

**PAD AVAILABLE FOR GROUND LEASE**

SEC

# 10<sup>TH</sup> ST & INDIAN SCHOOL RD

PHOENIX, AZ



# property summary

**AVAILABLE** ±2,500-3,000 SF Drive-Thru Opportunity

**ZONING** C-2 and P-1, City of Phoenix

**LEASE RATE** CALL FOR RATES

## LOCATION HIGHLIGHTS

- » Close proximity to the VA Hospital with approximately 3,500 employees on site.
- » Strong daytime population; over 250,000 persons within a 3 mile radius
- » Less than a mile from SR-51

## TRAFFIC COUNTS

7th St

**N** ±34,712 VPD (NB & SB)

**S** ±30,591 VPD (NB & SB)

INRIX 2022

Indian School Rd

**E** ±42,694 VPD (EB & WB)

**W** ±40,565 VPD (EB & WB)

## NEIGHBORING TENANTS



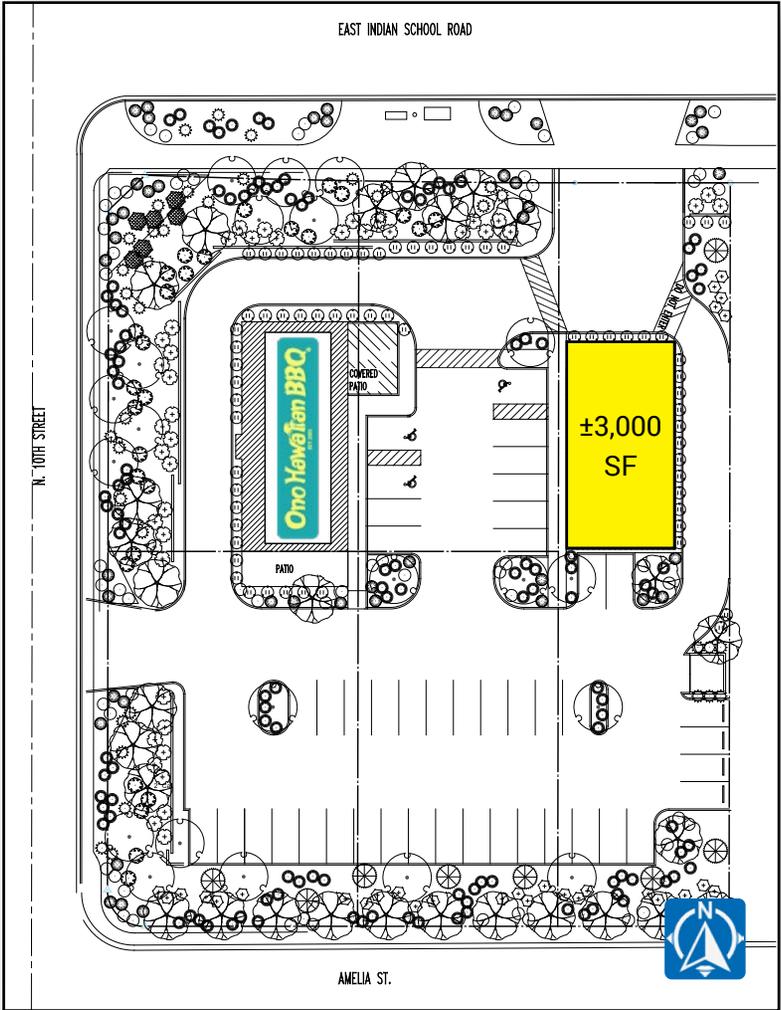
SEC

**PAD AVAILABLE FOR GROUND LEASE**

10<sup>TH</sup> ST & INDIAN SCHOOL RD



# site plan



SEC

**PAD AVAILABLE FOR GROUND LEASE**

10<sup>TH</sup> ST & INDIAN SCHOOL RD



# zoom aerial



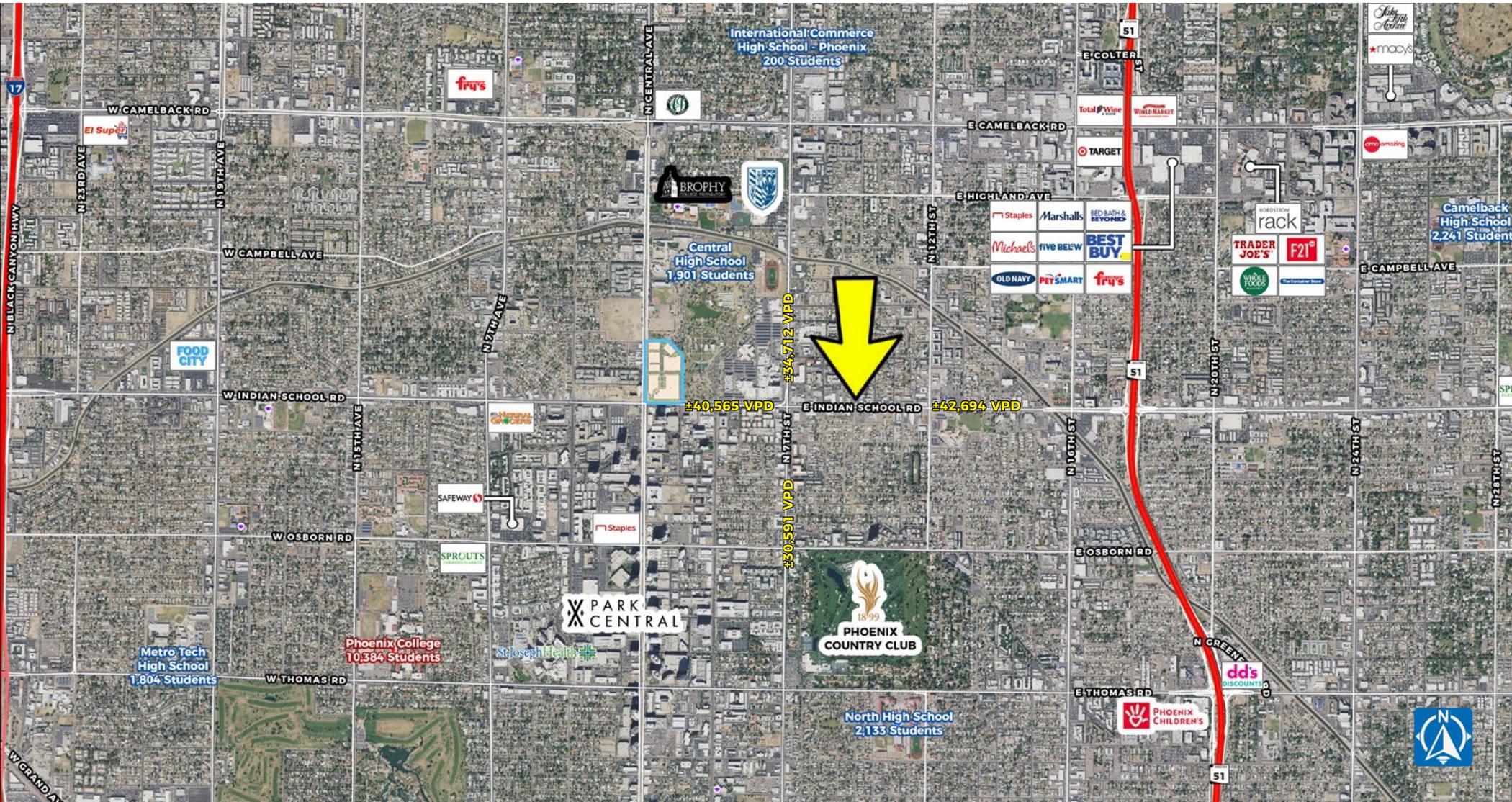
SEC

## PAD AVAILABLE FOR GROUND LEASE

10<sup>TH</sup> ST & INDIAN SCHOOL RD



# midtown phoenix



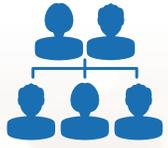
SEC

## PAD AVAILABLE FOR GROUND LEASE

10<sup>TH</sup> ST & INDIAN SCHOOL RD



# demographics



## POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	21,319	176,045	411,716
2028 Total Population	22,770	186,310	424,274



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	38,899	263,796	602,667
Workers	30,072	183,025	395,674
Residents	8,827	80,771	206,993



## 2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$83,878	\$98,143	\$95,798
Median HH Income	\$60,359	\$63,265	\$60,124
Per Capita Income	\$44,394	\$46,054	\$39,345



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	12,454	93,338	186,841
Owner Occupied	22.8%	35.5%	38.1%
Renter Occupied	66.8%	52.9%	52.0%



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	11,162	82,484	168,217
2028 Households	12,164	89,674	177,728



## BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	1,588	10,716	20,567

2023 ESRI ESTIMATES

SEC

**PAD AVAILABLE FOR GROUND LEASE**

10<sup>TH</sup> ST & INDIAN SCHOOL RD





exclusively listed by

**ZACHARY PACE**

(602) 734-7212

[zpace@pcaemail.com](mailto:zpace@pcaemail.com)

**NICK DEDONA**

(602) 734-7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)

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 are 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 and 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. 06/14/2021



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)