

**For Lease**

W/NWC Indian School Rd & 44th St | Phoenix, AZ



**STEPHANIE DAVIS**

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## For Lease

W/NWC Indian School Rd &  
44th St | Phoenix, AZ

\* The Arcadia neighborhood is one of the city's most desirable and established residential areas known for its greenery, mountain views, upscale and relaxed vibes.

### Property Specifications

TOTAL BUILDING SIZE

±21,486 SF

SPACE AVAILABLE

±918 SF

PARCEL SIZE

±2.29 AC

ZONING

C-1, City of Phoenix

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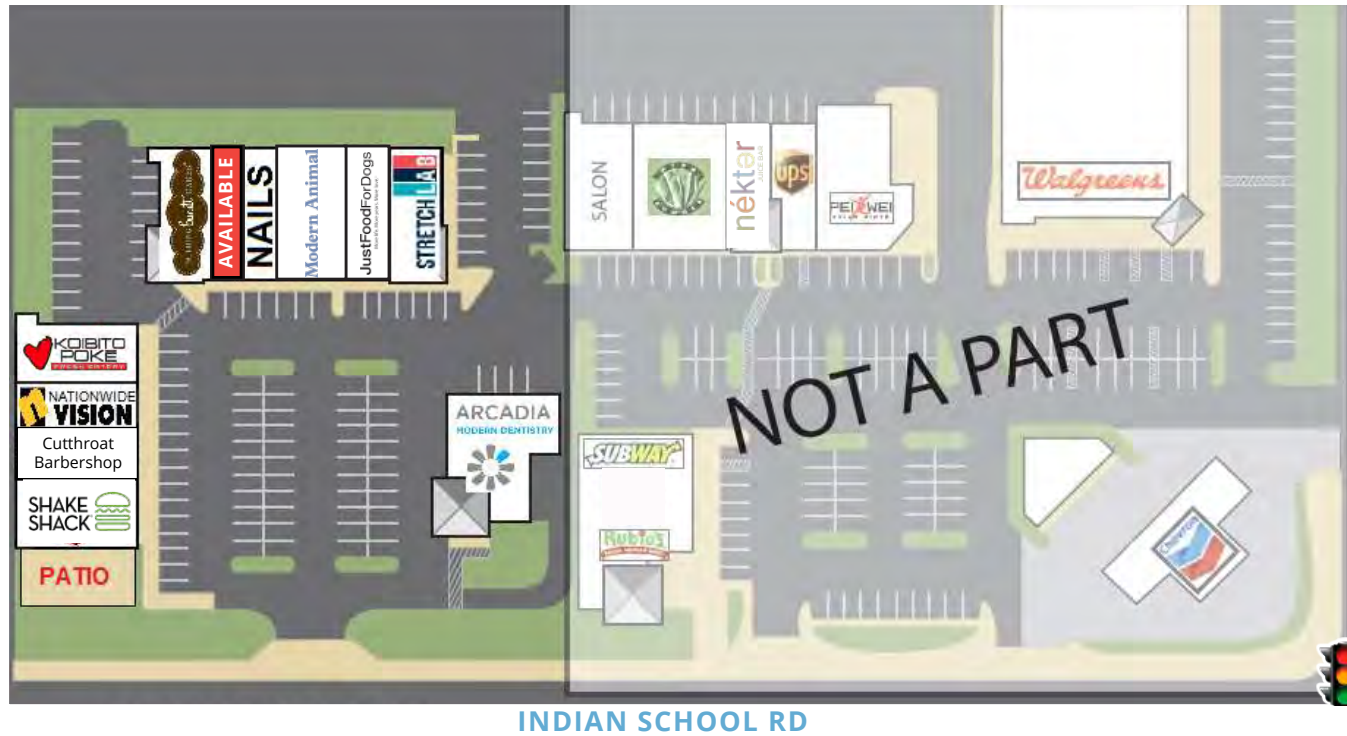


### About the Property

- Rare Arcadia shop availability
- Shake Shack Now Open
- Located in highly desirable Arcadia neighborhood
- Excellent retail intersection with over 84,000 VPD
- Prominent visibility and signage on Indian School Rd
- High Average Household Income over \$188,000 within 1 mile
- Strong Daytime Population over 143,000 within 3 miles
- Current Population over 120,000 within 3 miles

### Join These Intersection Retailers

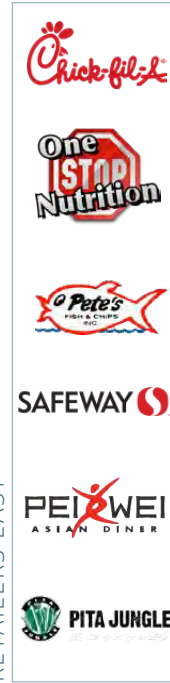




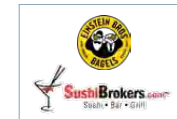
44TH ST

INDIAN SCHOOL RD

RETAILERS EAST



RETAILERS SOUTH



SUITE	TENANT NAME	SIZE/SF
4280-101	Shake Shack	2,627
4280-105	Cutthroat Barbershop	897
4280-107	Nationwide Vision Center	1,976
4280-108	Koibito Poke Fresh Eatery	2,000
4310 (PAD)	Arcadia Modern Dentistry	3,586

SUITE	TENANT NAME	SIZE/SF
4290-101	Nothing Bundt Cakes	1,682
<b>4290-111</b>	<b>AVAILABLE - (Do Not Disturb Tenant)</b>	<b>918</b>
4290-113	Chic Nails	1,000
4290-117	Modern Animal Veterinary	4,200
4290-119	Just Food for Dogs	1,200
4290-121	StretchLab	1,400

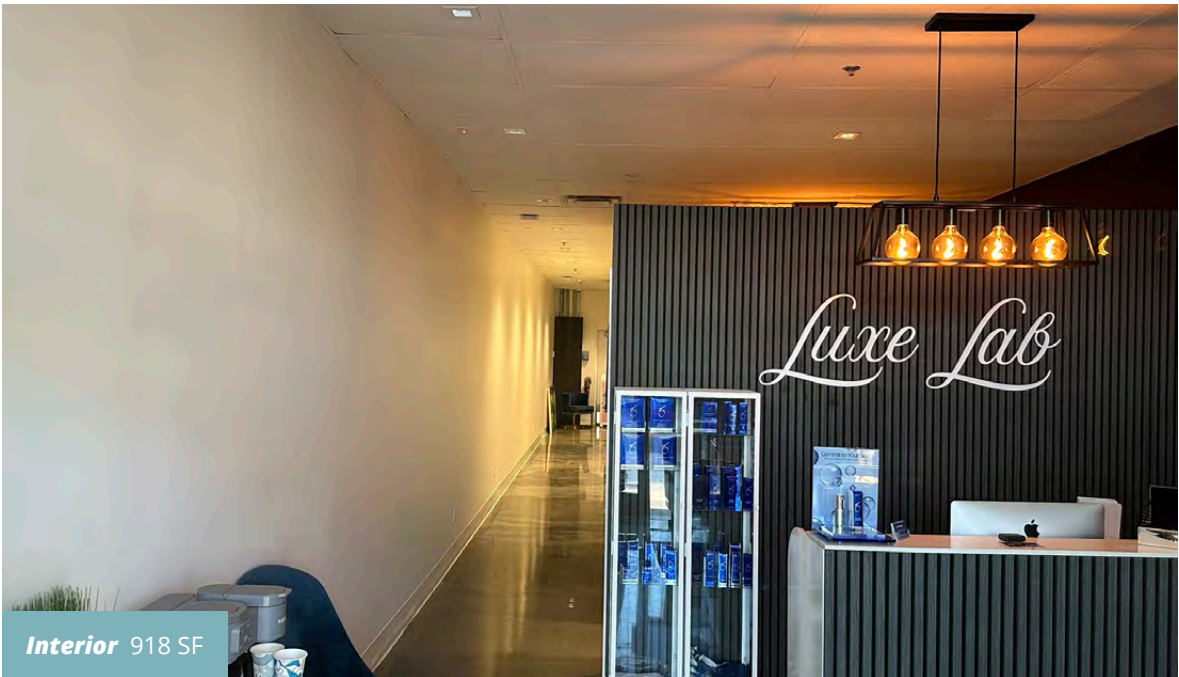
**TOTAL - ± 21,486 SF**



Exterior 918 SF



Storefront 918 SF



Interior 918 SF



# Arcadia Commons

NWC Indian School Road & 44th Street | Phoenix, Arizona 85018



**INDIAN SCHOOL ROAD**  
37,966 VPD '25

**44TH STREET**  
45,613 VPD '25



**INDIAN SCHOOL ROAD**  
31,571 VPD '25

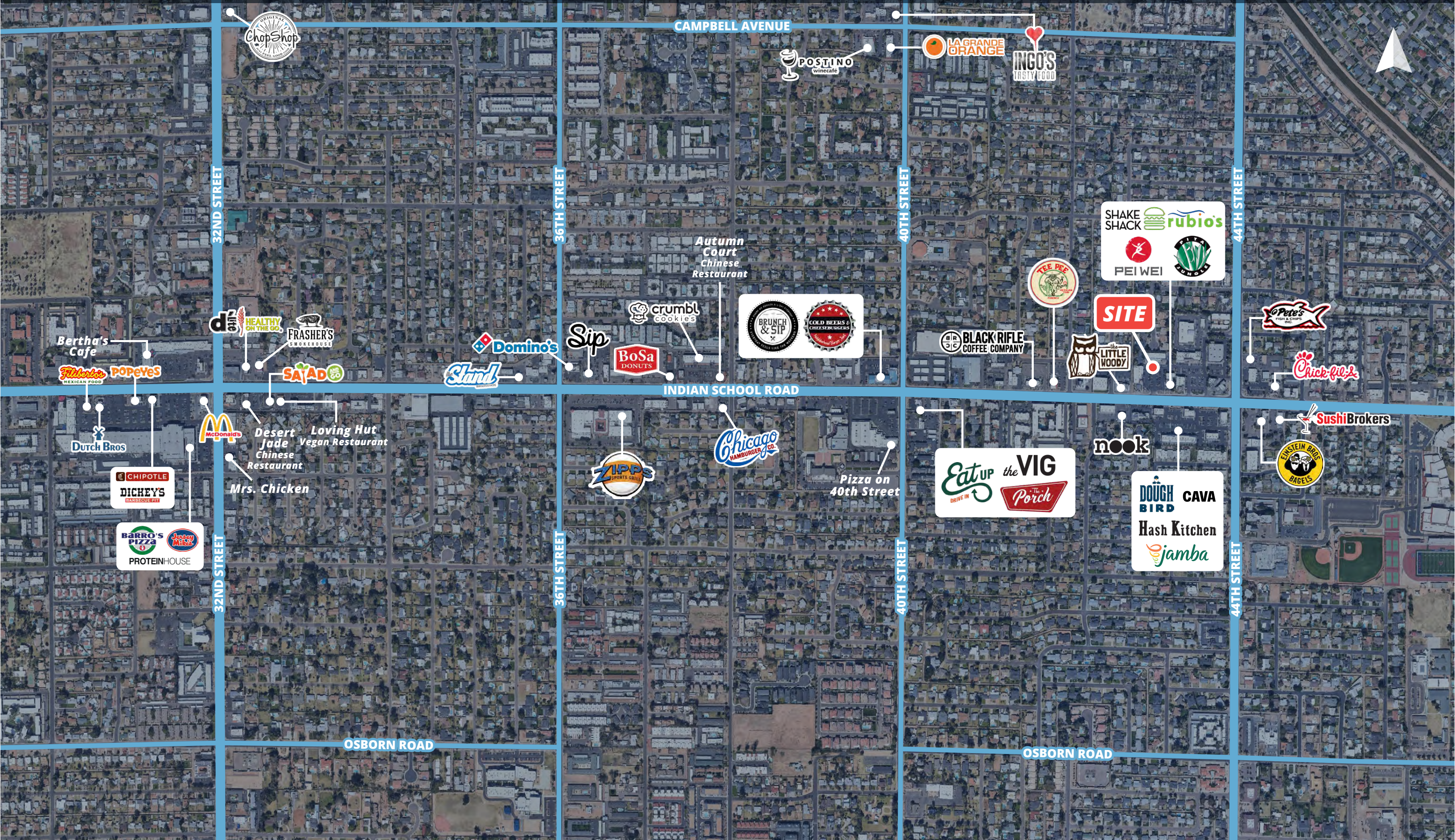


**44TH STREET**  
44,578 VPD '25



# Arcadia Commons

NWC Indian School Road & 44th Street | Phoenix, Arizona 85018



# Arcadia Commons

NWC Indian School Road & 44th Street | Phoenix, Arizona 85018



★ macy's *Saks Fifth Avenue*  
BLANCO LIFETIME  
The Cheesecake Factory True Food Kitchen Seamus 52

SAFeway  
Banfield PET HOSPITAL

GOODWILL 9

AG's FINE FOODS  
Steak 44 Village

Camelback Mountain  
Elevation 2,704 Feet

The Phoenician  
Resort  
643 Rooms

HIGHLAND AVE

Camelback High School  
2,101 Students

PHOENIX

BARNES & NOBLE  
NORDSTROM  
LA FITNESS rack The Container Store  
TRADER JOE'S WHOLE FOODS MARKET

Modern Animal NOTHING bundt CAKES PEI WEI ups SHAKE SHACK  
PITA JUNGLE rubio's Walgreens

Hopi Elementary School  
674 Students

Walgreens

Smart & Final BluePearl Pet Hospital

LA GRANDE ORANGE  
POSTINO winecafe

SITE

SAFeway  
CVS pharmacy

LES LIES

ACE Hardware ANYTIME FITNESS O'Reilly AUTO PARTS  
ROSS The Tile Shop

ZIPP'S SPORTS BAR

DOUGH BIRD  
PET HOTELS ARCADIA

Chick-fil-A

Arcadia High School  
1,675 Students

SushiBrokers

Inglewood Middle School  
789 Students

SCOTTSDALE

dd's DISCOUNTS DOLLAR TREE NAPA AUTO PARTS

El Super fru's  
GOODWILL 9 HARBOR FREIGHT TOOLS

Auto Zone

Veritas Preparatory Academy  
781 Students

Arizona Country Club

CVS pharmacy

DEL SOL Furniture.com

DOLLAR TREE THE HOME DEPOT  
PET SMART planet fitness  
SKECHERS Walgreens  
Walmart Supercenter

Durlington COSTCO WHOLESALE  
CROWN FITNESS fru's  
MICRO CENTER petco  
target

Walgreens





## Area Snapshot

### 1 MILE

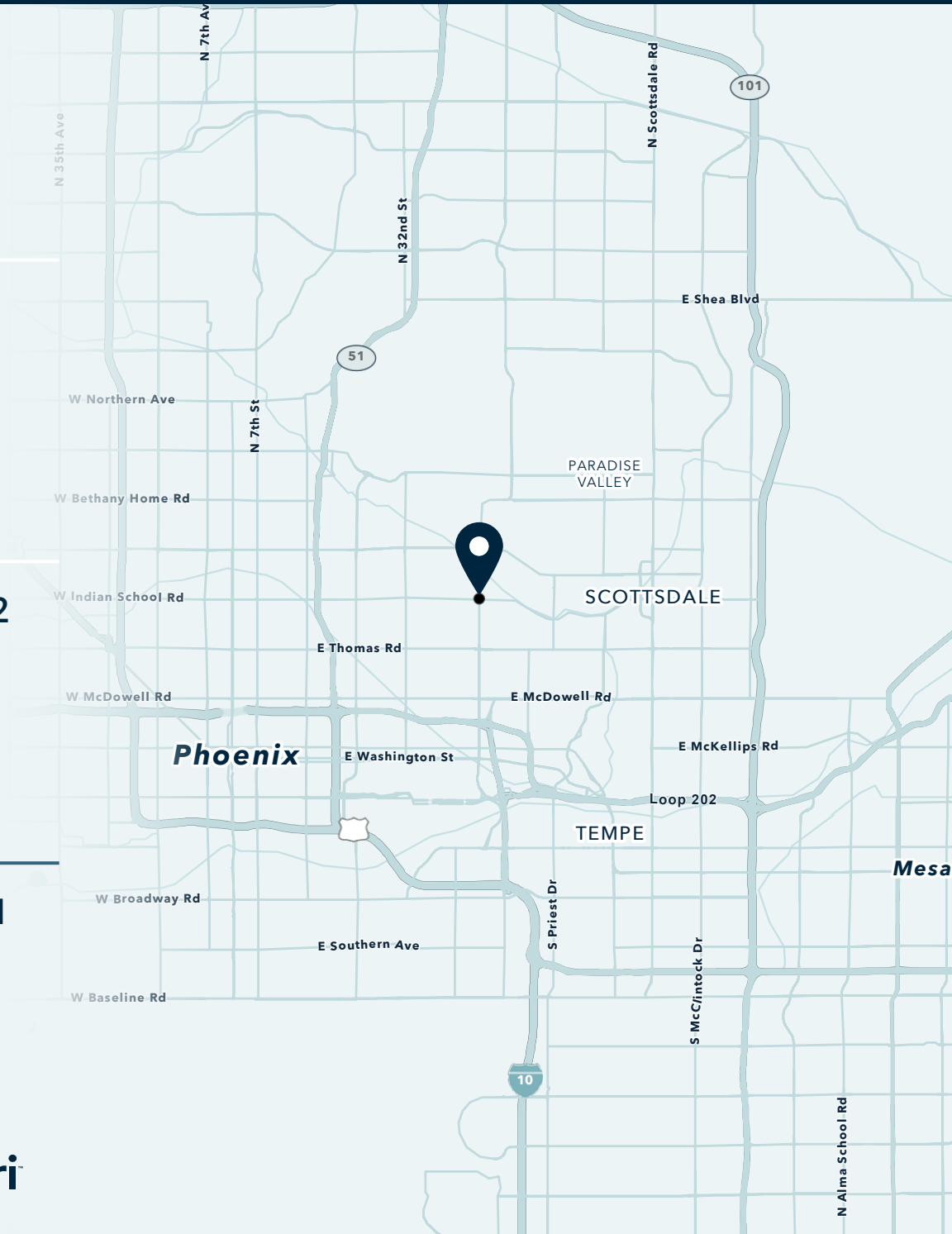
<b>15,782</b> 2025 Population	<b>15,664</b> 2030 Population	<b>\$188,196</b> Average Household Income	<b>17,554</b> Daytime Population
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### 3 MILES

<b>120,132</b> 2025 Population	<b>122,112</b> 2030 Population	<b>\$151,417</b> Average Household Income	<b>143,492</b> Daytime Population
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### 5 MILES

<b>284,231</b> 2025 Population	<b>293,873</b> 2030 Population	<b>\$143,000</b> Average Household Income	<b>406,951</b> Daytime Population
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**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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