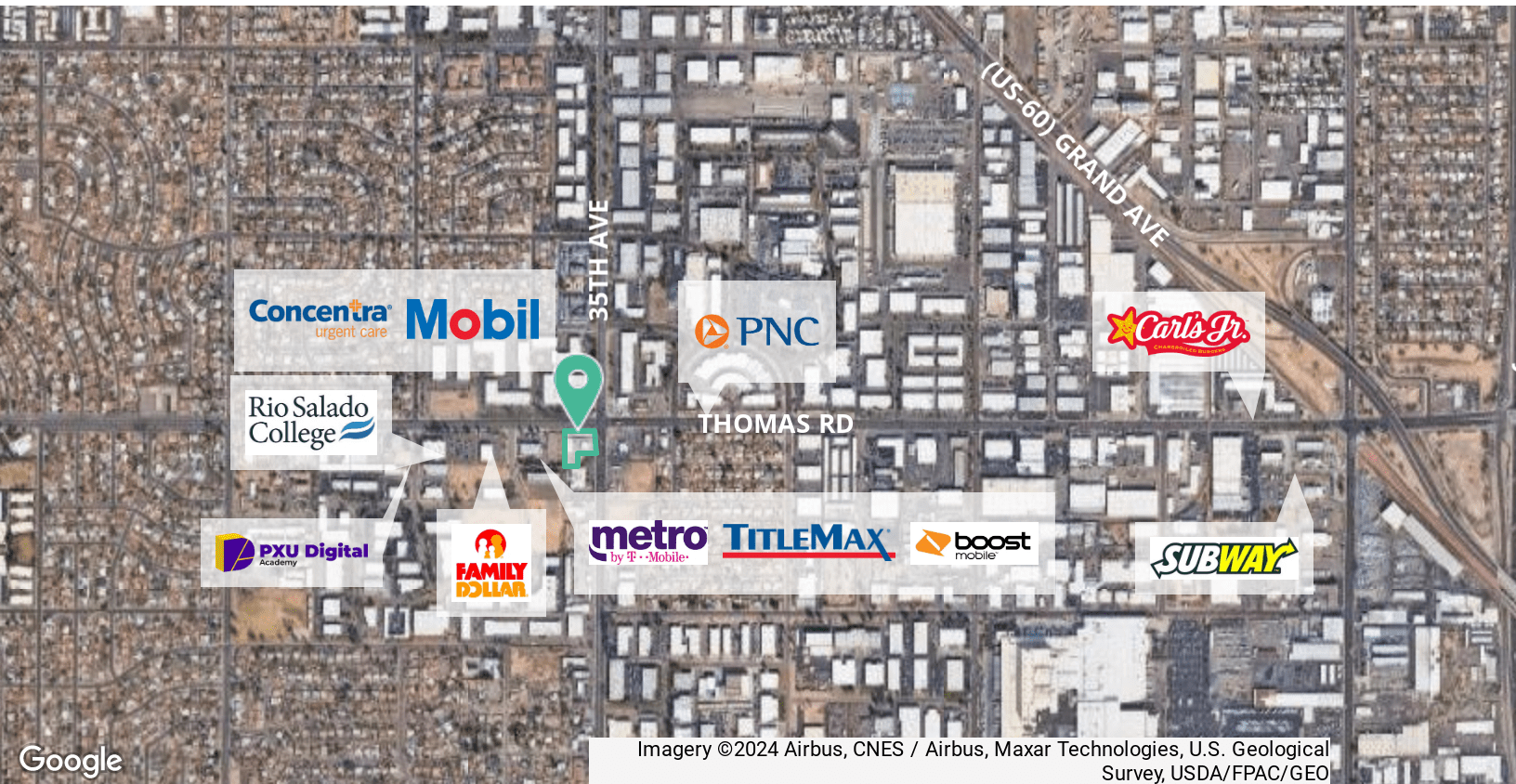


## Hard corner commercial land for ground lease or build-to-suit

W/SWC 35th Avenue & Thomas Road  
Phoenix, AZ



## Phoenix infill commercial land for ground lease

- Availability: 66,900 sf (Divisible)
- Zoning C-2, A-1 Land, P-1
- Parcel #'s: 108-11-005C, 108-11-012, 108-11-051, 108-11-052, & 108-11-064A

### Notable tenants in trade area



## Get more information

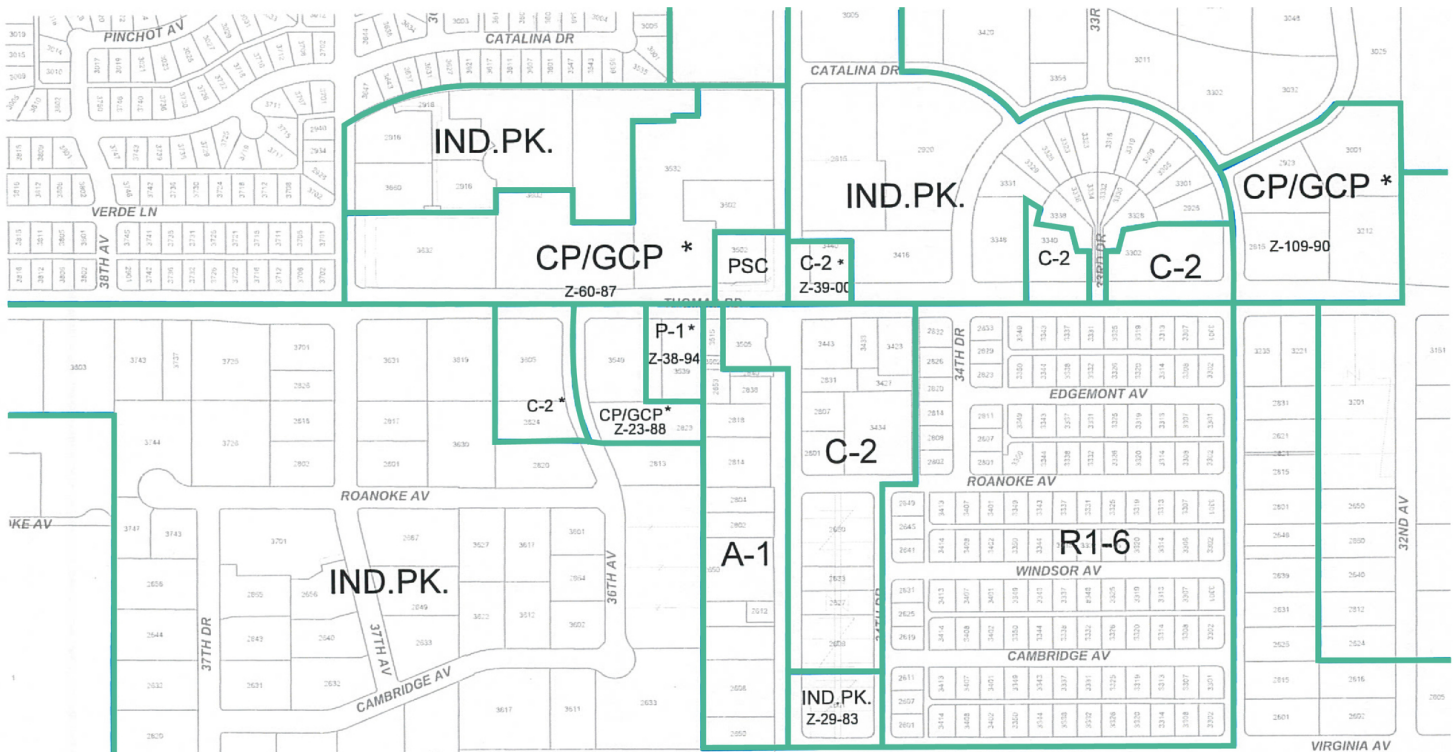
### [Matt Schrauth](#)

Senior Vice President  
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## Location

W/SWC 35th Ave & Thomas Rd



**AVISON  
YOUNG**

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Traffic counts

Thomas Road	±32,044 cpd
35th Avenue	±28,051 cpd

Demographics	1-mile	3-miles	5-miles
Population	17,875	183,751	458,278
Median age	28.7	28.6	30.7
Daytime employment	12,539	69,276	262,763
Avg. HH income	\$63,196	\$64,449	\$65,388
HH units	5,072	57,462	166,292

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