

INDIAN SCHOOL PLAZA

# Retail Investment Property For Sale

8% CAP RATE | ±\$112,415 CURRENT NOI | 84% LEASED | VALUE ADD OPPORTUNITY



**\$1,390,000 (\$174 PSF)**



**WATCH FULL VIDEO  
OF PROPERTY**

626 W INDIAN SCHOOL RD | PHOENIX, AZ 85013

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commercial real estate advocates

# PROPERTY OVERVIEW

SALE PRICE	\$1,390,000 (\$174 PSF)
BUILDING SIZE	8,000 SF
YEAR BUILT	1964
ZONING	C-2, Commercial
NUMBER OF SUITES	6
ACRES	0.29
PARKING RATIO	1.25/1,000 SF
LOCATION	Hard Corner in High-Traffic Corridor
OCCUPANCY	84% Leased
CAP RATE	8%
NOI	\$112,415



## ADDITIONAL FEATURES



Newly Renovated Suites



37.4K Vehicles per Day on Indian School Rd



Close to State Route 51, I-10 and I-17



Existing Suite Sizes Range from 792-1,892 SF



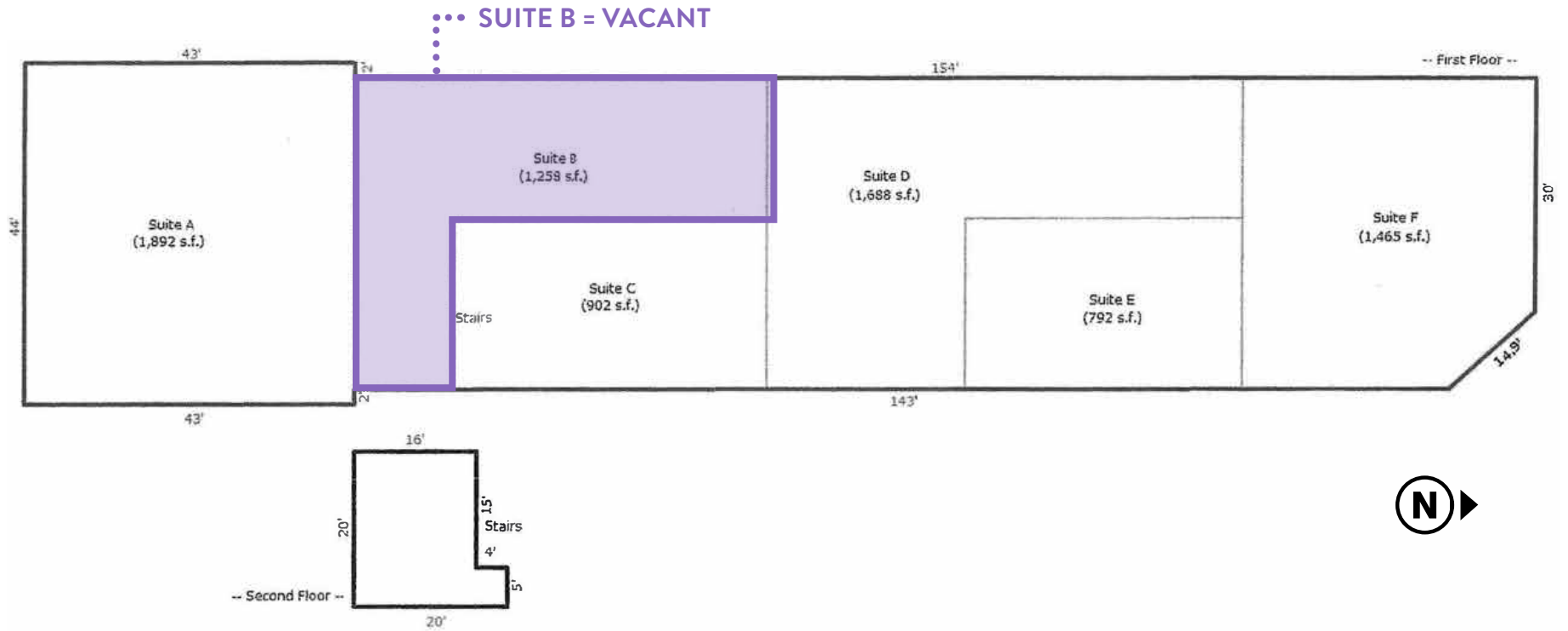
Located near Phoenix Metro Bus and Light Rail Stops



Excellent Signage Opportunities Facing Indian School Rd

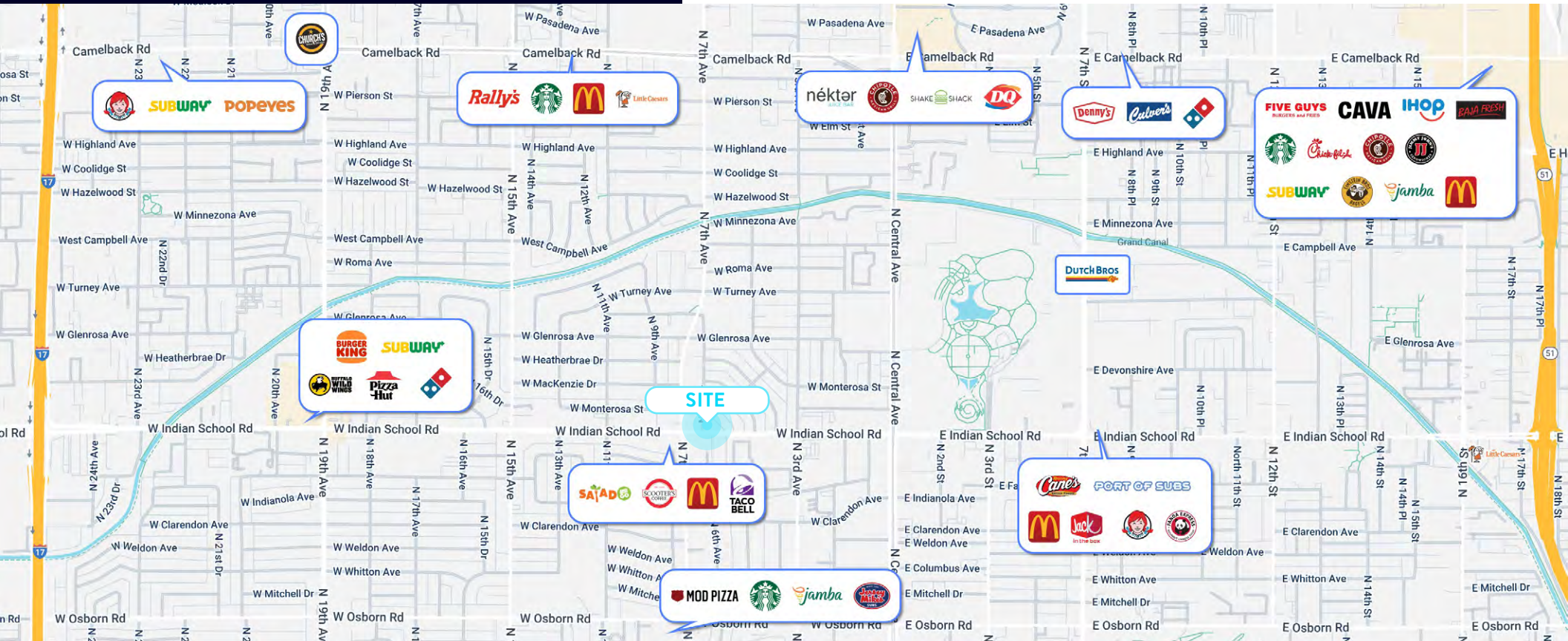
# SITE PLAN

AVAILABLE  
8,000 SF





# AMENITIES



This retail property sits in the heart of Phoenix's highly desirable Melrose Antique District, a dynamic area known for its eclectic mix of antique shops, art galleries, dining establishments, and trendy bars. The district offers an ideal environment for businesses to thrive with its safe, walkable atmosphere and strong sense of community, making it an excellent opportunity for retailers looking to establish themselves in one of Phoenix's most character-rich neighborhoods.

## NEARBY FOOD

Buffalo Wild Wings  
Burger King  
Cava  
Chipotle  
Church's Texas Chicken  
Culver's  
Domino's  
Five Guys

Jamba Juice  
Little Ceasars  
McDonald's  
Mod Pizza  
Panda Express  
Port of Subs  
Popeyes

Rally's  
Salad and Go  
Scooter's Coffee  
Shake Shack  
Starbucks  
Subway  
Wendy's  
**...AND MORE**

## CONTACT



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# Thank You

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