



Indian School Rd

29,476 ADT



Daycare



Bella Mirage  
715 DUs

El Mirage Rd 6,913 ADT



RETAIL PROPERTY FOR SALE OR LEASE

# INDIAN SCHOOL & EL MIRAGE PAD

NWC El Mirage Rd & Indian School Rd  
Avondale, AZ 85392

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# EL MIRAGE & INDIAN SCHOOL PADS

NWC El Mirage & Indian School Rd Avondale, AZ 85392



## LOCATION DESCRIPTION

PAD opportunity adjacent to future QuikTrip & Car Wash.

±29,476 VPD on Indian School Rd.

Ideal location for a Restaurant, Medical Clinic, or Financial Institution

±214 Future, for-rent, townhome community directly behind the retail PAD.

## AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	11,665	99,079	251,638
Median Age	33.1	35.0	33.9



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$96,547	\$103,606	\$94,684
Average	\$108,463	\$121,970	\$116,723



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	183	1,898	4,780
Employees	1,601	21,818	74,018
Daytime Population	7,192	75,628	225,762



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	49.0%	43.9%	39.4%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	66.8%	62.6%	58.4%
Services	15.7%	15.7%	16.3%
Blue Collar	17.5%	21.7%	25.4%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,062	32,623	81,991
Median Home Value	\$429,476	\$457,990	\$443,043

\* 2025 Demographic data derived from ESRI

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