

NEC

51ST AVE & INDIAN SCHOOL RD

PHOENIX, AZ

±8,424 SF Endcap | For Sublease



51st Ave

±35,711 VPD

±36,852 VPD

±45,869 VPD

±46,762 VPD

51st Ave

PCA
PHOENIX COMMERCIAL ADVISORS



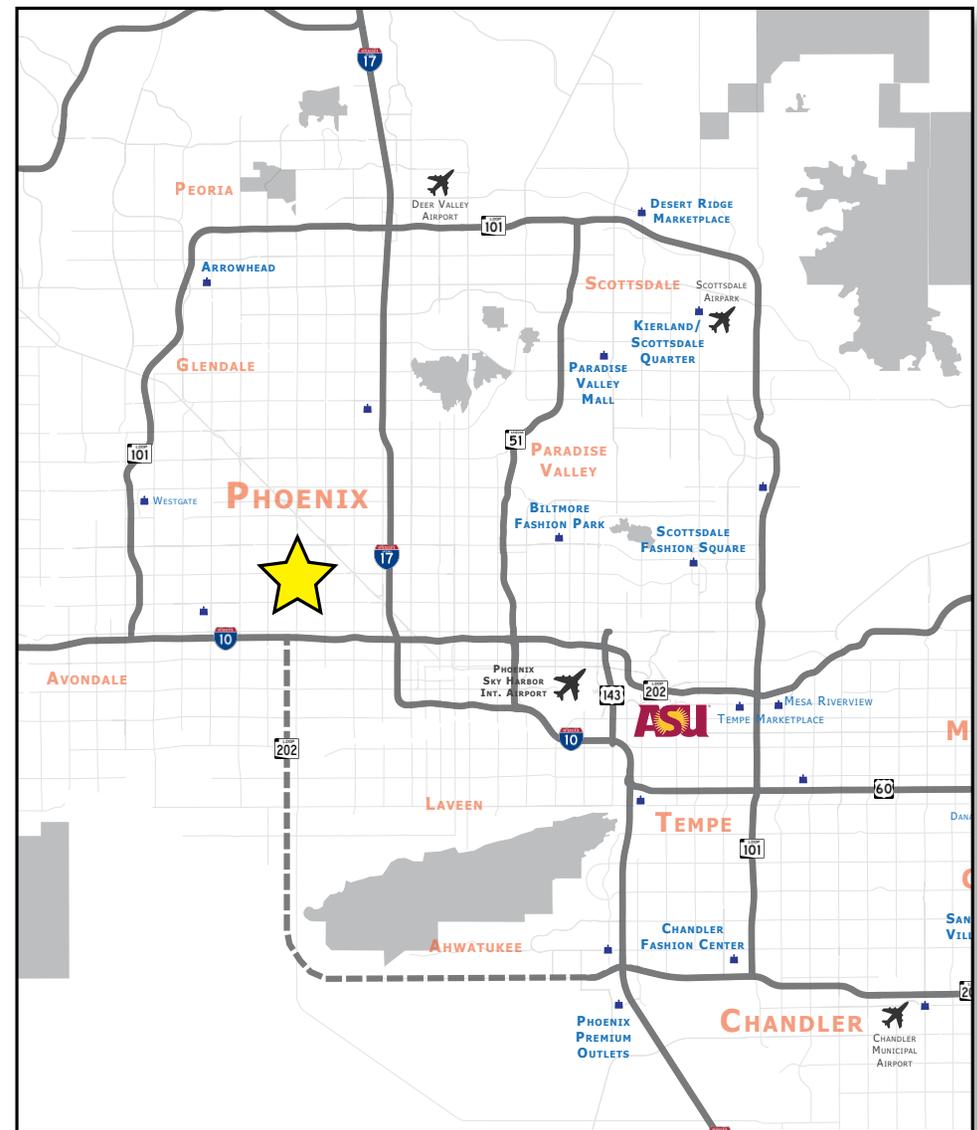
site plan overview

AVAILABLE:	±8,424 SF
ADDRESS:	4105 N 51st Ave Suites Ste 149-153, Phoenix, AZ 85031
ZONING:	C-2
PRICING:	CALL FOR PRICING

property highlights

- ±8,424 SF Endcap with excellent frontage along the busy Indian School Rd.
- Positioned at a strong retail intersection with Walmart and El Super adjacent.
- Densely populated area with over ±219,000 people within 3-miles.
- Strong employment area with over ±9,900 businesses within 5-miles.

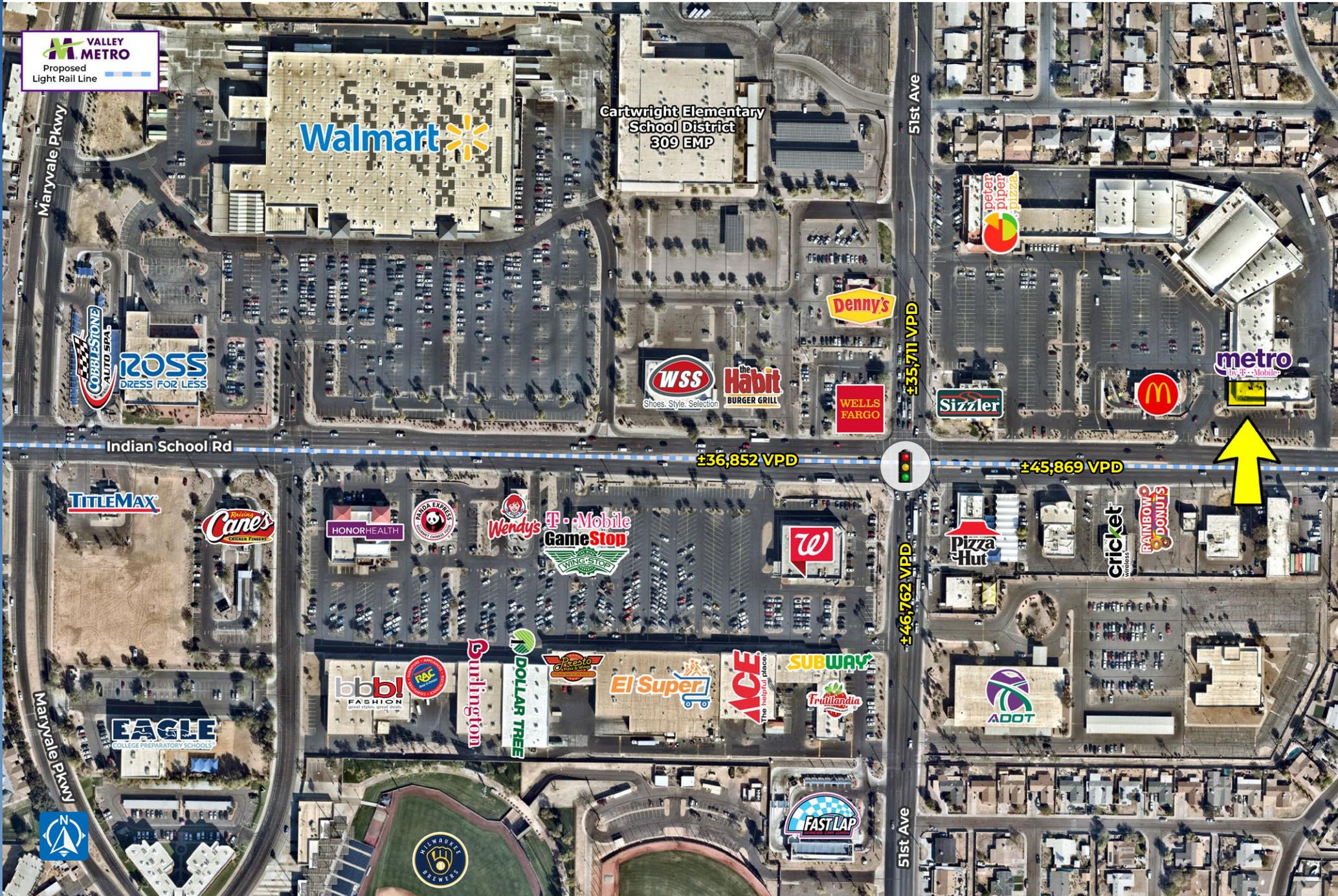
neighboring tenants



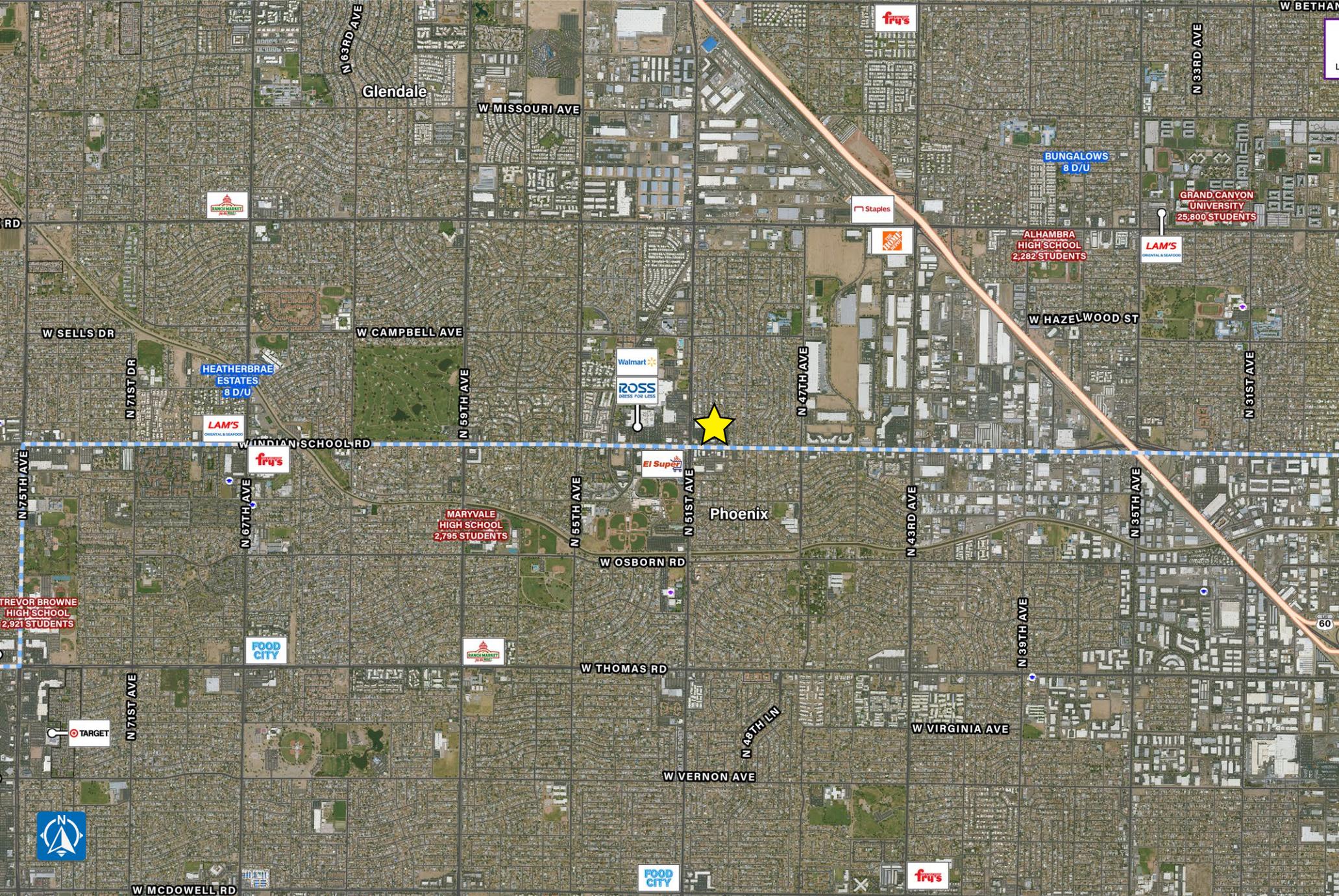
traffic count ADOT 2024

51 th Ave		Indian School Rd	
N	±35,711 VPD (NB & SB)	E	±45,869 VPD (EB & WB)
S	±46,762 VPD (NB & SB)	W	±36,852 VPD (EB & WB)

zoom aerial

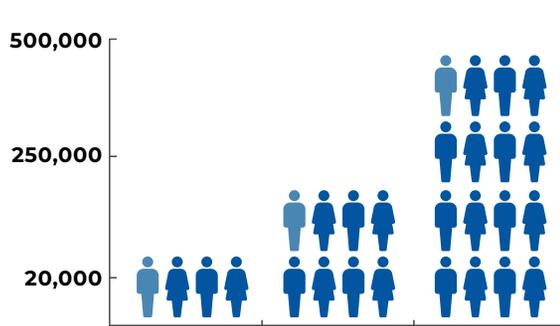


wide aerial



demographics overview

ESRI 2024



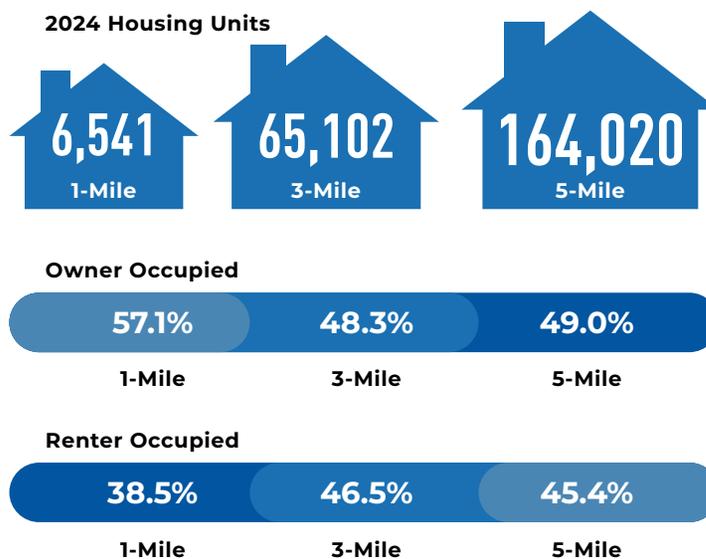
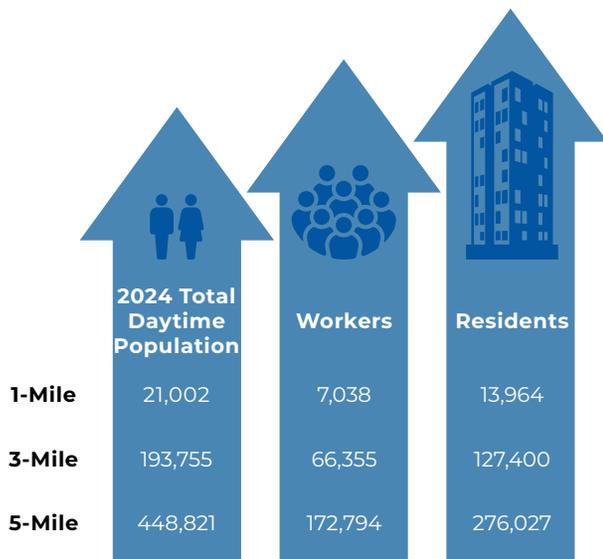
	1-Mile	3-Mile	5-Mile
2024 Total Population	24,039	219,536	498,437
2029 Total Population	24,027	218,269	499,977

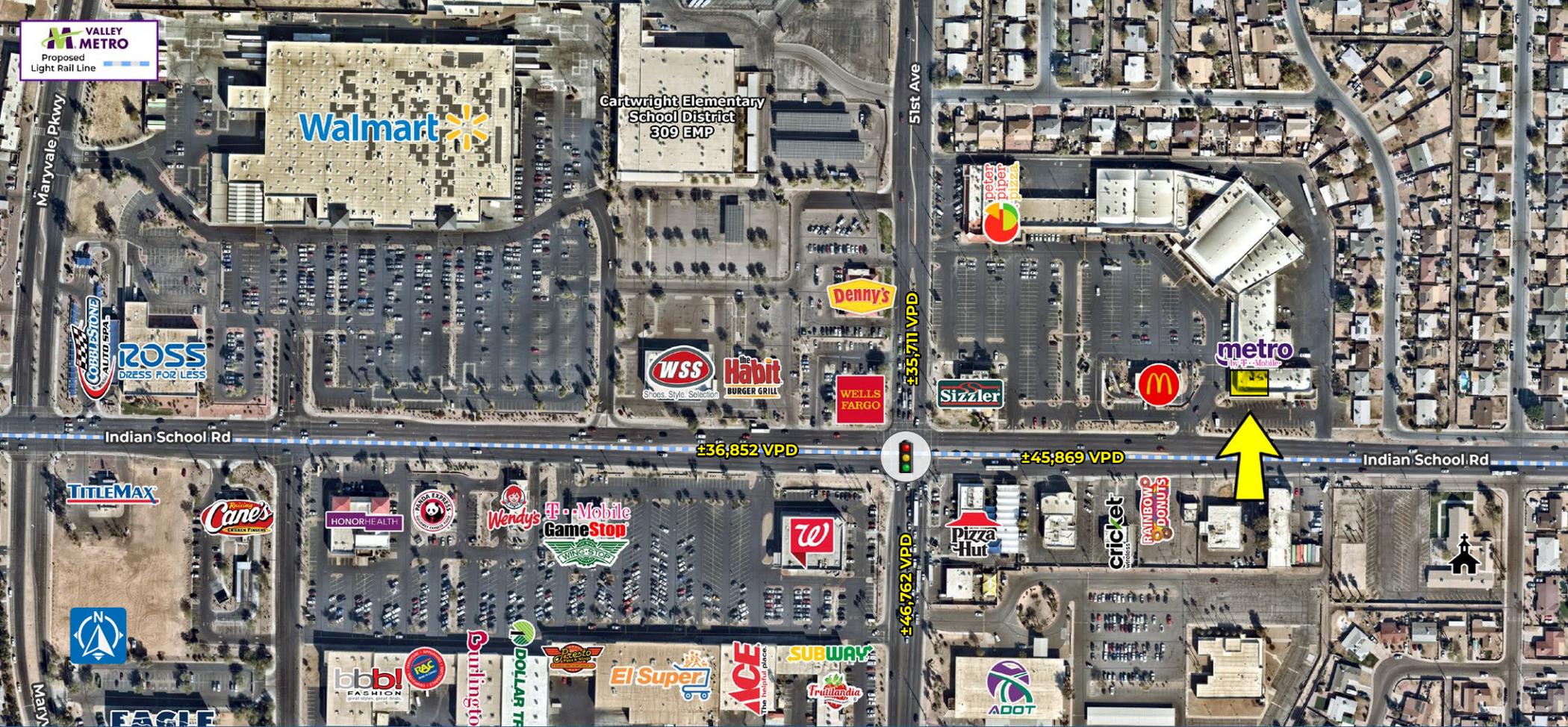


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$65,358	\$76,646	\$19,950
3-Mile	\$55,519	\$71,236	\$20,239
5-Mile	\$57,956	\$77,044	\$24,007



	1-Mile	3-Mile	5-Mile
2024 Households	6,252	61,720	154,763
2029 Households	6,345	62,357	157,856





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