

---

# OWNER/USER OPPORTUNITY

---

±4,850 SF OFFICE CONDO  
ABA AUTISM SPACE  
FOR SALE IN PHOENIX, AZ

---

9150 W INDIAN SCHOOL RD  
BUILDING 1, SUITE 105  
PHOENIX, AZ 85037

---

AVAILABLE FOR OCCUPANCY  
OCTOBER 1<sup>st</sup>, 2025



**MATT ZACCARDI**  
D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



## OWNER/USER OPPORTUNITY AVAILABLE FOR SALE



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.

11 20 24

# About the Property

## ADDRESS

9150 W Indian School Rd  
Building 1 | Suite 105  
Phoenix, AZ 85037

## ASKING PRICE

\$1,625,000 (\$335.05/SF)

## CONDO SIZE

±4,850 SF

## LAYOUT

Reception/Waiting Area,  
12 Offices, and 3 Restrooms

## YEAR BUILT

2005

## ZONING

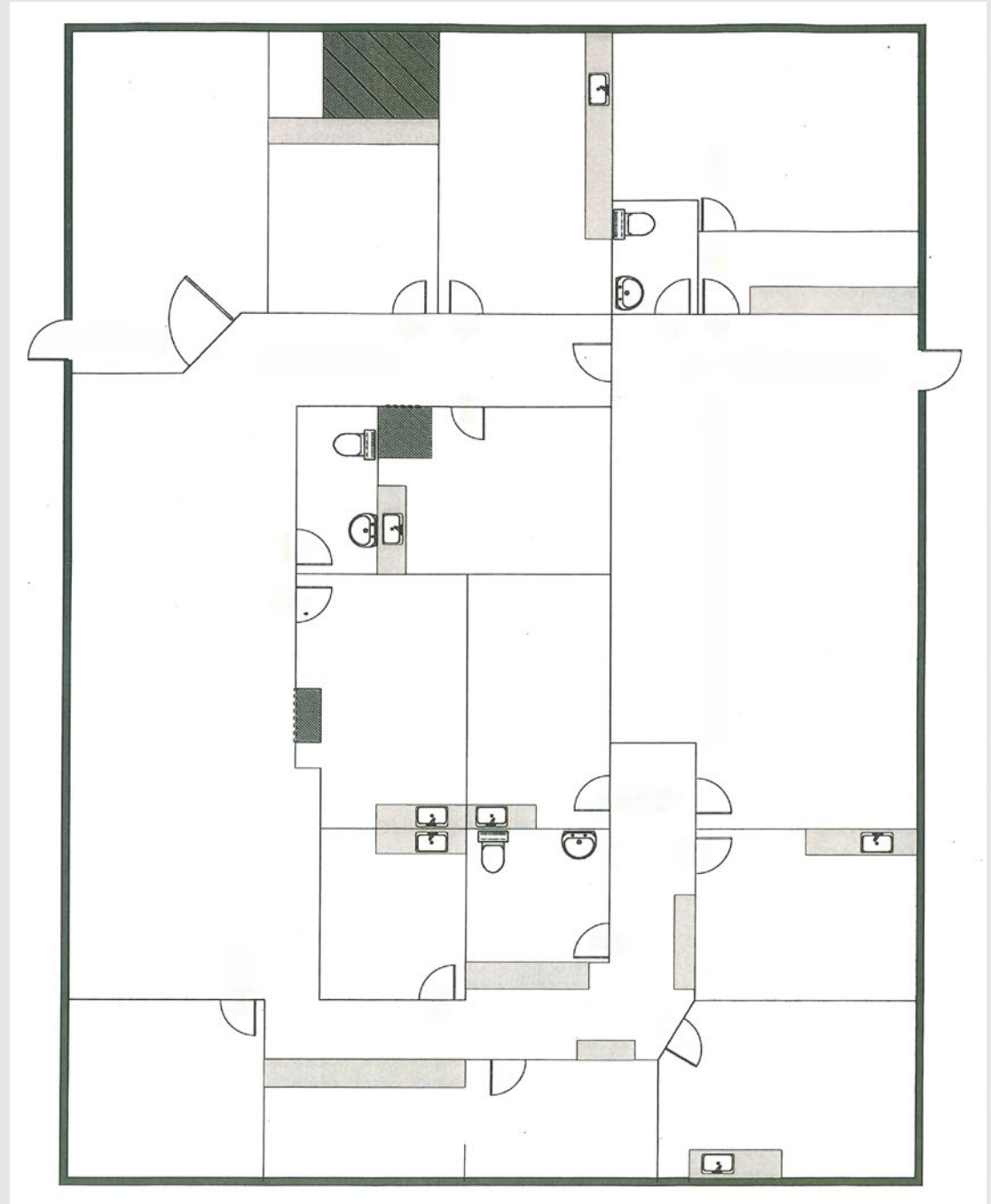
C-1, City of Phoenix

## PARKING RATIO

5.2/1,000

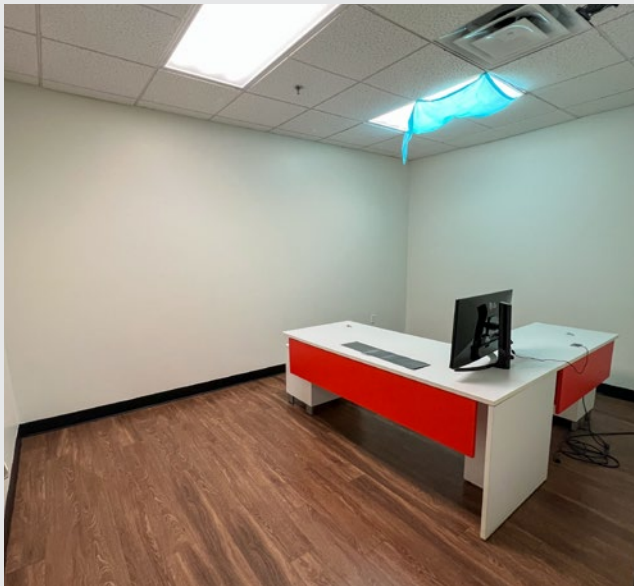
# Suite 105

±4,850 SF





# Property Photos





# About the Area





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	18,317	142,322	362,900
2028 Population Projection	18,770	144,267	362,900
Annual Growth 2023-28	0.5%	0.3%	0.3%
Median Age	31.8	32.2	31.9
Bachelor's Degree or Higher	10%	12%	12%
2023 Households	4,902	41,818	105,550
2028 Household Projection	5,020	42,510	107,475
Avg Household Income	\$68,102	\$71,658	\$71,735
Median Household Income	\$56,749	\$59,299	\$57,389
Median Home Value	\$197,618	\$214,793	\$220,480
Median Year Built	1988	1992	1992
Owner Occupied HHs	3,364	24,303	58,664
Renter Occupied HHs	1,657	18,207	48,811
Avg Household Size	3.7	3.4	3.4
Total Consumer Spending	\$159.1M	\$1.3B	\$3.3B
Daytime Employees	1,445	26,957	71,498
Businesses	248	2,982	6,394

# Glendale Office Submarket Report

Due to the tremendous population growth, healthcare and education providers have increased their presence in Glendale. Beyond serving the immediate area, healthcare providers benefit from the convenient access to Loop 101 and Interstate 10 freeways, which reach a large and diverse population from all regions of the Valley. About a third of the submarket's office inventory is medical space, compared to about 17% for the market as a whole.

**Counter to trends seen in the overall metro, office performance has been comparatively resilient in the Glendale Submarket. The area has seen 230,000 SF of positive net absorption over the past five years as opposed to -2.5 million SF for the Valley. As a result, vacancy has only moved up from the mid-11% range at the end of 2019 to 13.4%. Vacancy climbed over 600 basis points for the market.**

-COSTAR 2024