

# Asking Price Reduction

## Infill Land For Sale



## 2033 E. Thomas Road

SE Corner of SR 51 & Thomas Road  
Phoenix, AZ

### Space Profile:

Land SF	33,297 SF
Land AC	0.76 Acres
Sales Price	\$1,160,000   $\pm$ \$34.84/SF <b>\$1,044,000   <math>\pm</math> \$31.35/SF</b>
Zoning	CO (Commercial Office)
APN#	117-02-013, 011
Submarket	Midtown/Central Phoenix

### Features:

- Opportunity for Infill Development
- High Visibility Lot with Approximately 50,000 VPD on Thomas Road
- Adjacent to Freeway Interchange, Phoenix Children's Hospital, and Arizona Heart Hospital
- Strong Daytime Population with +/- 163,000 Employees within 3 miles
- Trade Area Offers Significant Shopping and Dining Options

### Contact:



**Brandon Clarke**  
602.770.3464  
bclarke@cresa.com



**Cody Folts**  
480.202.7924  
cfolts@cresa.com

**cresa**

2033 E. Thomas Road (Land For Sale)

# Amenity Map



2033 E. Thomas Rd.

Abrazo Arizona Heart Hospital

PHOENIX CHILDREN'S

**Key**

<b>Healthcare</b>	<b>Points of Interest</b>
Phoenix Children's Hospital	Starbucks
Abrazo Arizona Heart Hospital	Quik Trip
	Urbandale Park
	CVS
	Walgreens
	Embassy Suites
	Staybridge Suites

## Traffic Counts

Thomas Road	± 49,952 cars per day	SR- 51	± 152,220 cars per day	24 <sup>TH</sup> Street	± 24,040 cars per day
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**Daytime Population**

± 163,000 employees in 3 miles

**MIDTOWN/CENTRAL PHOENIX**

WALK SCORE SOMEWHAT WALKABLE (61)	FREeway ACCESS ADJACENT TO FREeway INTERCHANGE (AZ 51)
7.4 MILES FROM SKY HARBOR INT'L AIRPORT	PUBLIC TRANSPORTATION ADJACENT TO SOME PUBLIC TRANSIT

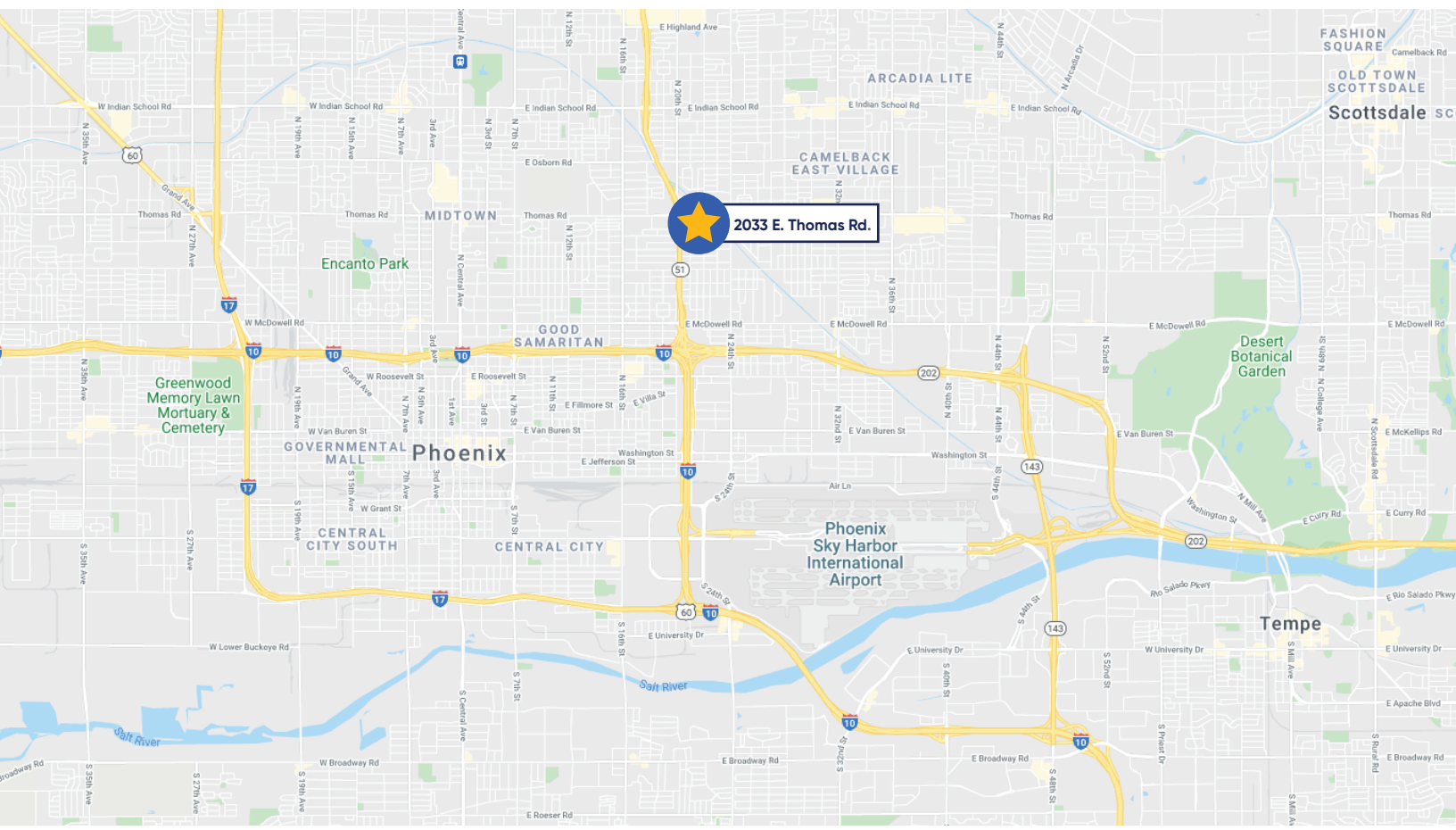
**For More Information**

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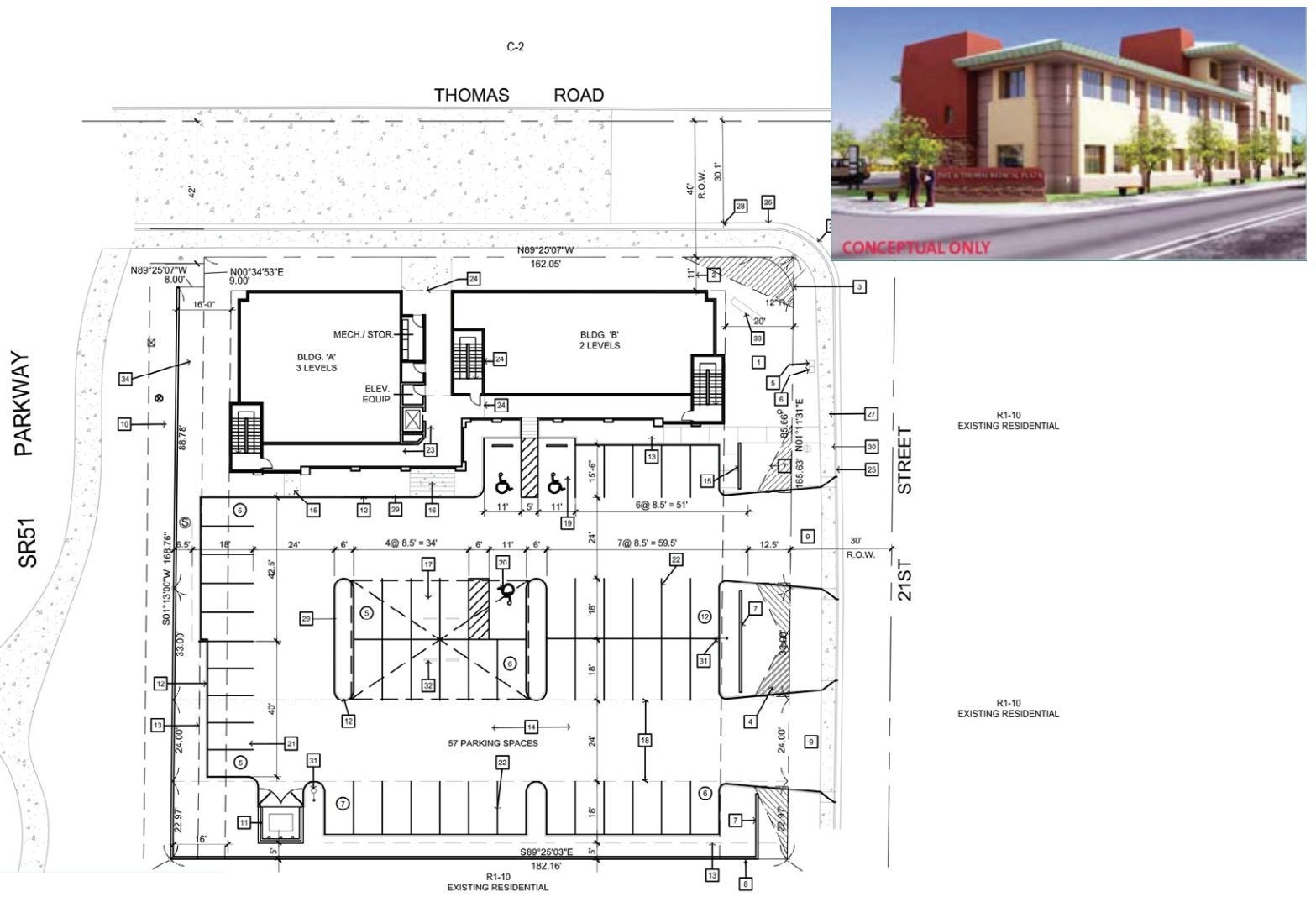


# Land For Sale

2033 E. Thomas Road, Phoenix



# Hypothetical Site Plan



## Hypothetical Project Information

- Site Area includes: 1/2 of the alley abandonment/sewer easement
- Lot coverage: 6,510 SF (building footprint), Covered Walkway
- Construction Type: VB with AFES (NFPA 13 System)
- Building Height Allowed: 56 FT
- Building Height Provided: 46 FT (3 Stories)
- Landscape Open Space: 4,359 SF, 13.4% of site
- Occupancy: Offices- B, Carports- S
- Parking Required:  $13,000 \times .80 = 10,400 @ 1/200 = 52$  Spaces
- Total of 53 Parking Spaces Provided
  - » Standard Spaces: 35
  - » Covered Spaces: 10
  - » Compact Spaces: 5
  - » Accessible Spaces: 2
  - » Covered Accessible Spaces: 1

Building Area Recap:	Building A	Building B	Total for Building
<b>Level 1</b>			
Lease Space	2,143 SF	2,060 SF	4,203 SF
Elevator	59 SF	-	59 SF
Elevator Equipment	35 SF	-	35 SF
Electrical	93 SF	-	93 SF
Fire Riser Room	-	19 SF	19 SF
Covered Walkways	1,142 SF	-	1,142 SF
Stairways	222 SF	429 SF	650 SF
<b>Level 2</b>			
Lease Space	2,861 SF	2,577 SF	5,438 SF
Electricity	93 SF	-	93 SF
<b>Level 3</b>			
Lease Space	2,861 SF	-	2,861 SF
Electricity	93 SF	-	93 SF
<b>Total for Building</b>	<b>9,601 SF</b>	<b>5,084</b>	<b>14,685 SF</b>

**Note:**

- The elevator shaft and stairways are calculated at one level only.
- The elevator equipment room, electrical rooms, & fire riser room are provided for lease load factor information