



960 - 3,510 SF Available for Lease  
Rate: \$18.00 PSF + NNN

**Matt Harper, CCIM**

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**Leah Motsinger**

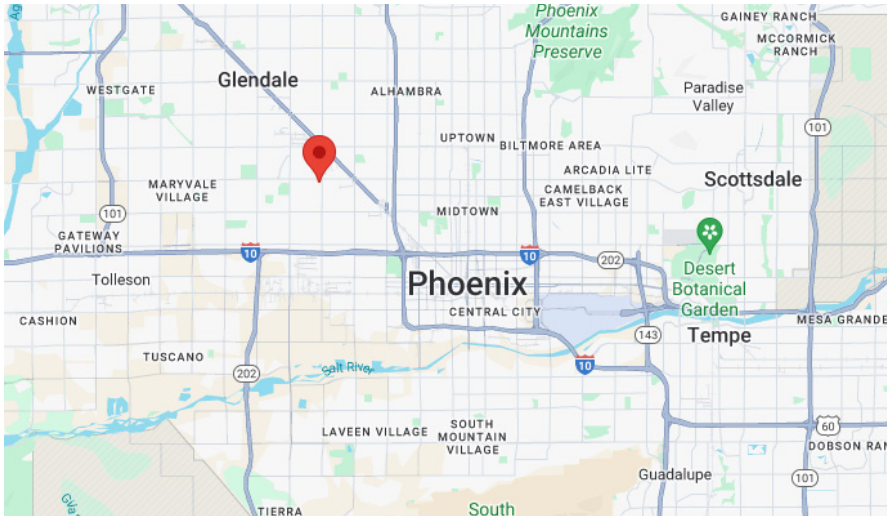
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# Site Features

For Lease  
SWC 43rd Ave. & Indian  
School Rd.



Property Information	
Property Name:	Plaza De Colores
Lease:	\$18.00
Lease Type:	NNN
Sizes:	960 SF   2,550 SF
APN:	107-22-044A
Primary Use:	Retail
Zoning	C-2

## Property Features

- Monument Signage
- Indian School Road Frontage
- 70,000+ vehicles per day at intersection
- Densely populated
- Renovated 2004
- Close proximity to I-17 and I-10 Freeways

Demographics	1 Mile	3 Miles	5 Miles
Average Age:	26.7	27.2	29.6
Population:	17,218	213,083	499,573
Average HH Income:	\$69,746	\$64,806	\$73,361
Daytime Emp.Population	6,693	86,086	218,465

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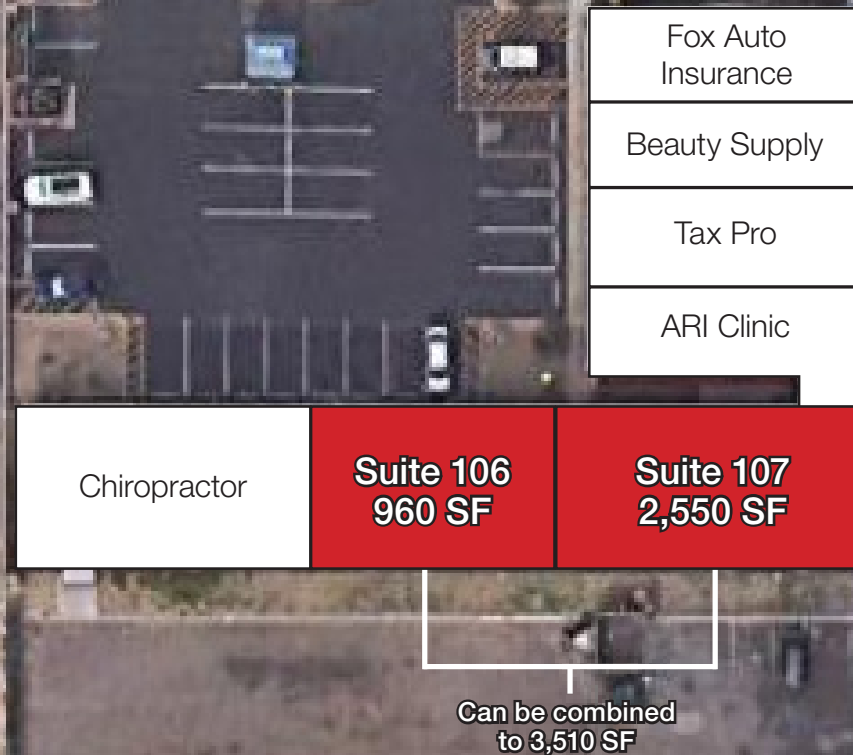
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# Site Plan

For Lease  
SWC 43rd Ave. & Indian  
School Rd.

40,790 VPD Indian School Rd



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# Site Plan

For Lease  
SWC 43rd Ave. & Indian School Rd.



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