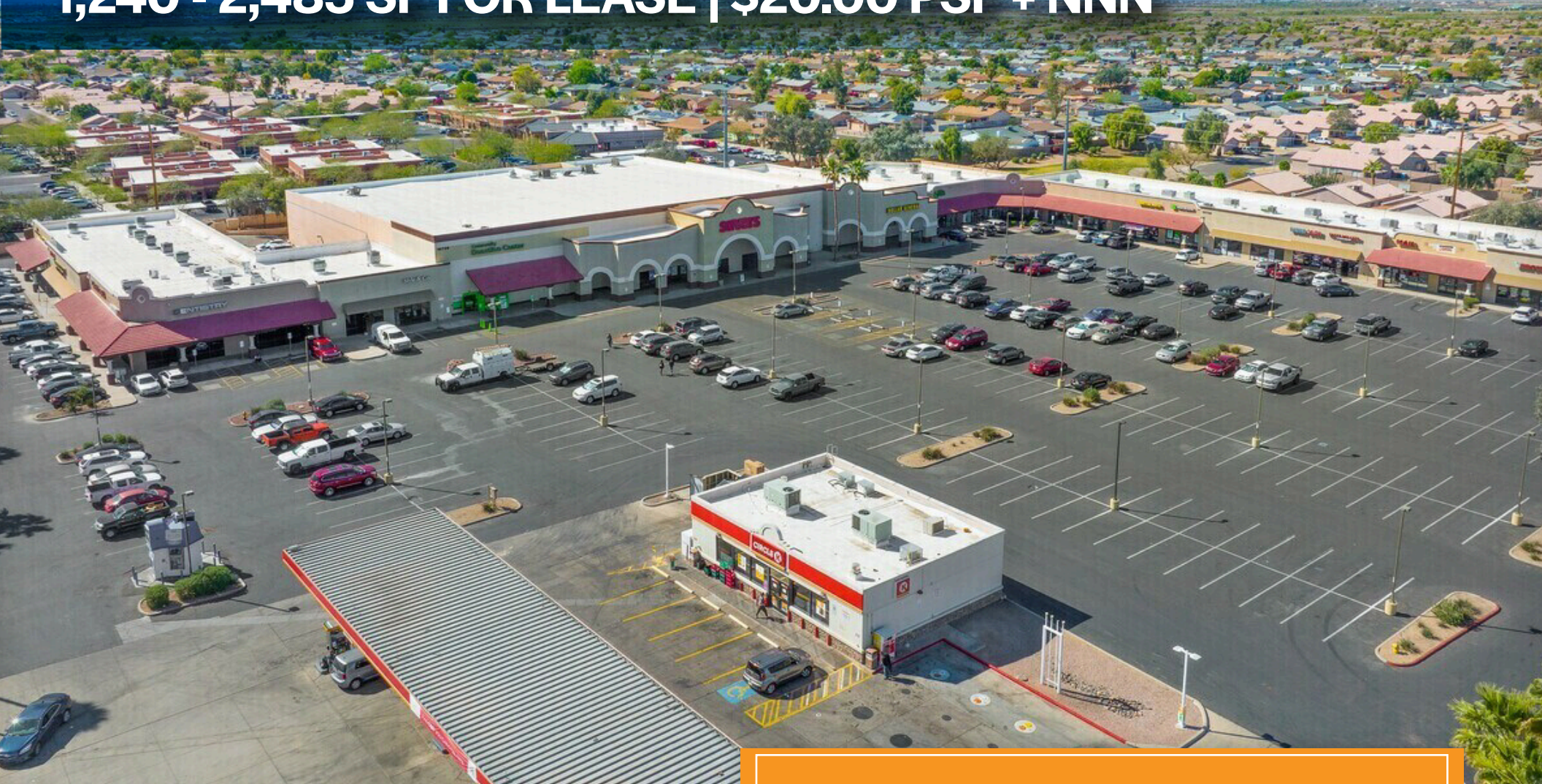


# GARDEN LAKES SHOPPING CENTER

## 1,240 - 2,485 SF FOR LEASE | \$20.00 PSF + NNN



10720 **W. INDIAN SCHOOL RD**  
PHOENIX, ARIZONA 85037

### **Matt Harper, CCIM**

Senior Vice President

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## GARDEN LAKES SHOPPING CENTER

1,240 - 2,485 SF AVAILABLE | \$20 PSF/NNN

### PROPERTY DETAILS

\$20.00 PSF + NNN

Anchored by Savers & Dollar General

Signalized Intersection

Diverse Tenant Base

Walking Distance to Westview High School (2,400+ Students)

Two Oversized Monument Signs

Renovated 2015

Young & Growing Demographics

NWC Indian School Rd & 107th Ave

Located in Rapidly Growing Southwest Valley

Close Proximity to I-10 & Loop 101 Freeways

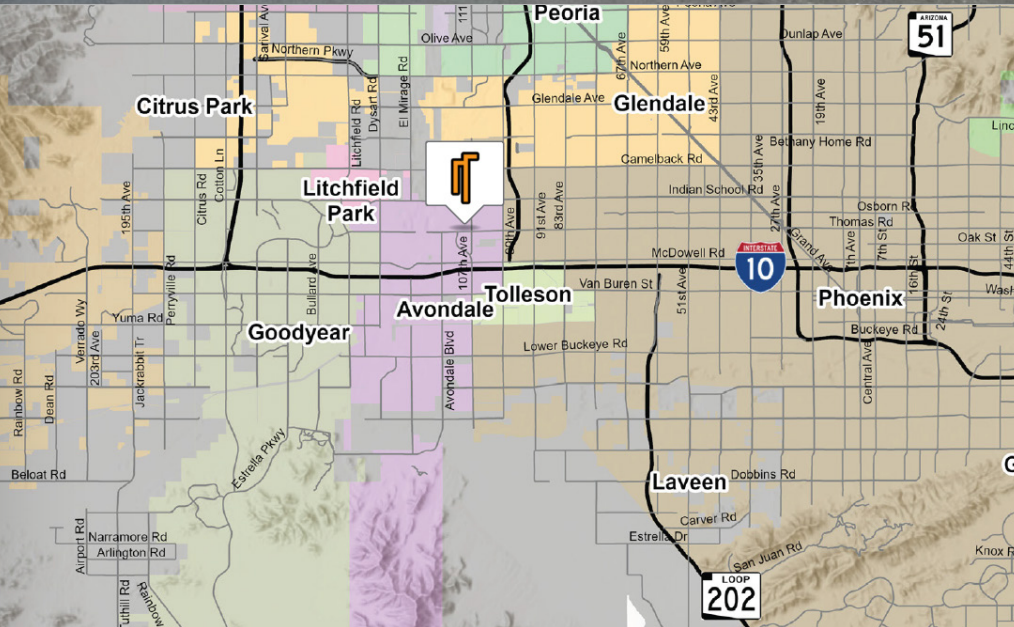
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	33.5	32.3	32.3
POPULATION:	17,989	108,779	305,845
AVERAGE HH INCOME:	\$85,887	\$90,518	\$103,488
EMPLOYED POPULATION:	9,220	56,112	152,667
YEAR BUILT	1988 (Renovated 2015)		
ZONING	PSC		
APN	102-58-019X		

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# PROPERTY PHOTOS

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# SITE PLAN

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Suite	Tenant	Size (SF)
7	Birrieria Obregon	4,225
10-13	Brothers Pizza	2,920
15	ATL Wings	1,809
19	Mail Shoppe	900
20	Taste My City	1,250
22	Barber Shop & Beauty Salon	940
<b>24-27</b>	<b>AVAILABLE</b>	<b>1,240 - 2,485</b>
29	H&R Block	1,500
31	Far East Martial Arts	900
33	The Phone Doctor	900
36 & 46	Iglesia Gracia Extrema	4,722
39	Grooming	1,000
45	Guardian Angels Preschool	5,278
48	Dollar General	8,450
50	Savers	35,534
51	MVD	1,400
53-55	South Town Dental Care	2,890
58	Carniceria	3,116
64	Reptiles	1,566
67	Chiropractic	1,565
70	Smoke Shop	1,000
73	Antojos Your Way	1,087
76	Nail Garden	1,140
79	Boba Tea	1,500

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# AREA MAP

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# PROXIMITY MAP

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