

RETAIL SPACE AVAILABLE FOR LEASE

· PHOENIX · WEST PLAZA

4324 & 4344 W INDIAN SCHOOL RD



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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RETAIL SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- New Ownership - Recent Upgrades
- Exterior paint improvement
- Landscaping enhancement
- Refreshed planters with drought resistant low water desert plants
- Over 200 new plants, over 40 new trees, new Rock and boulders installed throughout.
- Parking lot refurbishment
- LED lighting upgrade
- New breezeway LED lighting to enhance and brighten the property at night
- New LED parking lot light fixtures to enhance and brighten the property at night



AVAILABLE FOR LEASE

CURRENT AVAILABILITY

Suite	Tenant	SQ. FT.	Lease Rate (NNN)
1	Tortas Paquime	-	-
5	Contacto Cellular	-	-
6	Available (Built out Nail Salon)	883 SF	\$20.00
7	Skin Connection	-	-
8	Steady's Pet Shop	-	-
9	Miriam Flower Shop	-	-
11	Dona Licha Mexican Kitchen	-	-
13	Tortilleria la Sinaloense	-	-
15	Poder In Action	-	-
16-18	Valle Del Sol Inc	-	-
19	Lorayne's Beauty Salon	-	-
20	Pro Performance Chiropractic	-	-
22-23	Cornerstone Healing Center	-	-
24	Darkside Tattoo and Body Piercing	-	-
25	La Calidad Meat Market	-	-
26-27	Available	3,496 SF	\$14.00
28	Mochapelos Barber Shop	-	-
29	Raspados Imperial	-	-
32	Club Stratus	-	-
33	El Herradero Western Wear	-	-
34	La Botana	-	-
39	Long Wong's Hot Wings	-	-
100	Versalles Palace Event Center	-	-
104	Senor Sushi	-	-
106	Carranza Dental	-	-
110	Planet Fitness	-	-
120	Habitat for Humanity ReStore	-	-
BB	Cornerstone Healing Center	-	-



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. 09 24 25





DEMOGRAPHIC SUMMARY

4324 West Indian School Road, Phoenix, Arizona, 85031

Ring of 3 miles

KEY FACTS

215,561

Population



61,435

Households

27.1

Median Age

\$37,373

Median Disposable Income

EDUCATION

37%

No High School Diploma



32%

High School Graduate



23%

Some College



8%

Bachelor's/Grad/Prof Degree

INCOME



\$43,208

Median Household Income



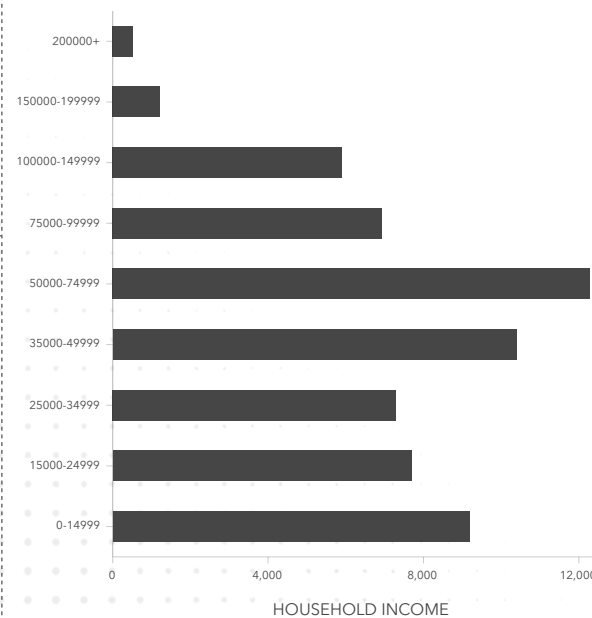
\$16,386

Per Capita Income

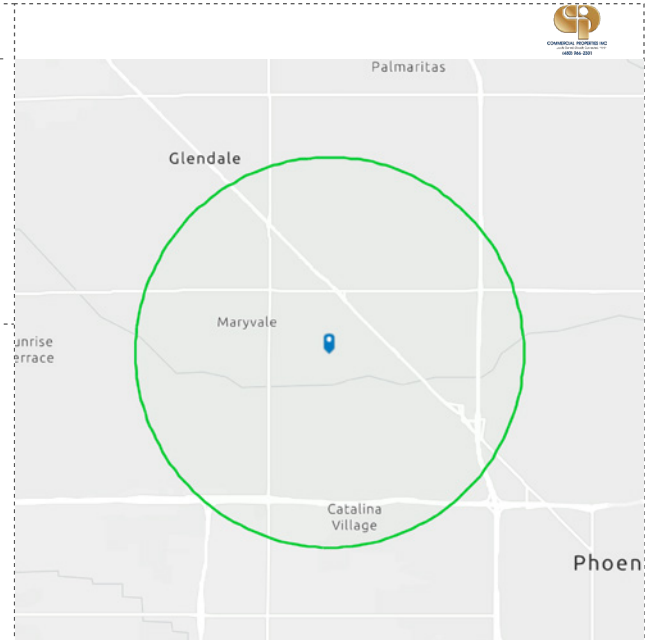


\$19,230

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

38%



Blue Collar

41%

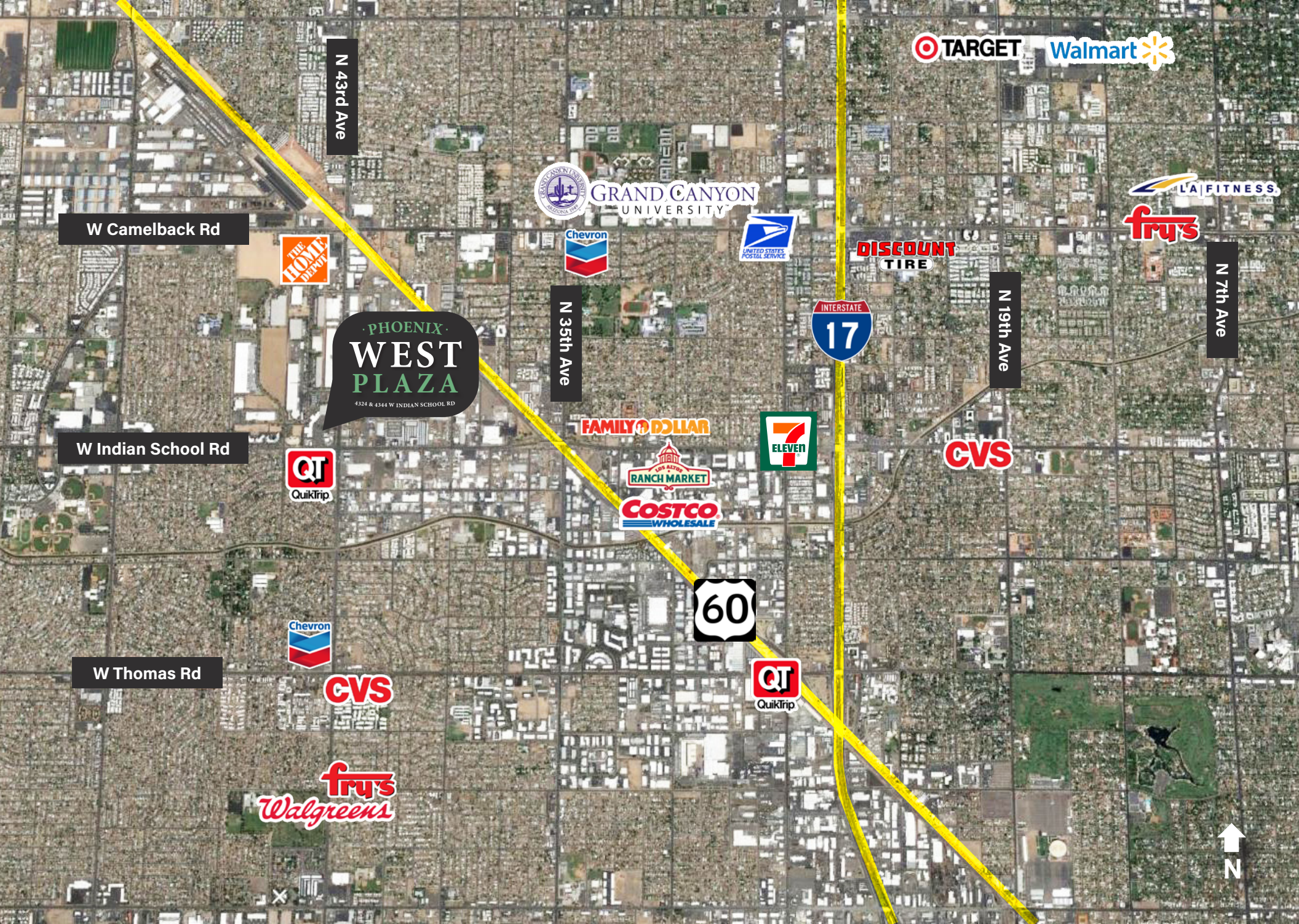


Services

24%

4.7%

Unemployment Rate



PHOENIX
WEST PLAZA
4324 & 4344 W INDIAN SCHOOL RD

W Camelback Rd

W Indian School Rd

W Thomas Rd

N 43rd Ave

N 35th Ave

N 19th Ave

N 7th Ave

TARGET **Walmart**

LA FITNESS
 fray's

GRAND CANYON UNIVERSITY

THE HOME DEPOT

Chevron

UNITED STATES POSTAL SERVICE

DISCOUNT TIRE

INTERSTATE 17

QT
QuikTrip

FAMILY DOLLAR

7 ELEVEN

CVS

RANCH MARKET
 COSTCO WHOLESALE

60

Chevron

CVS

fray's Walgreens

QT
QuikTrip

