

FOR LEASE

# DESERT PALMS POWER CENTER

SWC THOMAS RD & 40TH ST, PHOENIX AZ

## PROPERTY INFO

- + Anchored by Walmart, Home Depot, Walgreens, Rush Fun Park, Mega Furniture and Dollar Tree
- + Mega Furniture- 22 stores in the valley
- + Rush Fun Park- 4 store
- + Excellent visibility along Thomas Road
- + Strong demographics with a population of over 330,000 residents and a daytime population of over 535,000 people within a 5 mile radius\*
- + Shop space available from  $\pm 1,215$  to  $\pm 6,014$  square feet
- + Traffic counts:

Thomas Road: 41,042 VPD  
40th Street: 19,092

Source: ADOT 2020

## DEMOGRAPHICS

Source: ESRI, 2020	1 mile	3 miles	5 miles
2020 Population	23,176	149,030	301,784
2020 Households	9,087	59,774	132,874
Daytime Population	23,396	169,185	437,527
Avg. HH Income	\$66,955	\$80,196	\$87,016

## CONTACT US

### BILL BONES

Vice President  
+1 602 735 5215  
bill.bones@cbre.com



[www.cbre.us](http://www.cbre.us)

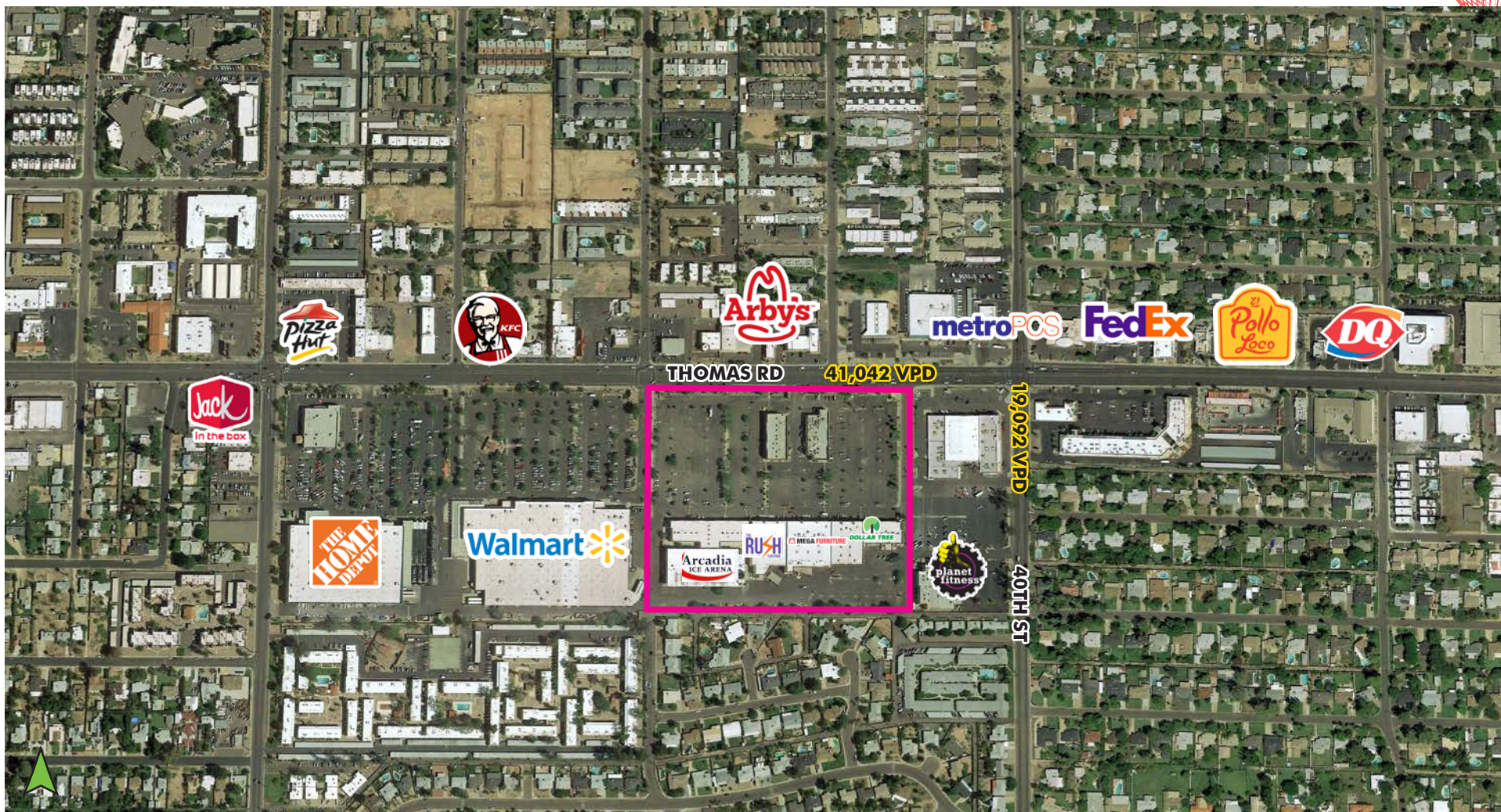
**CBRE**



FOR LEASE

# DESERT PALMS POWER CENTER

SWC THOMAS RD & 40TH ST, PHOENIX AZ



Traffic Counts Source:  
Site Outline Not to Scale

NOT TO SCALE  
SOURCE: ADOT

[www.cbre.us](http://www.cbre.us)

**CBRE**



FOR LEASE

# DESERT PALMS POWER CENTER

SWC THOMAS RD & 40TH ST, PHOENIX AZ

## SITE PLAN



Site Plan Not to Scale  
All Sizes are Approximate

## TENANTS

SUITE	TENANT	±SF
A	Arcadia Ice Arena	31,679
A1	Sprint	2,400
A2	AVAILABLE	2,800
A3	AVAILABLE	1,215
A4	AVAILABLE	6,014
A5	SuperCuts	1,205
A6	Game Stop	1,205
A7	AVAILABLE	4,714
C	RUSH Fun Park	19,235
D	Mega Furniture	23,973
E	Dollar Tree	16,018
F1	AVAILABLE	1,525
F2	Nail Blvd & Spa	1,149
F3	AVAILABLE	1,400
F4	Water & Ice	1,400
F5	VACANT Restaurant Available	4,326
G1	Panda Express	1,800
G2	Louisiana Fried Chicken	1,700
G3	Neveria Los Tio's	1,100
G4	Ono Hawaiian BBQ	2,000
G5	Burritos Choon	2,400
H1	Skechers	6,010
H2B-A	Coinless Laundry	4,019

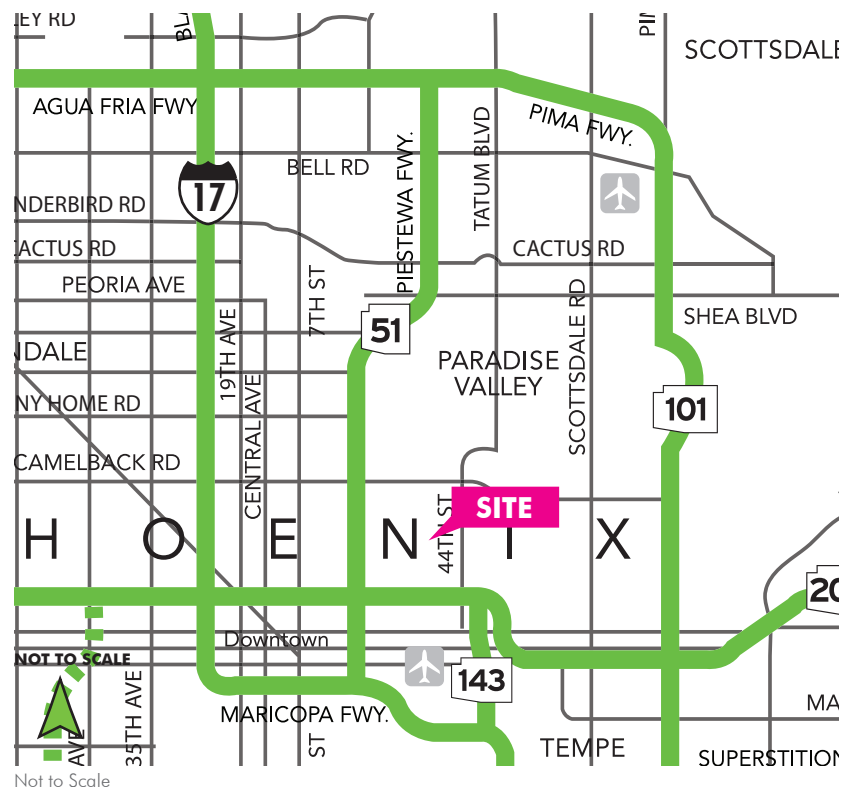
[www.cbre.us](http://www.cbre.us)

CBRE

FOR LEASE

# DESERT PALMS POWER CENTER

SWC THOMAS RD & 40TH ST, PHOENIX AZ



## CONTACT US

### BILL BONES

Vice President  
+1 602 735 5215  
bill.bones@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.us](http://www.cbre.us)

**CBRE**