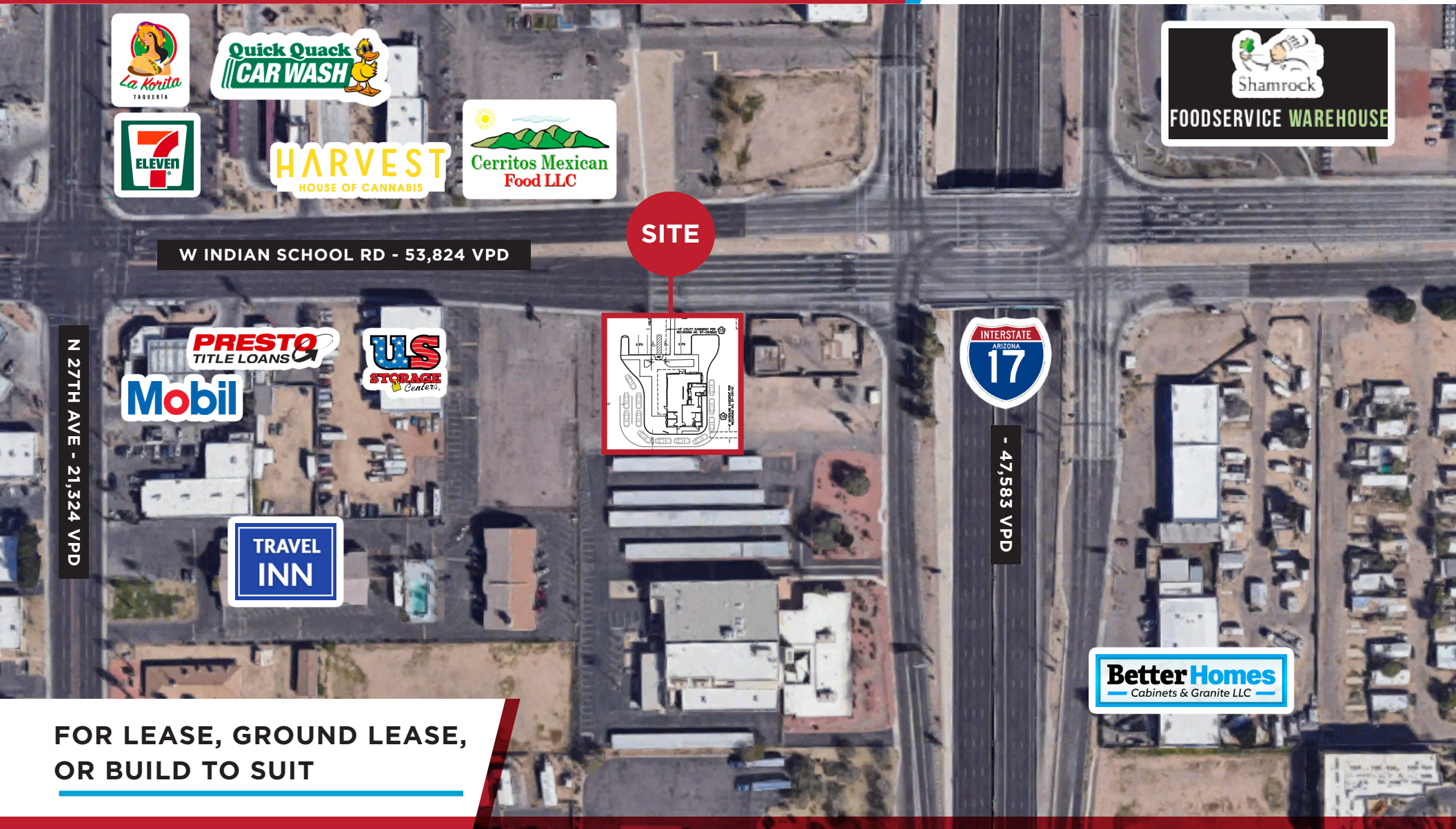


POTENTIAL DRIVE-THRU OR AUTOMOTIVE PAD  
OPPORTUNITY AT INDIAN SCHOOL & I-17

SWC INDIAN SCHOOL RD & I-17

2511 W INDIAN SCHOOL RD  
PHOENIX, AZ 85017



FOR LEASE, GROUND LEASE,  
OR BUILD TO SUIT

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# OFFERING DETAILS

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|                   |   |
|-------------------|---|
| <b>LEASE RATE</b> | \$15/SF + NNN   |
| <b>SALE PRICE</b> | \$1,450,000   |
| <b>AVAILABLE</b>  | ±7,830 SF (Existing)<br>±1,500 - ±3,000 SF Drive-Thru |
| <b>LAND SIZE</b>  | ±33,018 SF  |

## HIGHLIGHTS

- Built 1976
- Potential Drive-Thru Pad for Lease
- 5 miles northwest of Downtown, right off I-17
- 2 Large Monument Signs
- Dense Phoenix In-Fill Location
- C-3 Zoning, possible auto conversion
- Large Land Parcel with 43 Parking Spaces and 5 Handicap Spaces

## TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| Indian School Rd | 53,824 VPD |
| I-17             | 47,483 VPD |



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# RENDERING

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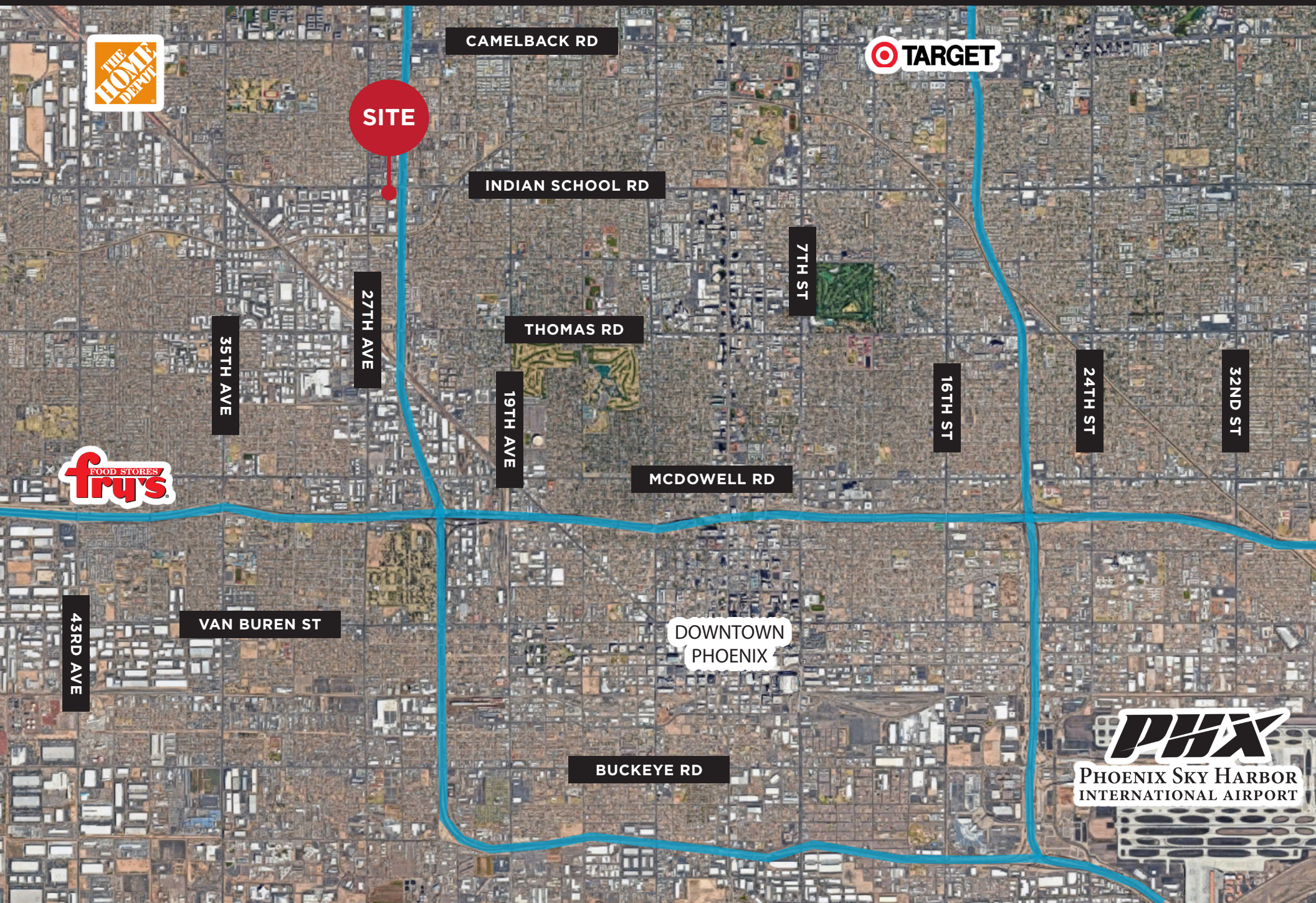
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# AERIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

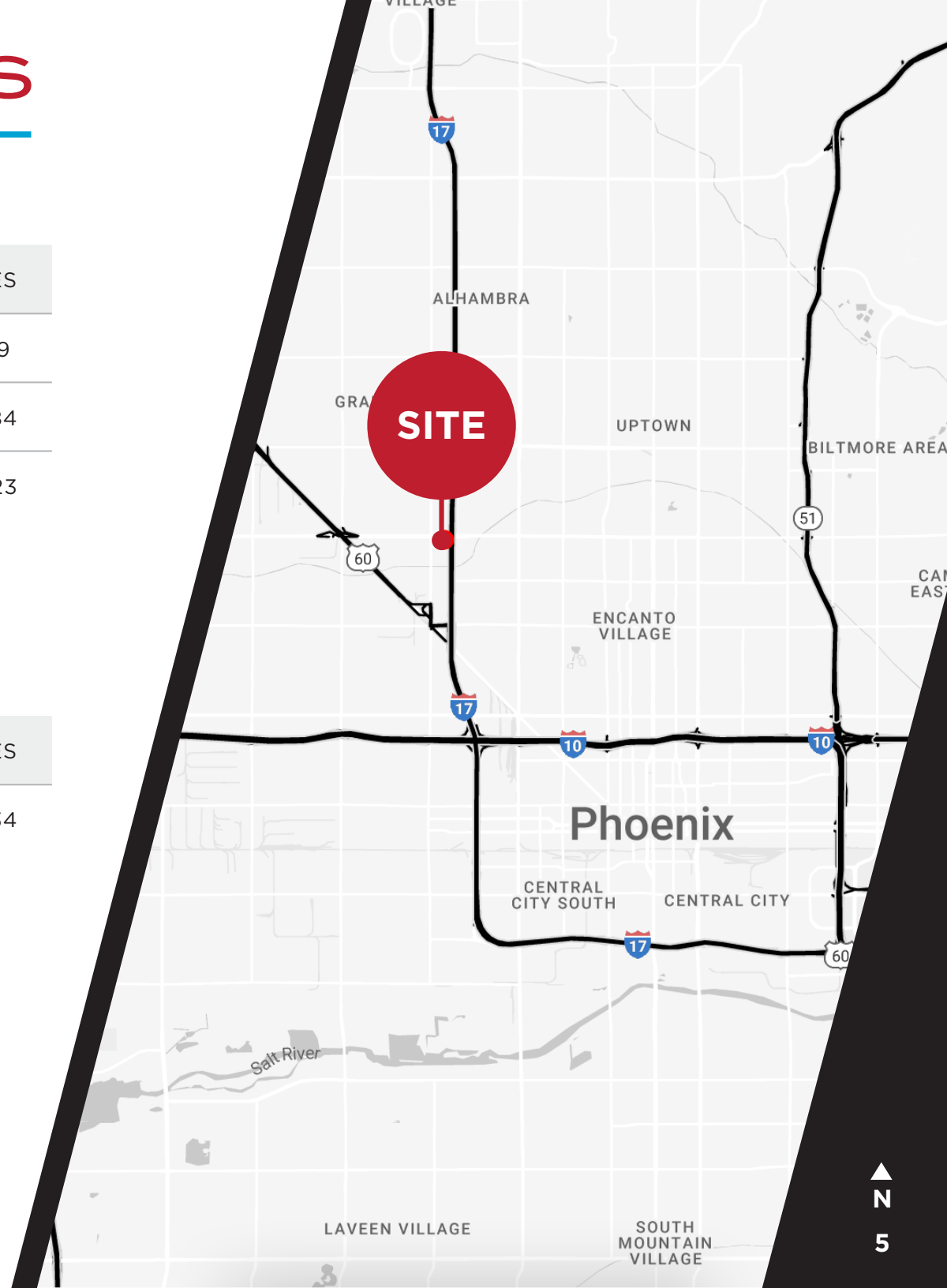
|                | 1 MILE | 3 MILES | 5 MILES |
|----------------|--------|---------|---------|
| <b>2022</b>    | 32,604 | 204,422 | 531,159 |
| <b>2027</b>    | 36,692 | 229,566 | 596,584 |
| <b>DAYTIME</b> | 7,462  | 99,852  | 294,423 |



## AVERAGE HOUSEHOLD INCOME

|             | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------|----------|----------|----------|
| <b>2022</b> | \$48,589 | \$63,689 | \$65,834 |

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# DOWNTOWN PHOENIX

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## CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



## ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



## HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick Resort Arena.



## WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



## CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback Mountain, Papago Park and Phoenix Zoo.



## GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



## GARFIELD HISTORIC DISTRICT

Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



## THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining, drinking and shopping.





# PHOENIX OVERVIEW

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73%  
REPRESENTATION  
OF AZ ECONOMY



4.4M  
CURRENT  
POPULATION OF  
RESIDENTS

## AFFLUENT POPULATION

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix is the largest city in Arizona, and 5th largest city in the nation, growing at a rapid rate of 1.54% annually. As a strongly diverse city, a large representation of Phoenix citizens are speakers of a non-English language. This multi-city metropolitan area, known as the Valley of the Sun, is home to numerous high-end spa resorts, impeccably designed golf courses, vibrant nightclubs and endless outdoor endeavors. Phoenix is a fantastic location to work, live or visit with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.

## EDUCATION

The Valley of the Sun offers several higher education opportunities including Grand Canyon University, Arizona State University-Downtown Phoenix, Phoenix College and several outstanding Community Colleges. The most popular major in Phoenix is Registered Nursing, followed by General Business Administration and Management, and General Art Studies.

## DIVERSIFIED LOCAL ECONOMY

Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life. The largest industries in Phoenix are Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services. The highest paying industries include Mining, Quarrying, and Oil and Gas Extraction.



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