



PADS AVAILABLE FOR GL, RBTS, SALE



**WESTERN  
RETAIL ADVISORS**

# DYSART AND INDIAN SCHOOL PADS

SEC Indian School & Dysart Avondale, AZ 85392

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# INDIAN SCHOOL & DYSART - PADS

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## LOCATION DESCRIPTION

SEC Indian School & Dysart

## PROPERTY HIGHLIGHTS

- ±5.6 AC on Dysart Rd & ±1.8 AC on Indian School Rd
- Available for Sale, GL, or reverse BTS
- Zoned: PAD C-2
- Great access to the I-10 Fwy three miles to the South
- Over 700 residential units coming online by Q3 2024 & Q1 2025

## AREA CO-TENANTS



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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,395	91,440	199,698
Median Age	33.4	34.4	33.3



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$88,996	\$89,284	\$80,527
Average	\$114,299	\$114,442	\$104,655



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	291	1,817	4,012
Employees	2,599	20,027	56,368
Daytime Population	10,978	72,362	178,051



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	48%	42%	39%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	65.53%	64.15%	60.45%
Services	14.64%	14.66%	15.19%
Blue Collar	20.03%	21.19%	24.38%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,986	30,549	65,801
Median Home Value	\$313,566	\$327,891	\$305,081

\* 2023 Demographic data derived from ESRI

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