

# RETAIL/WAREHOUSE AVAILABLE FOR LEASE

302 W INDIAN SCHOOL | PHOENIX, AZ 85012

**\$17.50/PSF**  
PER YEAR - NNN

±7,010 SF AVAILABLE

## SINGLE-TENANT MIXED-USE BUILDING



## PROPERTY DETAILS

- 7,010 SF Single-Tenant Retail
- Layout includes 3 Bull Pens & 2 Restrooms
- 13' Clear Height
- 10' x 10' Grade Level Door
- 100% Air Conditioned
- 1.43:1,000 Parking Ratio
- Zoning: C-C, City of Phoenix
- N 3rd Ave & Indian School Rd
- Central to 3 Major Freeways
- Near Retail, Restaurants, & Public Transportation

### contact :



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



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03/30/26

# SINGLE-TENANT MIXED-USE BUILDING

302 W INDIAN SCHOOL | PHOENIX, AZ 85012

**This well-located, move-in-ready space is perfectly suited for retail, showroom, warehouse, or creative office use.**

Positioned prominently at the corner of 3rd Street and Indian School, this ±7,010 square foot commercial space offers exceptional visibility and accessibility in a high-traffic corridor. The property features a modernized exterior with fresh paint and new stucco, creating a clean and contemporary street presence.

Inside, the space boasts expansive open floor plans with durable concrete flooring, providing flexibility for a variety of uses. The property is equipped with two ADA-compliant restrooms and a 10' x 10' grade-level roll-up door, ideal for loading, deliveries, or light industrial needs. Recent electrical updates further enhance functionality and efficiency.



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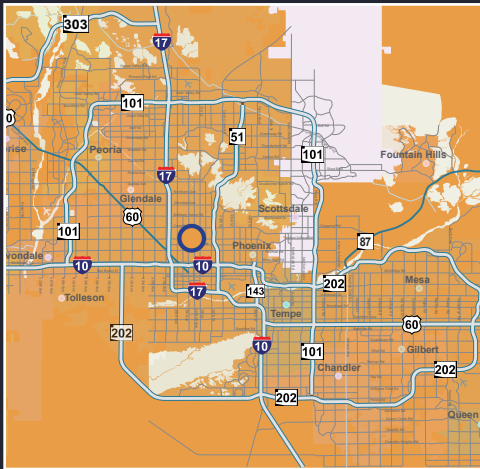
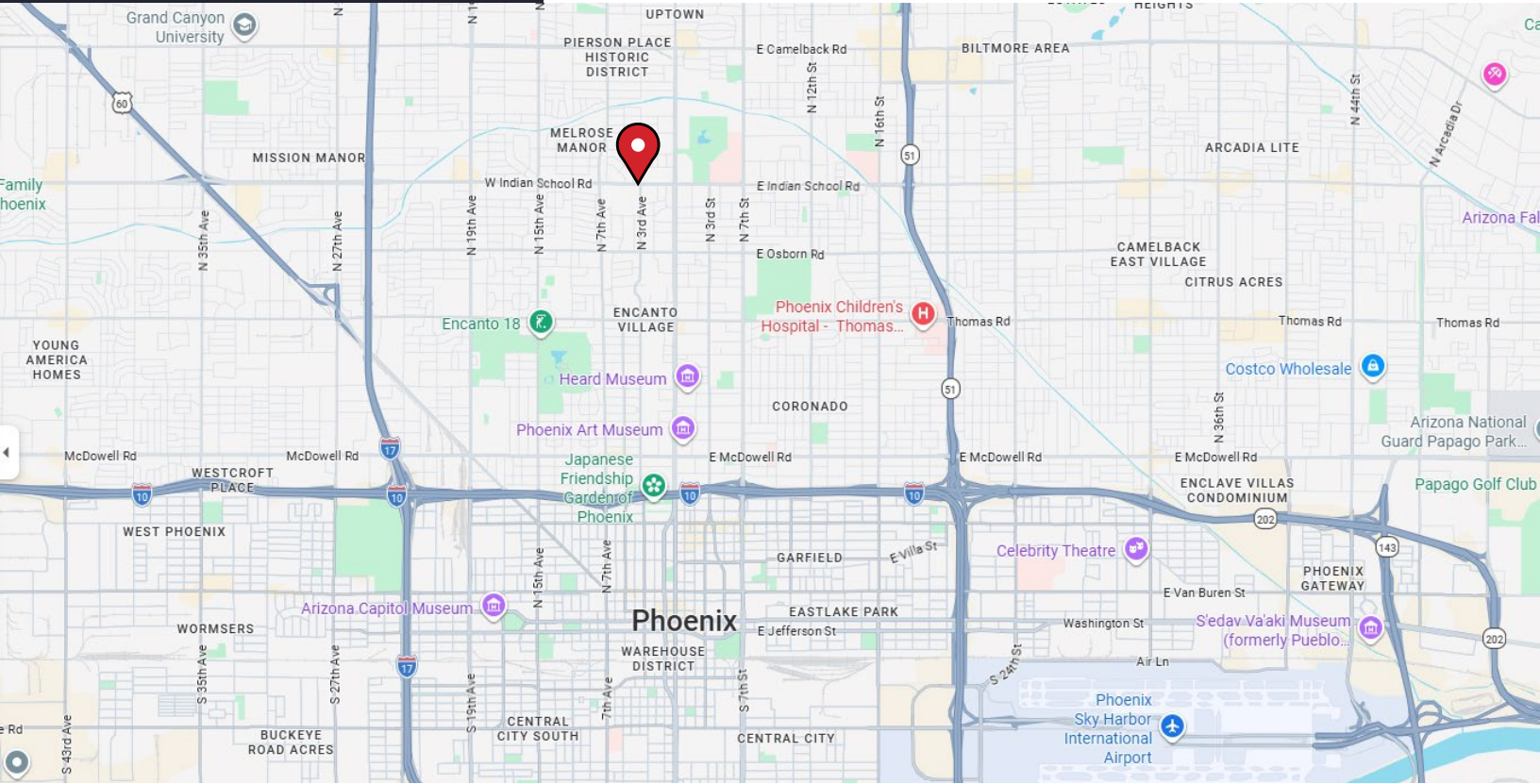
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**DEMOGRAPHICS**    **1 MILE**    **3 MILE**    **5 MILE**

|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| <b>2025 Population</b>             | 22,957    | 189,676   | 465,923   |
| <b>Median Age</b>                  | 37.4      | 35.8      | 35.6      |
| <b>Bachelor's Degree or Higher</b> | 41%       | 35%       | 28%       |
| <b>2025 Households</b>             | 11,988    | 82,524    | 181,598   |
| <b>Renter Occupied HHs</b>         | 9,215     | 55,086    | 112,566   |
| <b>Avg Household Income</b>        | \$90,667  | \$94,806  | \$92,838  |
| <b>Median Household Income</b>     | \$67,072  | \$68,650  | \$66,350  |
| <b>Median Home Value</b>           | \$488,104 | \$490,874 | \$453,183 |
| <b>Median Year Built</b>           | 1971      | 1971      | 1971      |
| <b>Avg Household Size</b>          | 1.8       | 2.1       | 2.4       |
| <b>Total Consumer Spending</b>     | \$315.2M  | \$2.3B    | \$5.2B    |
| <b>Daytime Employees</b>           | 27,931    | 143,867   | 323,208   |
| <b>Businesses</b>                  | 3,986     | 20,369    | 34,443    |