



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## FOR LEASE, GROUND LEASE, OR BTS

1,617 SF Building on  
34,287 SF of Land Area

Over 68,000 VPD at  
Intersection

More than 486,000 Residents  
Within a 5-Mile Radius

Excellent Visibility

1.2 Miles North of I-10

Join:



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

JAKE ERTLE

480.214.9419  
Jake@RGcre.com

NIC CHAVIRA

480.214.9409  
Nic@RGcre.com





W/SWC 51st Ave. & Thomas Rd.

5109 W. Thomas Rd., Phoenix, AZ 85031

1,617 SF Building on  
34,287 SF of Land Area

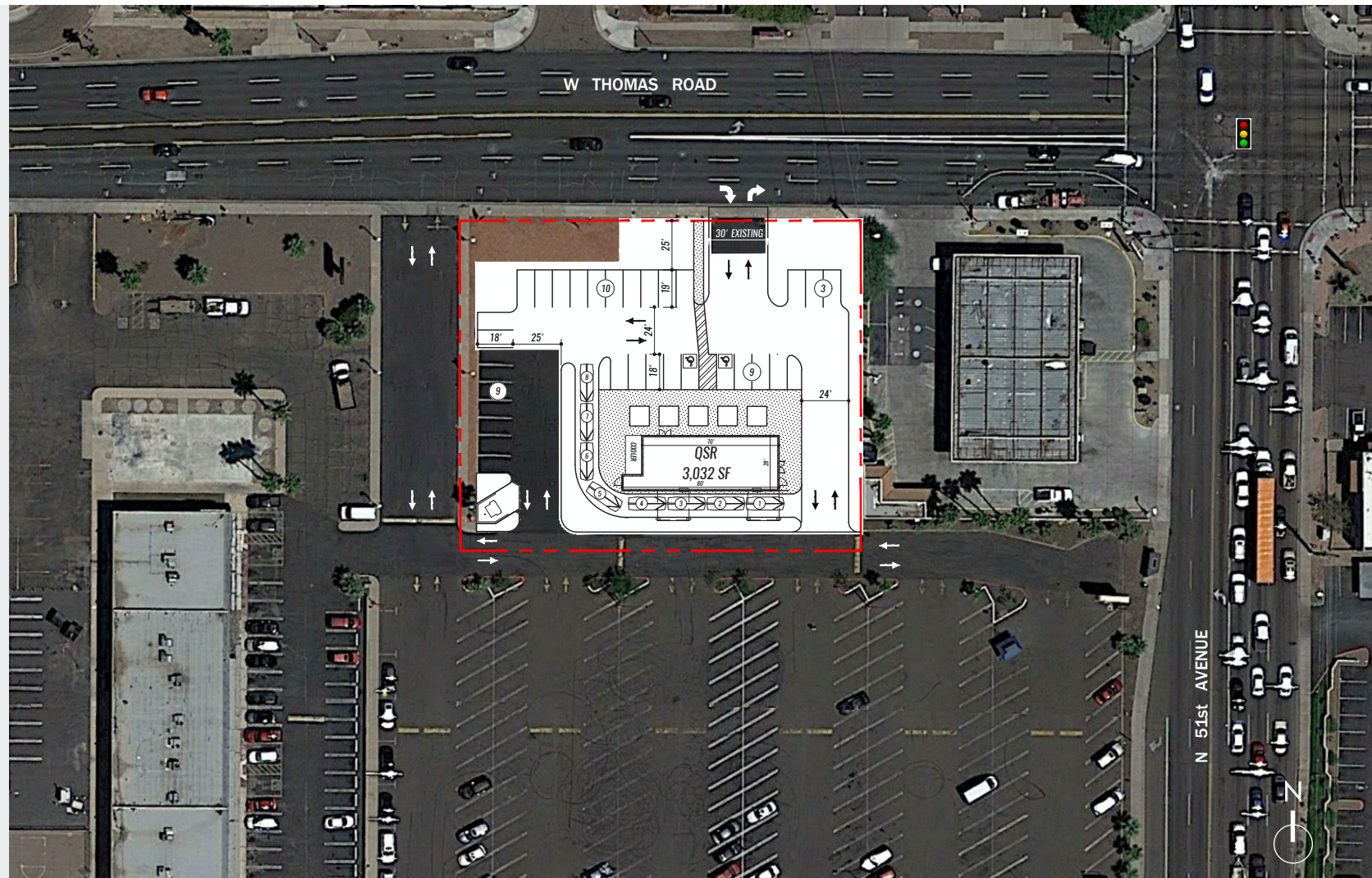
Over 68,000 VPD at Intersection

More than 486,000 Residents  
Within a 5-Mile Radius

## Excellent Visibility

## 1.2 Miles North of I-10

Join:



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

# JAKE ERTLE

480.214.9419  
Jake@RGcre.com

# NIC CHAVIRA

480.214.9409  
Nic@RGcre.com





REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# LEASE, GROUND LEASE, OR BUILT TO SUIT

W/SWC 51st Ave. & Thomas Rd.

5109 W. Thomas Rd., Phoenix, AZ 85031

## DEMOGRAPHICS

(2019)

### Population Estimates

1 Mile	34,308
3 Mile	199,018
5 Mile	486,891

### Average Household Income

1 Mile	\$49,290
3 Mile	\$46,372
5 Mile	\$50,603

### Households

1 Mile	8,238
3 Mile	52,604
5 Mile	137,545

## TRAFFIC COUNT

(2019)

Thomas Rd	E: 34,951
	W: 37,453
51st Ave	N: 32,441
	S: 32,435



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

JAKE ERTLE

480.214.9419  
Jake@RGcre.com

NIC CHAVIRA

480.214.9409  
Nic@RGcre.com