



# FOR BTS OR GL

## INFILL DRIVE THRU PAD AVAILABLE

### Site Information

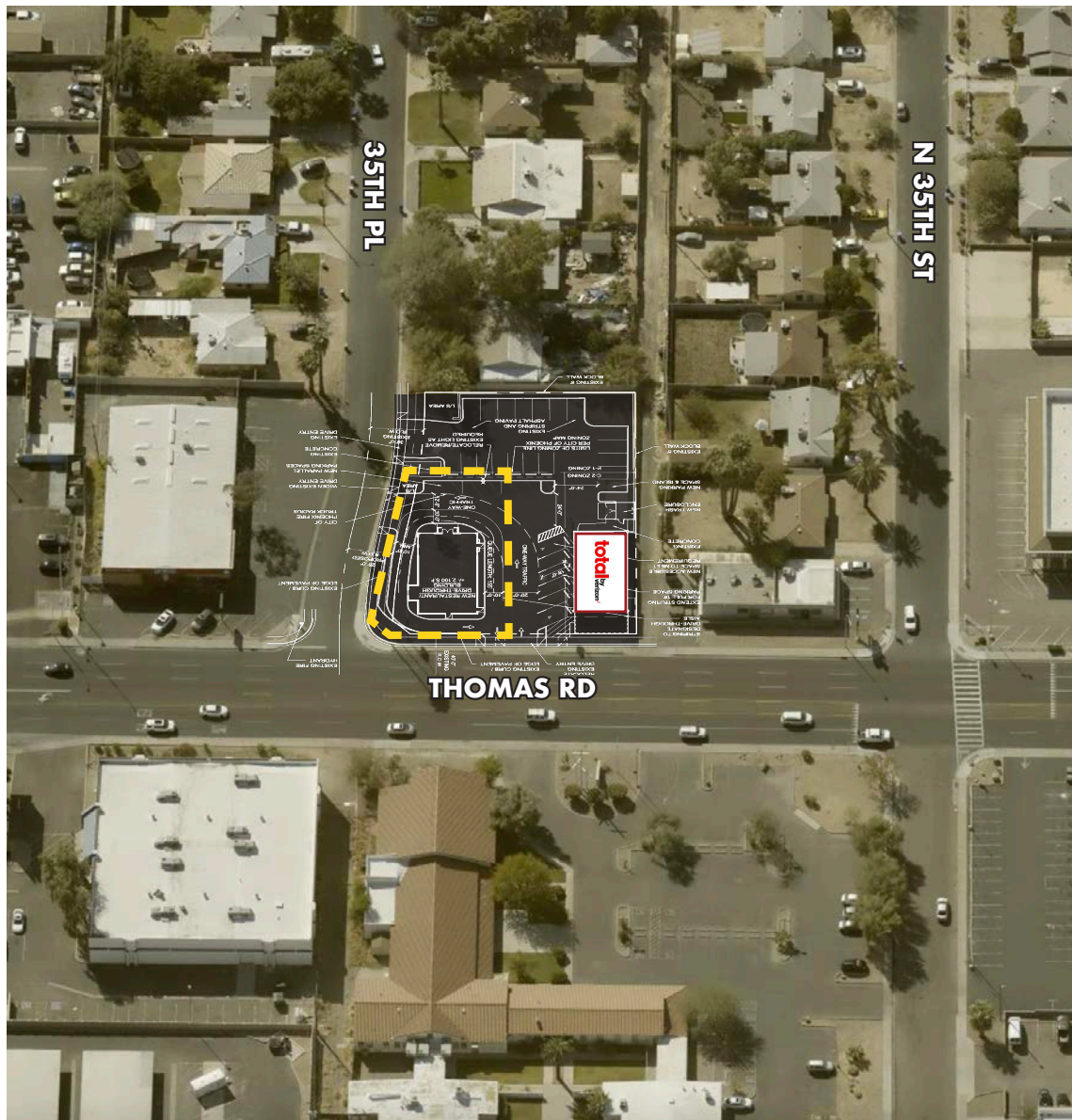
3517 E Thomas Rd  
Phoenix, AZ 85018

- Available for BTS or GL
- Up to ±2,100 SF Drive Thru Building
- Monument Sign
- Excellent Visibility
- Over 51,000 VPD at Intersection
- Over 305,000 Residents Within a 5-mile Radius
- Going to Work Side of the Street

#### Nearby Tenants



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.



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

**JAKE ERTLE**

480.214.9419  
Jake@RGcre.com

**NIC CHAVIRA**

480.214.9402  
Nic@RGcre.com



# FOR BTS OR GL

INFILL DRIVE THRU PAD AVAILABLE

## Site Information



3517 E Thomas Rd  
Phoenix, AZ 85018

|                                | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------------|-----------|-----------|-----------|
| POPULATION                     |           |           |           |
| 2010 Population                | 24,103    | 139,434   | 256,544   |
| 2023 Population                | 27,272    | 156,259   | 305,993   |
| 2028 Population Projection     | 27,631    | 158,090   | 312,296   |
| Annual Growth 2010-2023        | 1.0%      | 0.9%      | 1.5%      |
| Annual Growth 2023-2028        | 0.3%      | 0.2%      | 0.4%      |
| Median Age                     | 36        | 36.2      | 38        |
| Bachelor's Degree or Higher    | 19%       | 28%       | 36%       |
| U.S. Armed Forces              | 26        | 147       | 232       |
| POPULATION BY RACE             |           |           |           |
| White                          | 22,272    | 125,608   | 245,517   |
| Black                          | 1,969     | 13,292    | 25,044    |
| American Indian/Alaskan Native | 1,471     | 8,150     | 15,468    |
| Asian                          | 553       | 3,938     | 9,361     |
| Hawaiian & Pacific Islander    | 104       | 441       | 809       |
| Two or More Races              | 903       | 4,830     | 9,794     |
| Hispanic Origin                | 15,927    | 78,909    | 124,695   |
| HOUSING                        |           |           |           |
| Median Home Value              | \$317,500 | \$367,774 | \$391,639 |
| Median Year Built              | 1964      | 1969      | 1971      |

|  | 1 Mile   | 3 Mile   | 5 Mile   |
|--|----------|----------|----------|
| HOUSEHOLDS                             |          |          |          |
| 2010 Households                        | 8,973    | 55,654   | 109,633  |
| 2023 Households                        | 10,155   | 62,350   | 133,312  |
| 2028 Household Projection              | 10,288   | 63,085   | 136,417  |
| Annual Growth 2010-2023                | 0.5%     | 0.5%     | 1.0%     |
| Annual Growth 2023-2028                | 0.3%     | 0.2%     | 0.5%     |
| Owner Occupied Households              | 4,568    | 25,757   | 56,012   |
| Renter Occupied Households             | 5,720    | 37,328   | 80,404   |
| Avg Household Size                     | 2.7      | 2.5      | 2.2      |
| Avg Household Vehicles                 | 2        | 2        | 1        |
| Total Specified Consumer Spending (\$) | \$284.9M | \$1.8B   | \$4B     |
| INCOME                                 |          |          |          |
| Avg Household Income                   | \$75,842 | \$83,416 | \$90,476 |
| Median Household Income                | \$50,873 | \$55,609 | \$60,362 |
| < \$25,000                             | 2,400    | 12,992   | 27,578   |
| \$25,000 - 50,000                      | 2,616    | 15,468   | 29,171   |
| \$50,000 - 75,000                      | 1,687    | 10,989   | 22,165   |
| \$75,000 - 100,000                     | 982      | 6,728    | 14,974   |
| \$100,000 - 125,000                    | 816      | 4,366    | 10,284   |
| \$125,000 - 150,000                    | 492      | 3,241    | 7,082    |
| \$150,000 - 200,000                    | 530      | 3,158    | 7,959    |
| \$200,000+                             | 631      | 5,409    | 14,098   |

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

JAKE ERTLE

480.214.9419  
Jake@RGcre.com

NIC CHAVIRA

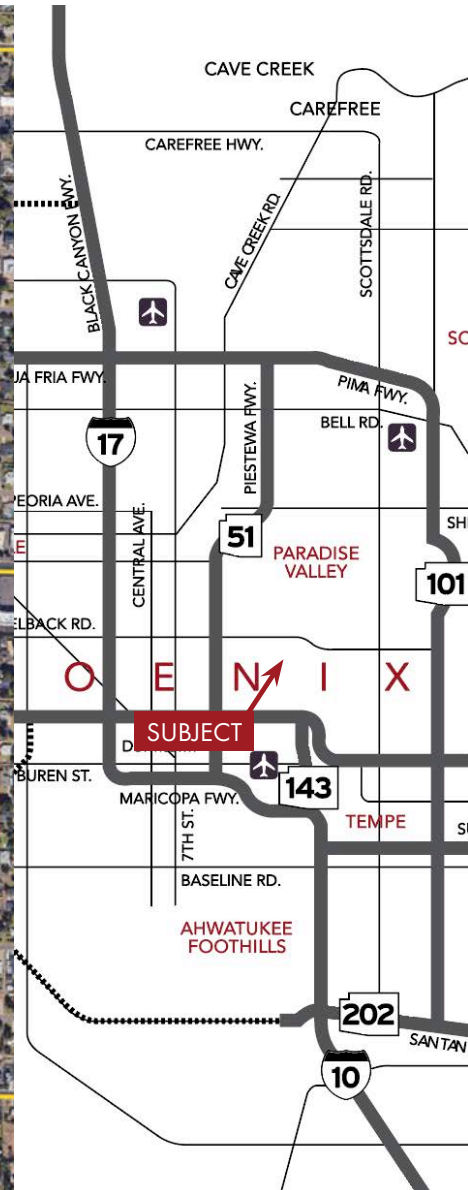
480.214.9402  
Nic@RGcre.com

# FOR BTS OR GL

INFILL DRIVE THRU PAD AVAILABLE

Location Maps

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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

**JAKE ERTLE**

480.214.9419  
Jake@RGcre.com

**NIC CHAVIRA**

480.214.9402  
Nic@RGcre.com