



960 - 3,510 SF Available for Lease
Rate: \$16.00 - \$20.00 PSF + NNN

Matt Harper, CCIM

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2944 N 44th St #200,
Phoenix, AZ 85018
+1 (602) 955-4000
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Site Features

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



Property Information	
Property Name:	Plaza De Colores
APN:	107-22-044A
Primary Use:	Retail
Zoning	C-2

Availabilities

- Suite 106 – 960 SF, \$20.00 PSF + NNN
- Suite 107 – 2,550 SF, \$16.00 PSF + NNN
- Suite 106 & 107 – 3,510 SF, \$18.00 PSF + NNN

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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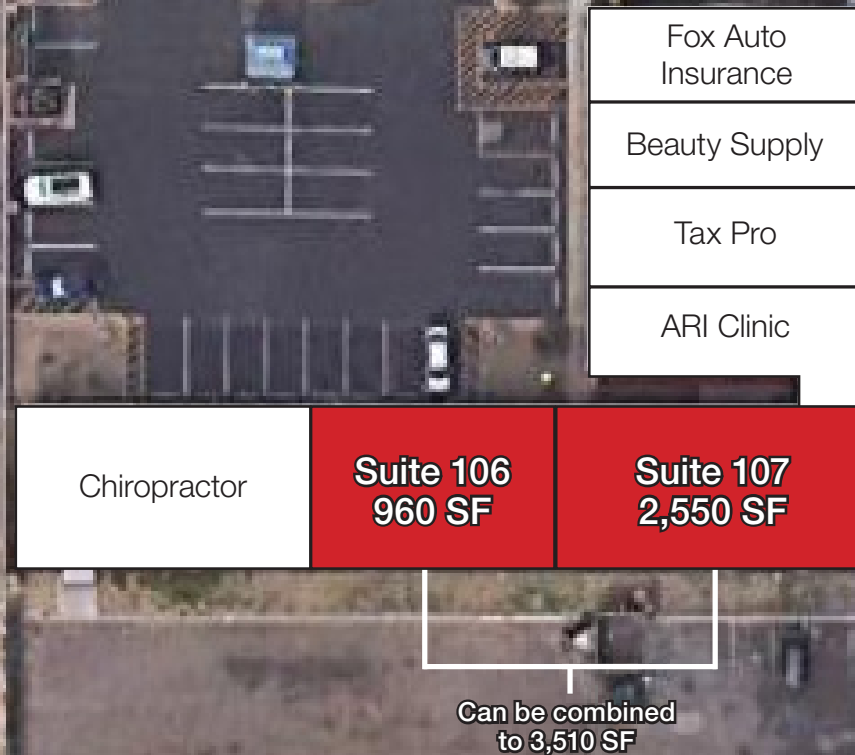
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Site Plan

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40,790 VPD Indian School Rd



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