

Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016



EMMA BARRECA | (c) 610.469.4000 | emma@dpcrc.com
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcrc.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
(F) 480.947.8830
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016

demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	22,232	171,906	360,832
PROJECTED POPULATION (2029)	22,043	176,929	373,228
AVERAGE HOUSEHOLD INCOME	\$117,987	\$122,710	\$120,096
DAYTIME POPULATION	24,856	176,941	373,479
MEDIAN AGE	33.8	35.5	35.2
TOTAL BUSINESSES	2,277	14,722	26,740



traffic counts: Indian School Rd | 52,543 VPD ● 20th St | 5,410 VPD

Emma Barreca
(cell) 610.469.4000
emma@dpcrc.com

Marti Weinstein
(cell) 224.612.2332
marti@dpcrc.com



7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800 | www.dpcrc.com

property highlights

- ± 6,633 SF existing retail space for LEASE; drive-thru approved
- Option to Ground Lease
- Excellent visibility and monument signage available on Indian School Road
- Hard corner with signalized access
- Close proximity to SR 51 and Arcadia/Biltmore corridor
- Huge traffic counts of almost 58,000 VPD at intersection

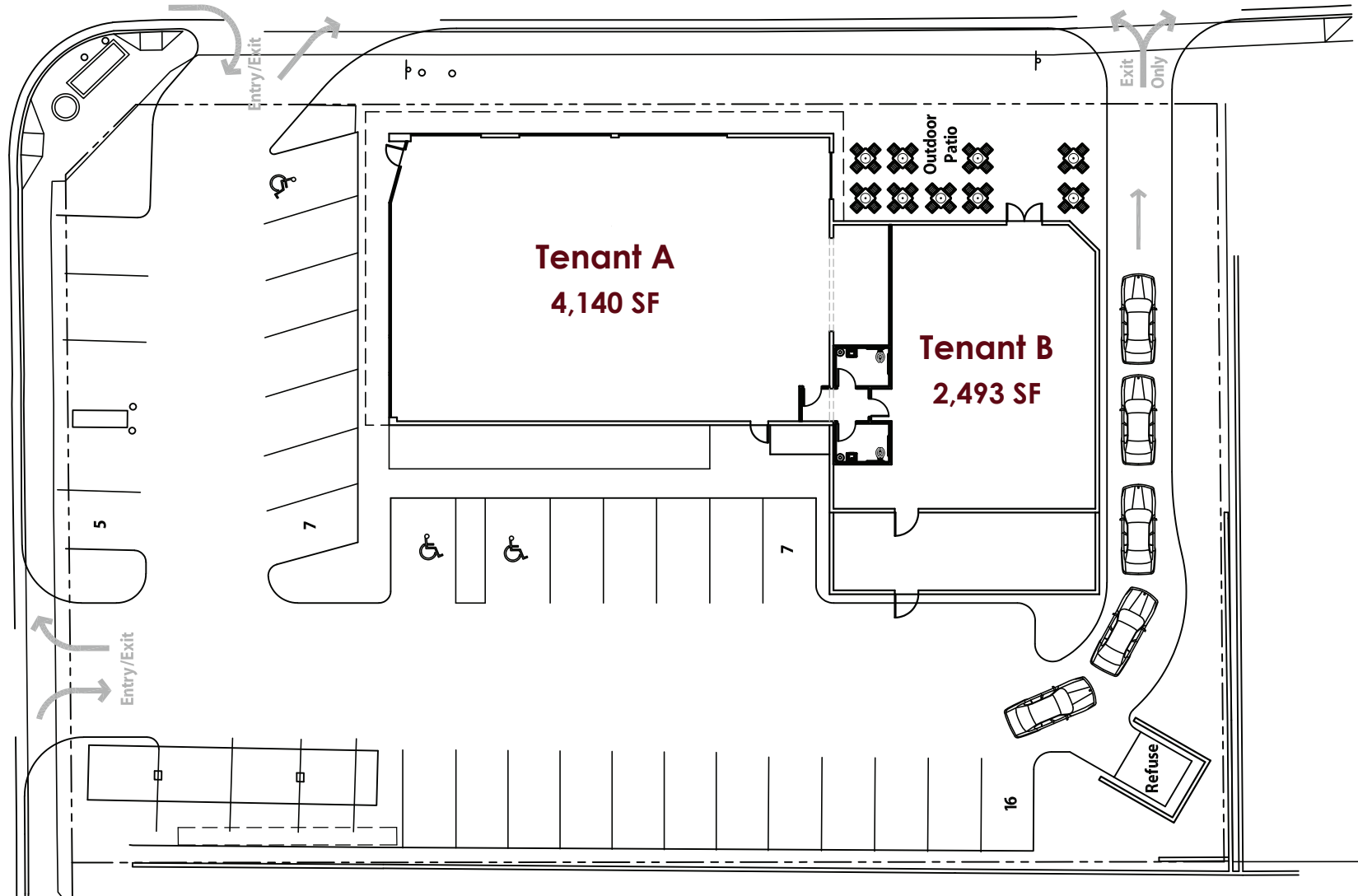
Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016

SITE PLAN OPTION

N 20TH ST

INDIAN SCHOOL RD



EMMA BARRECA | (c) 610.469.4000 | emma@dpcrc.com
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcrc.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
(F) 480.947.8830
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016

EXISTING FACADE RENOVATION

Conceptual View



EMMA BARRECA | (c) 610.469.4000 | emma@dpcrc.com
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcrc.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
(F) 480.947.8830
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016



**EXISTING FACADE
RENOVATION**

Conceptual View

EMMA BARRECA | (c) 610.469.4000 | emma@dpcrc.com
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcrc.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
(F) 480.947.8830
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Drive-Thru Approved Retail Space for LEASE

1945 E. Indian School Rd
Phoenix, AZ 85016



EMMA BARRECA | (c) 610.469.4000 | emma@dpcrc.com
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcrc.com

7339 E. McDonald Dr
Scottsdale, AZ 85250
(O) 480.947.8800
(F) 480.947.8830
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.