

# RARE INFILL - GROUND LEASE OR BUILD-TO-SUIT

SEC 7th Street & Thomas Road | Phoenix, AZ



For more information, please contact:

**Zachary Pace**  
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**Lance Umble**  
602-734-7206  
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PHOENIX COMMERCIAL ADVISORS

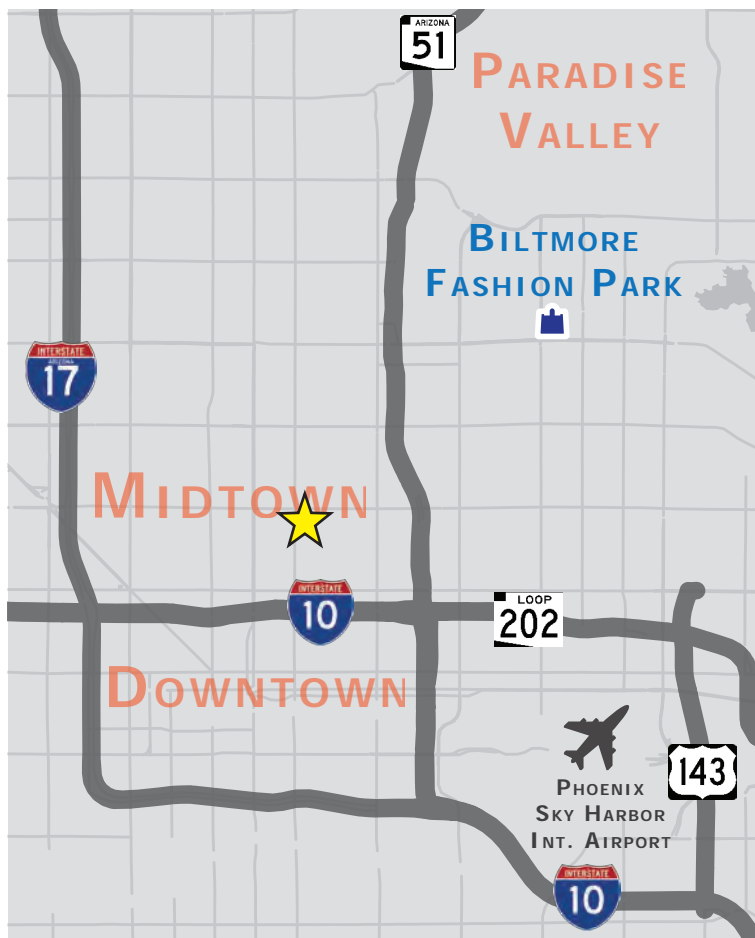
**CHAINLINKS**  
RETAIL ADVISORS

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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

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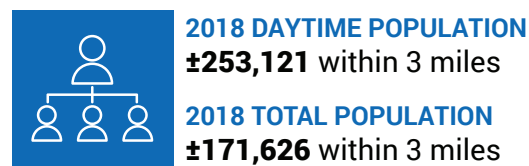
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## PROPERTY DETAILS

- ±0.60 acres available for ground lease or build-to-suit
- Zoning: C-1, City of Phoenix
- Please call for pricing
- Excellent visibility from and high-volume traffic on both arterials
- Located a ½ mile east of Central Avenue, with strong employment and daytime population
- Located across from Phoenix Country Club
- Less than a mile from St. Joseph's Hospital & Medical Center
- Just over a mile from Phoenix Children's Hospital
- Dense, well-established housing in all directions

## POPULATION



## AREA NEIGHBORHOOD HH INCOMES



## TRAFFIC COUNTS



ADOT 2018/2019

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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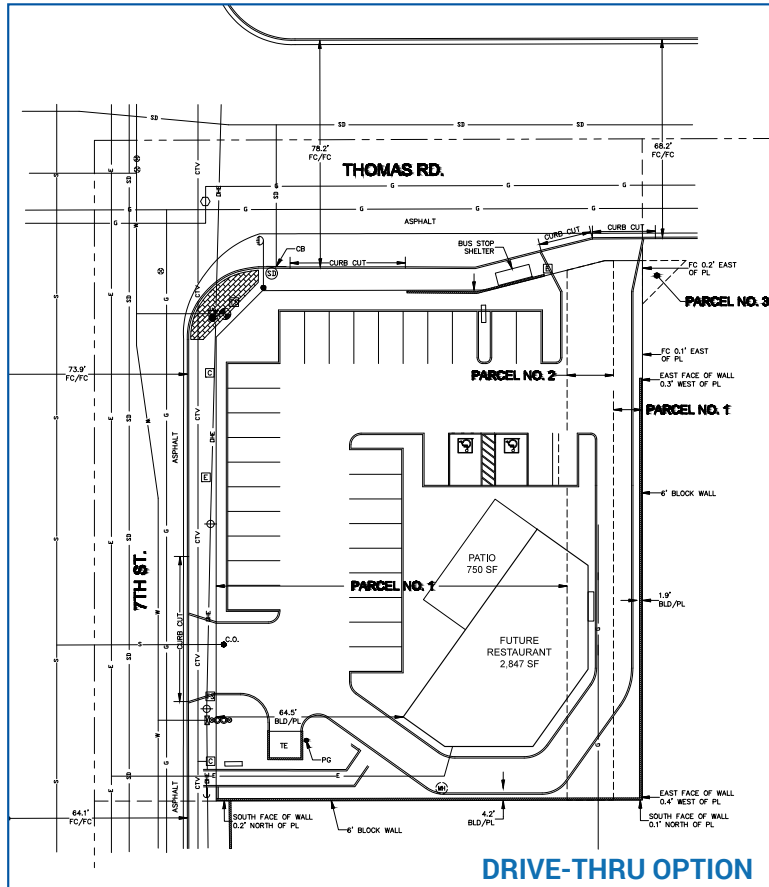
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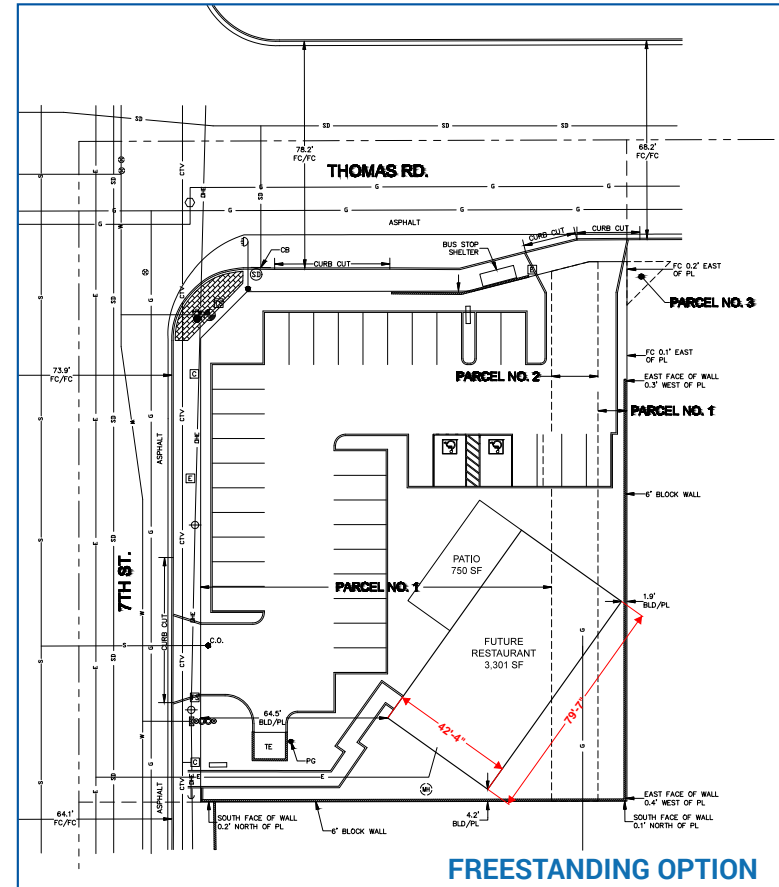
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**DRIVE-THRU OPTION**



**FREESTANDING OPTION**

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# 7th St & Thomas Rd PHOENIX, AZ



**Proposed Phoenix Country Club Condominiums**  
310,500 SF - 15 Story Building  
125 Residential Units

**1899 Phoenix Country Club**

Affordable Auto Insurance Quotes

Arizona Behavioral Health Corporation

Law Offices of Andrew J. Muirhead

Coughlon Law Firm, PLLC

The Universal Church

GoldStar Business Brokers

Stewart Law Group

Windsor Place Condominiums

North High School  
2680 Stu  
>1 mile from site

N 7th St

±31,218 VPD

±35,692 VPD

±31,300 VPD

±39,561 VPD

N 7th St

E Thomas Rd

E Thomas Rd

McDonald Floral And Gifts, Inc  
State Farm  
SKINRENZY AESTHETICS

Mobil

INTERNATIONAL gem IMPORTERS

DELTA CO

ARIZONA FAMILY LAW ATTORNEYS

