19 2434-2446 E Thomas Rd

Location: **AKA 2438 E Thomas Rd**
NEC Thomas Rd & 24th St
Airport Area Ret Cluster
Airport Area Ret Submarket
Maricopa County
Phoenix, AZ 85016

Developer: **-**
Management: **-**
Recorded Owner: **Nekho Family Trust**
Expenses: **2014 Tax @ $1.20/sf; 2011 Est Ops @ $3.36/sf**
Parcel Number: **119-16-094A, 119-16-097B**

Cross Street: **24th St**
Street Frontage: **219 feet on Thomas Rd(with 1 curb cut)**
130 feet on 25th St(with 1 curb cut)

Traffic Count: **34,000 cars per day on Thomas Rd**
Parking: **50 Surface Spaces are available; Ratio of 2.16/1,000 SF**

Building Type: **Retail**
Bldg Status: **Built 1985**
Building Size: **13,442 SF**
Typical Floor Size: **13,442 SF**
Stories: **1**
Land Area: **0.35 AC**

Total Avail: **6,142 SF**
% Leased: **54.3%**
Total Spaces Avail: **1**
Smallest Space: **6,142 SF**
Bldg Vacant: **6142**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	6,142	6,142	6,142	$5.64/nnn	Vacant	Negotiable	Direct

Multi tenant commercial strip center for lease with frontage on Thomas Rd. In Phoenix. Major exposure and traffic. Five(5) offices, Kitchen and Storage Room. 6142 Total Sf and apx a 1200 SF unit now available . Bring all offers. Motivated landlord with good lease terms. Near freeway on major artery in Phoenix Arizona. Corner Property with great traffic and exposure. NW Corner of 25st and Thomas Rd