

FOR LEASE

the bird cage ARCADIA

4502 E. Thomas Road
Phoenix, AZ 85018

ONLY 1 SPACE REMAINING!

Inquiries
Jose Ramirez
602-363-4628 cell
jose@oxurban.com

TJ Claassen
602-524-6000 cell
tj@oxurban.com

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1,000 SF ENDCAP

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the bird cage
ARCADIA

4502 E. Thomas Road
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Arcadia Corridor - Phoenix
RETAIL SPACE FOR LEASE

1,000 SF



the bird cage
ARCADIA

MISTER PIO
PERUVIAN ROTISSERIE CHICKEN

SUNSET
POLE STUDIO

1UP
BARBERSHOP

COSMIC
COMICS

PLAYA BOWLS

DESERT LINKS
INDOOR GOLF

BOXING

trainr

ONE LOVE
ARCADIA
VAPE • SMOKE • CIGAR

YOUR
NAME

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AT CADIA

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the bird cage A, CADIA

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SITE PLAN

Building A:

5,109 SF

- 4502: Rotisserie Chicken Concept – 1,005 SF
 4504: Sundae Society – 784 SF
 4506: Hair Labs AZ – 813 SF
 4508/4510: Cura Pet Grooming & Pet Supply Store

Building B:

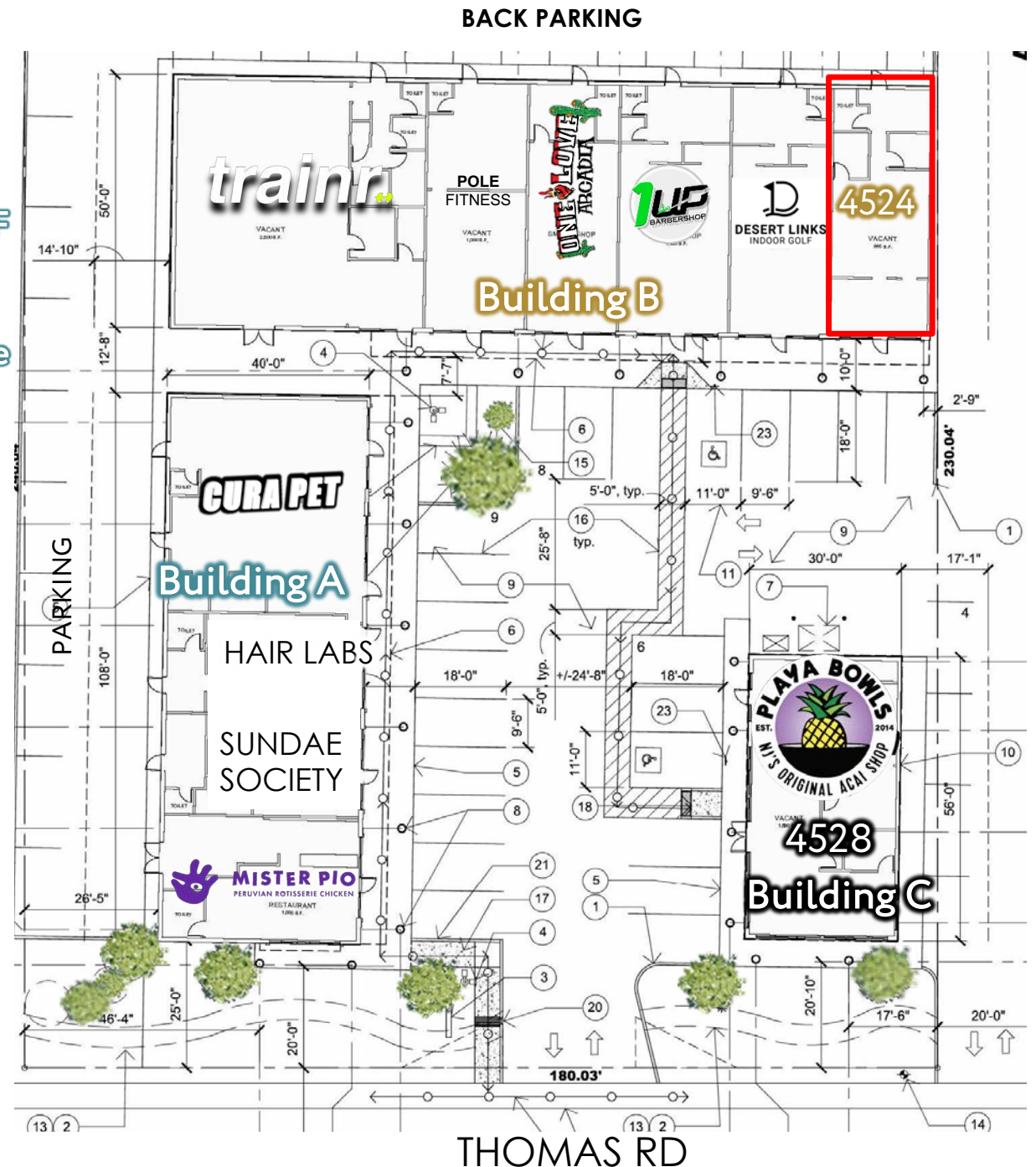
7,495

- 4514: Personal Trainer – 2,500 SF
 4516: Sunset Pole Studio – 1,000 SF
 4518: One Love Arcadia – 905 SF
 4520: 1 Up Barber Shop – 1,100 SF
 4522: Desert Links Golf Simulator – 995 SF
4524: Available – 995 SF

Building C:

1,690 SF

- 4528: Playa Bowls – 1,690 SF



NEW MONUMENT SIGNAGE



PROPERTY IMPROVEMENTS COMPLETED IN 2024

- New storefront/wood Doors
- New HVAC Units
- New Ductwork and Wifi Thermostats
- New parking lot coating and stall striping
- Tenants as a part of Landlord's TI
- All new Tenant interiors (full build out including restrooms)
- New foam roof system
- Refurbished main plumbing line to Property
- New exterior smooth stucco
- New exterior paint and accents
- Newly modified canopy system



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INTERSECTION OVERVIEW

\$1 M + RESIDENTIAL

ARCADIA GROVE

\$1 M + RESIDENTIAL

AREA HIGHLIGHTS

The "Arcadia Crossing" shopping center and Costco see a **COMBINED 7.7 MILLION VISITS PER YEAR**.

Located at the edge of the Arcadia neighborhood, which is undergoing **SIGNIFICANT GENTRIFICATION** and residential redevelopment.

Situated in a submarket known for its exceptionally low vacancy rates, the bird cage ARCADIA is proof by Tenant demand and renewal rates.

44th Street

CROSSCUT CANAL / 48th STREET



the bird cage
ARCADIA



THE MARILYN
BOUTIQUE OFFICES



Thomas



HAWAIIAN BROS
ISLAND GRILL



MASKADOKE
TACO SHOP

GARCIA'S 46

fray's

verizon

ARCADIA CROSSING

ROSS

\$675k + RESIDENTIAL

FIVE GUYS
BURGERS and FRIES



Burlington

COSTCO
WHOLESALE

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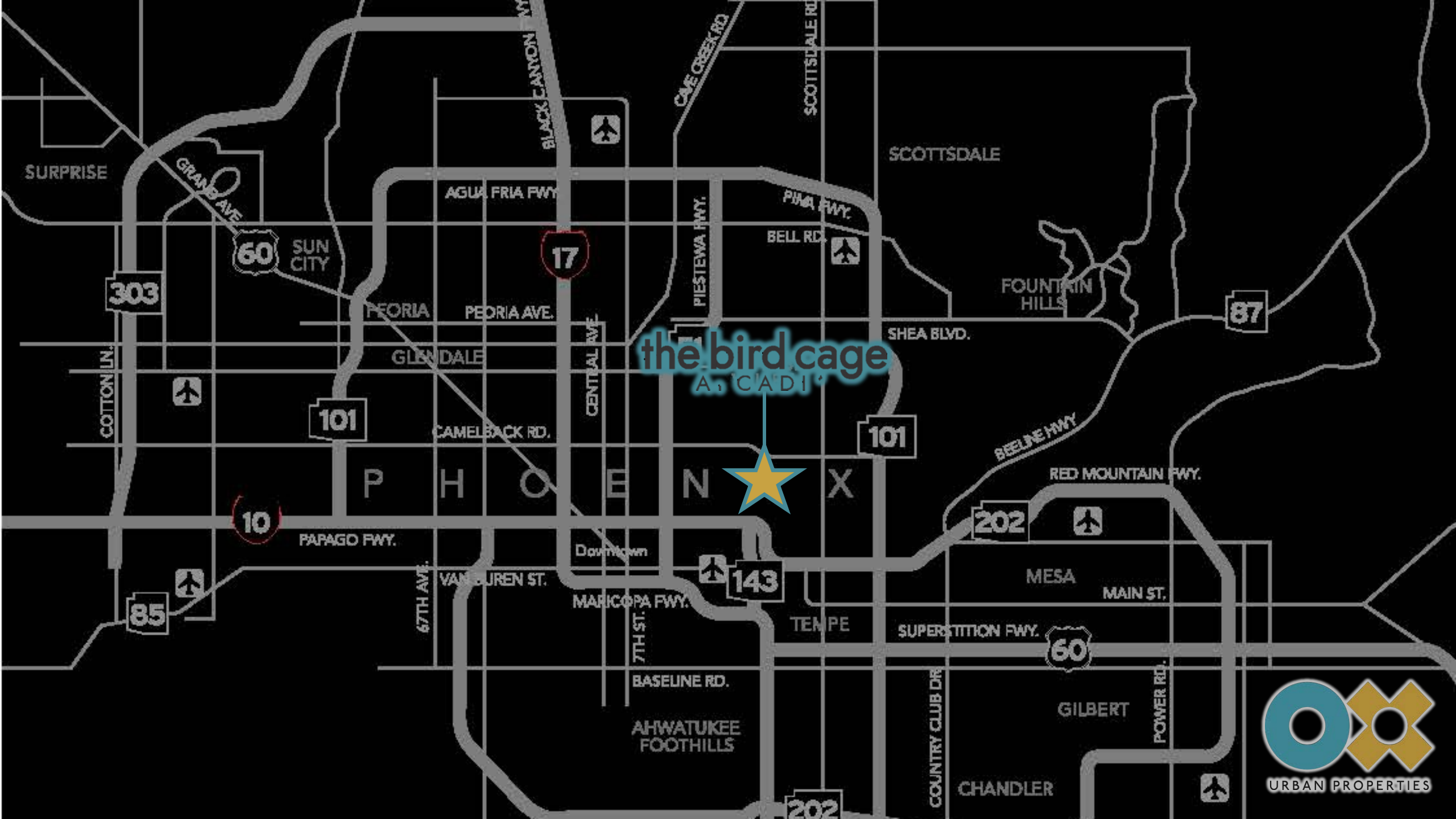
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