

SEC Indian School Rd & Maryvale Pkwy | Phoenix, AZ 85031

- + Land Acres ±2.28 acres
- + Parcel ID 103-08-001P
- + Land Use Commercial
- + Sale Price contact broker
- + Zoning C-C

- + Land SF ±99.317 SF
- + Well established community surrounded by various amenities of retail shopping centers, dining options, schools and parks
- + Ideal location for businesses with mix of residential neighborhoods, commercial establishments, educational and recreational facilities
- + Convenient access to major roads, freeways and public transportation



Contact Us

Joe Pequeno +1 602 735 5613 joe.pequeno@cbre.com jamie.swirtz@cbre.com

Jamie Swirtz +1 602 735 5630

Demographics 2024	1 Mile	3 Miles	5 Miles
2024 Population Estimate	25,841	219,926	488,309
Average Household Income	\$78,773	\$71,122	\$77,189
2024 Median Age	30.5	29,1	30.7
2024 Daytime Population	20,518	187,940	442,792



SEC Indian School Rd & Maryvale Pkwy | Phoenix, AZ 85031

Amenities Aerial

Retail

- 1 Title Max
- 2 Walmart
 3 Ross Dress for Less
- WSS Shoe Store
- Wells Fargo Bank
- 6 Anwar Asian Mart
- A&K's Barber Shop
- **Walgreens**
- Ace Hardware
- 10 El Super
- 👊 Dollar Tree
- 12 Burlington
- 13 BBB Fashion

Dining

- 1 Raising Canes
- 2 Dairy Queen
- 3 Subway
- 4 Denny's 6 Habit Burger & Grill
- 6 Sizzler
- McDonald's
- 8 Purple Turtle Sports Bar
- New China Buffet
- 10 Peter Piper Pizza
- 11 Choon Burritos
- Panda Express
- Wendy's

Education

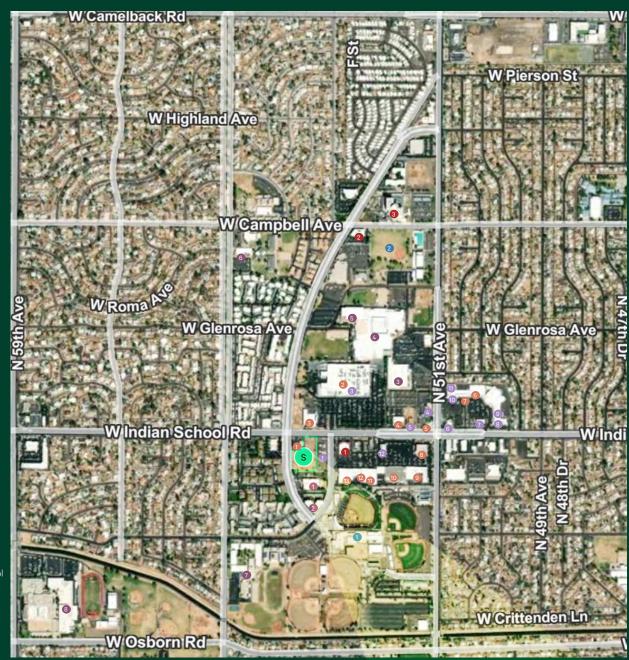
- Eagle College Prep
- The English Academy
- 3 Bret Tarver Elementary School
- Cartwright Training Center
- Marc T Atkinson Middle School
- 6 John F Long Elementary Borman Elementary School
- Maryvale High School

Healthcare

- 1 HonorHealth Urgent Care
- Palo Verde Medical Center
- 3 Valleywise Medical Center

Recreation

- 1 Arizona Cactus League Field
- 2 Maryvale Park





© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.