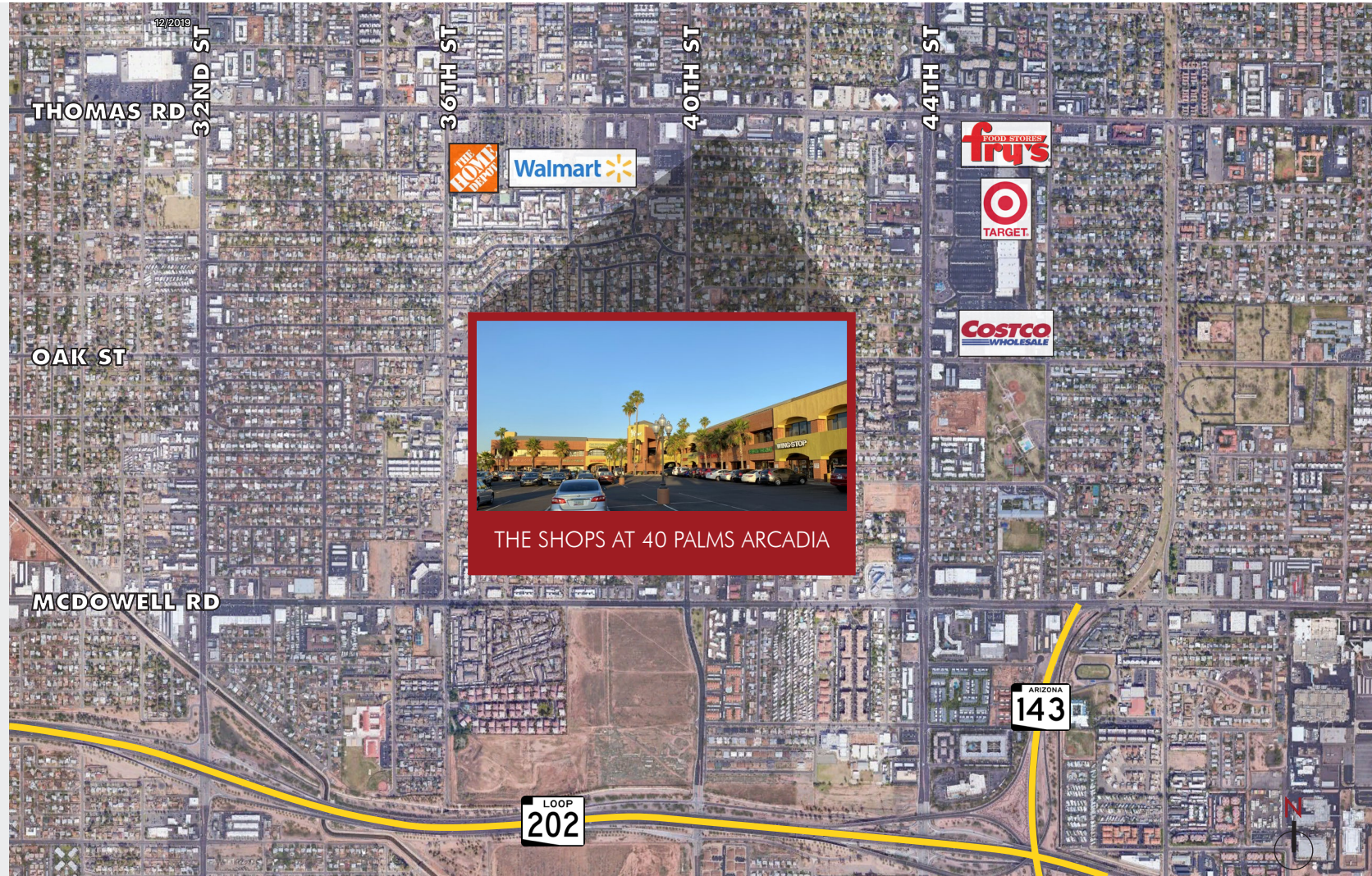
(2020)

Thomas Road

East	42,400
West	40,800

40th Street

North	28,900
South	24,600



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