

ARCADIA COMMONS



FOR SUBLEASE

*Office suite available centrally located on high visibility
corner at Thomas & 64th St*

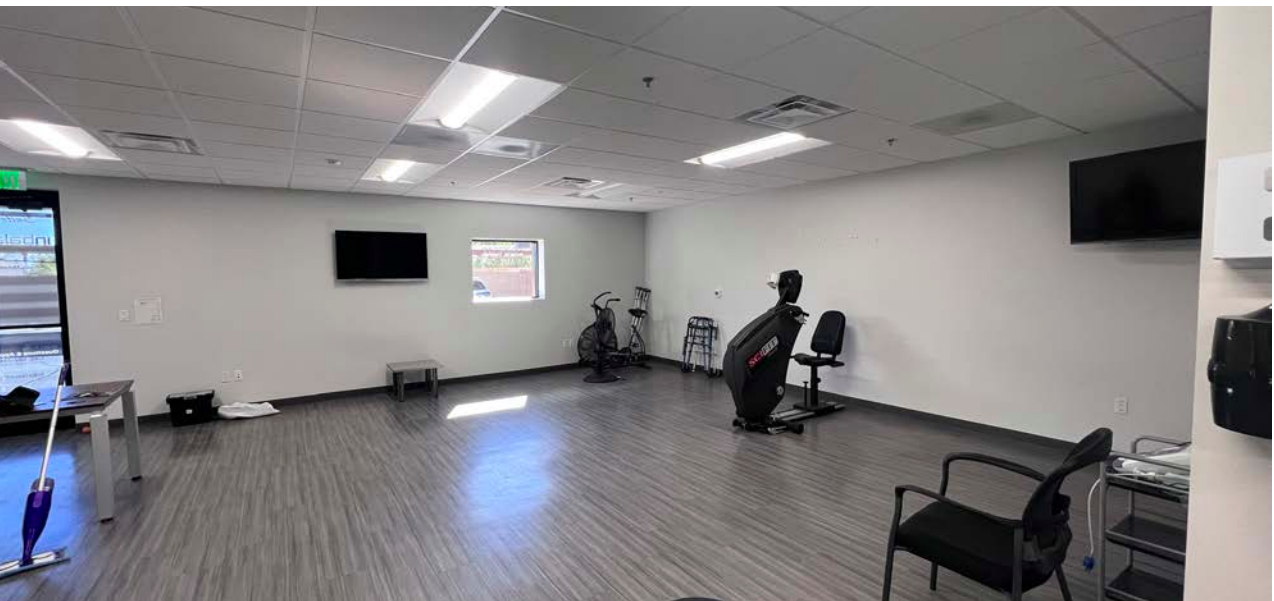
6401 E THOMAS RD, SUITE 107 | SCOTTSDALE, AZ 85251

±1,123 SF

SUITE 107

\$25.50/SF

LEASE RATE



This ground-level walk-up area provides an open layout and ready-to-use physical therapy furnishings near central Scottsdale.

YEAR BUILT	1971
TOTAL BUILDING SF	±1,123 SF
LEASE TYPE	Modified Gross (+ Electric & Janitorial)
PARKING RATIO	4.0/1,000 SF Ratio

7 MIN
DRIVE TO CENTRAL SCOTTSDALE

10 MIN
DRIVE TO LOOP 202



CONVENIENT
LOCATION
ON CORNER
INTERSECTION



RECEPTION,
KITCHENETTE,
STORAGE, AND
RESTROOM



READY-TO-USE
PHYSICAL THERAPY
FIXTURES, AND
EQUIPMENT

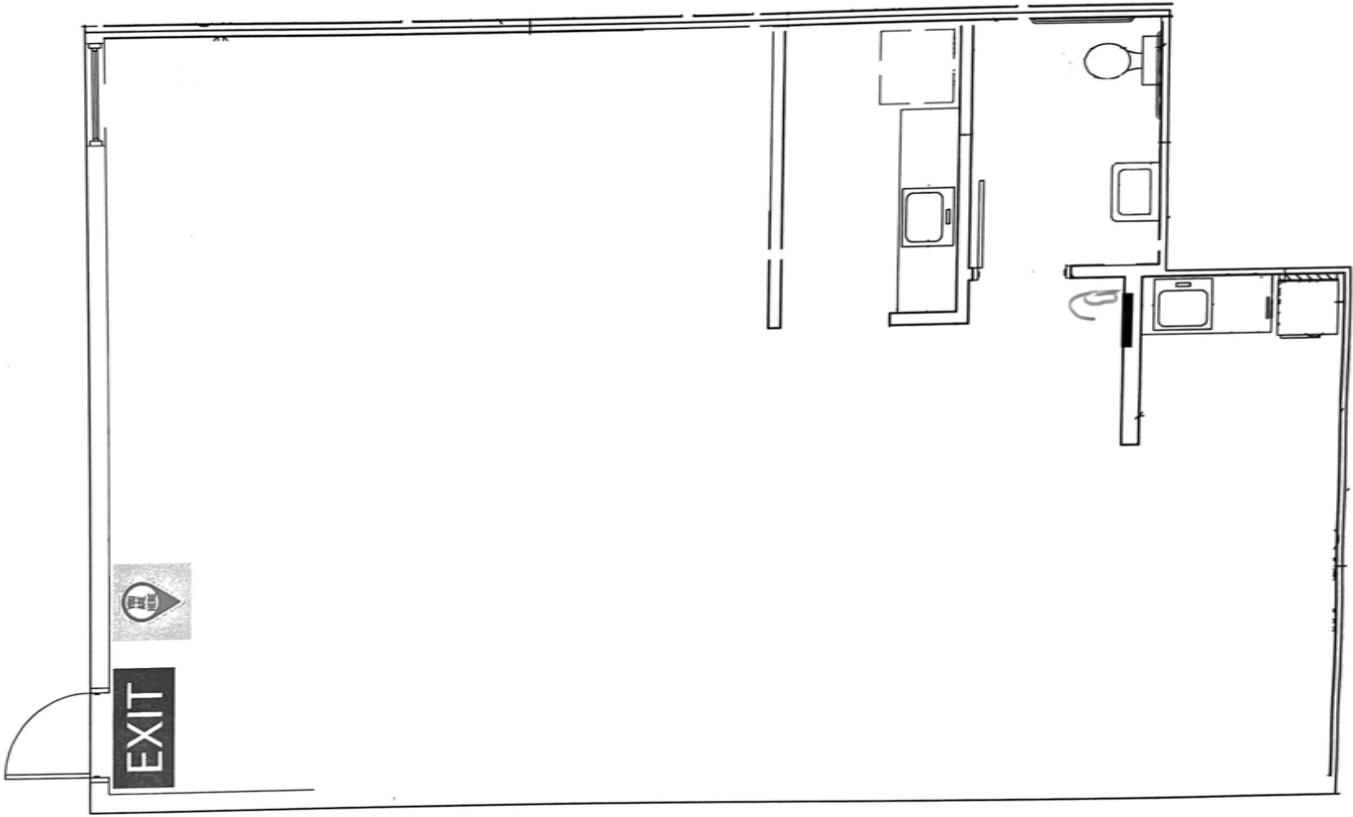


BEAUTIFULLY
RENOVATED
INTERIORS



*Kitchenette with Washer and
Dryer Available.*

FIRST FLOOR PLAN



1,123 SF

AVAILABLE

\$25.50

LEASE RATE (SF)

NOW

AVAILABLE

Open floorplan with reception,
kitchenette, storage, and
private restroom

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,489	103,627	238,939
2020 CENSUS	15,920	115,327	266,138
2023 ESTIMATED	16,653	121,859	277,261
2028 PROJECTED	19,575	138,027	302,920

MEDIAN AGE & HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.9	38.4	35.9
ESTIMATED HOUSEHOLDS (2023)	8,147	59,312	124,100
PROJECTED HOUSEHOLDS (2028)	9,868	69,351	140,934

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$93,506	\$92,306	\$87,353
2028 MEDIAN PROJECTED	\$95,649	\$94,342	\$89,558
2023 AVERAGE	\$132,182	\$137,844	\$128,119
2028 AVERAGE PROJECTED	\$116,234	\$125,490	\$120,296

Data Source: ©2023, Sites USA





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*For more information on
this property, please contact*

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