

# CENTRALLY LOCATED SECOND GENERATION RESTAURANT SPACE

2620 W INDIAN SCHOOL RD | PHOENIX, AZ 85017



## FOR SALE / LEASE

Reuben Nach  
Commercial Associate  
602.881.4724  
rnach@roiproperties.com

R.O.I. Properties  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com

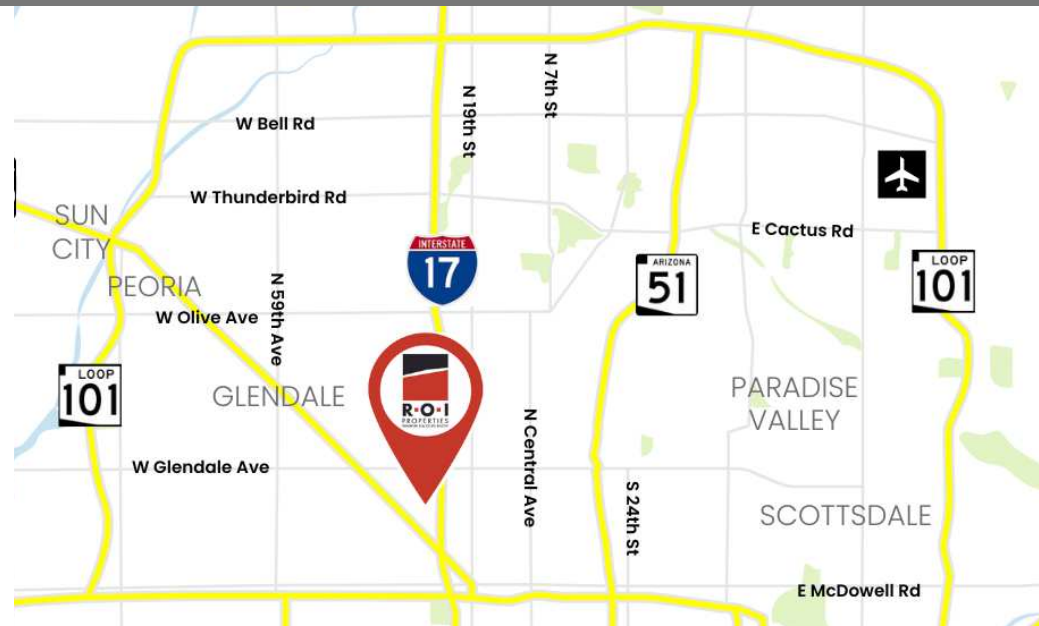




# HIGH VISIBILITY RESTAURANT I-17 & INDIAN SCHOOL

2620 W INDIAN SCHOOL RD, PHOENIX, AZ 85017

## FOR SALE / LEASE



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Lease Price:	\$14.75 PSF + NNN
Price / SF:	\$340.14
Building Size:	5,292 SF
APN:	154-27-011
Lot Size:	44,693 SF
Zoning:	C-2

### PROPERTY OVERVIEW

2620 West Indian School is an exceptional opportunity to acquire an existing 5,292 SF second generation restaurant in the heart of Phoenix. With immediate proximity to the I-17, this property is surrounded by proven national players including Quick Quack Car Wash, Super 8, Red Roof Inn, and Trulieve. The property enjoys frontage on Indian School, which sees over 64,000 Vehicles Per Day. With existing restaurant infrastructure in place, this presents a turn key opportunity for an owner user or value-add investor.

### PROPERTY HIGHLIGHTS

- Turnkey Restaurant on High-Traffic Indian School
- 5,292 SF Restaurant in Prime Phoenix Location
- Indian School Frontage
- 45,000 VPD on Indian School

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3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

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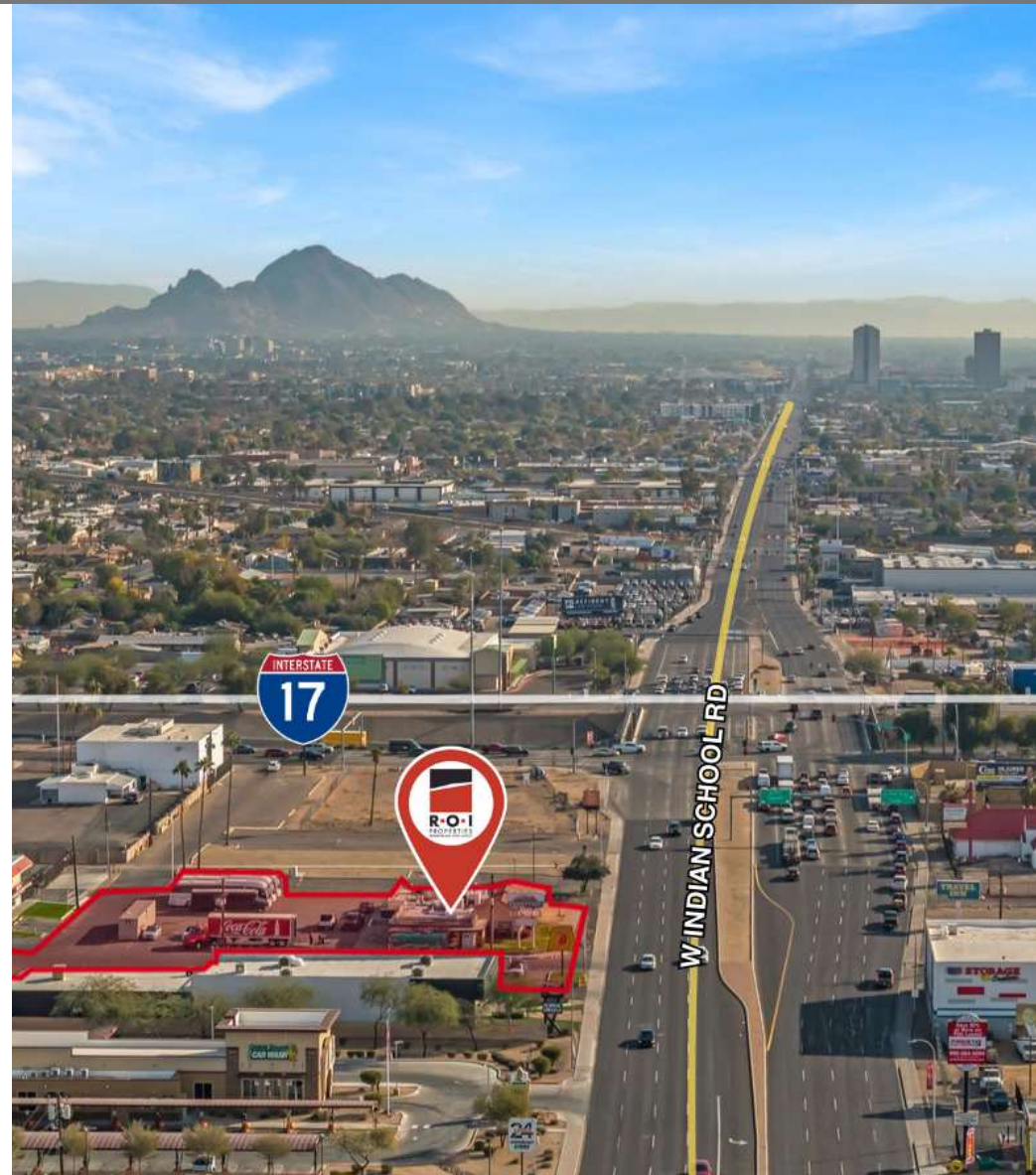




# FREESTANDING SECOND GENERATION RESTAURANT

2620 W INDIAN SCHOOL RD, PHOENIX, AZ 85017

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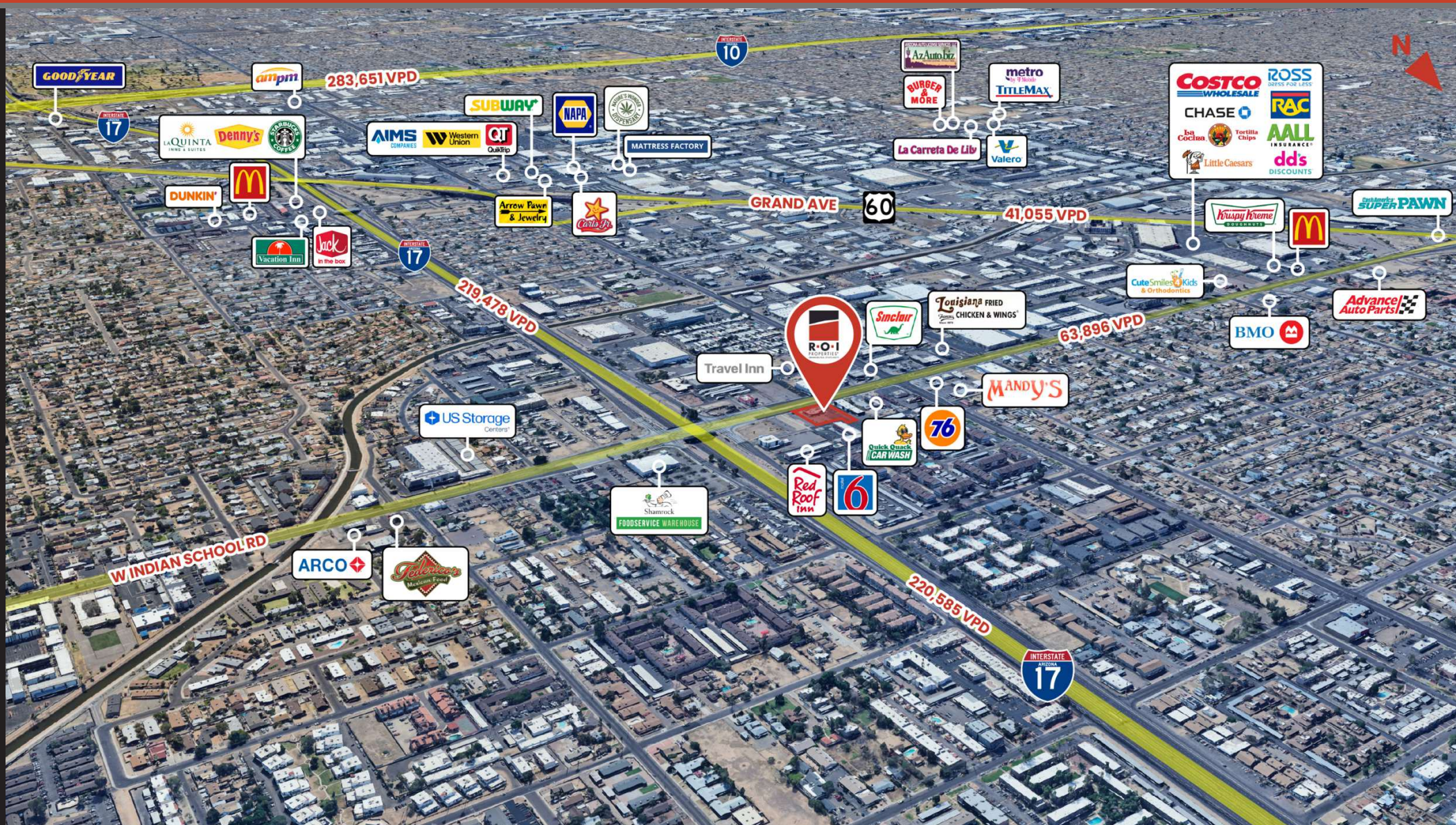




# LOCATED IN DENSE RETAIL CORRIDOR

2620 W INDIAN SCHOOL RD, PHOENIX, AZ 85017

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# 1-MILE DEMOGRAPHICS

2620 W INDIAN SCHOOL RD, PHOENIX, AZ 85017

FOR SALE / LEASE

## DEMOGRAPHIC SUMMARY

2620 West Indian School Road, Phoenix, Arizona, 85017

Ring of 1 mile

### KEY FACTS

27,570

Population



9,188

Households

30.9

Median Age

\$41,123

Median Disposable Income

### EDUCATION

35%

No High School Diploma



24%

High School Graduate



25%

Some College



16%

Bachelor's/Grad/Prof Degree

### INCOME



\$51,407

Median Household Income



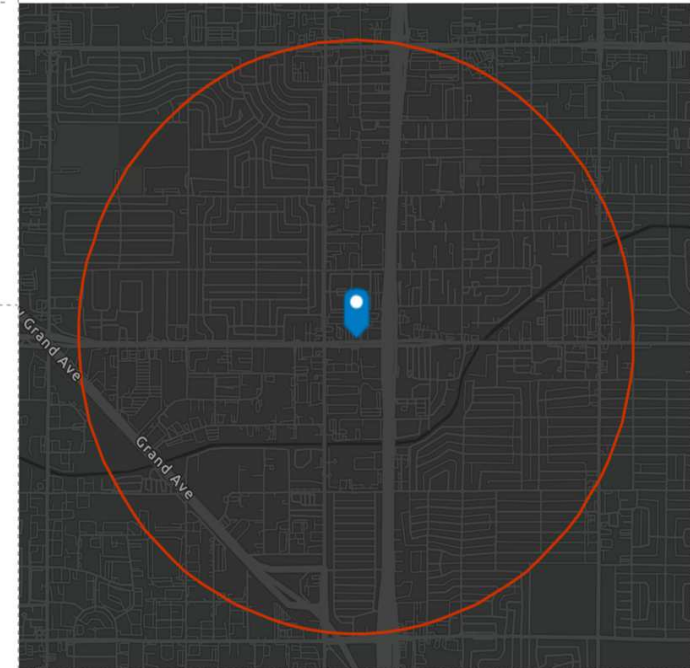
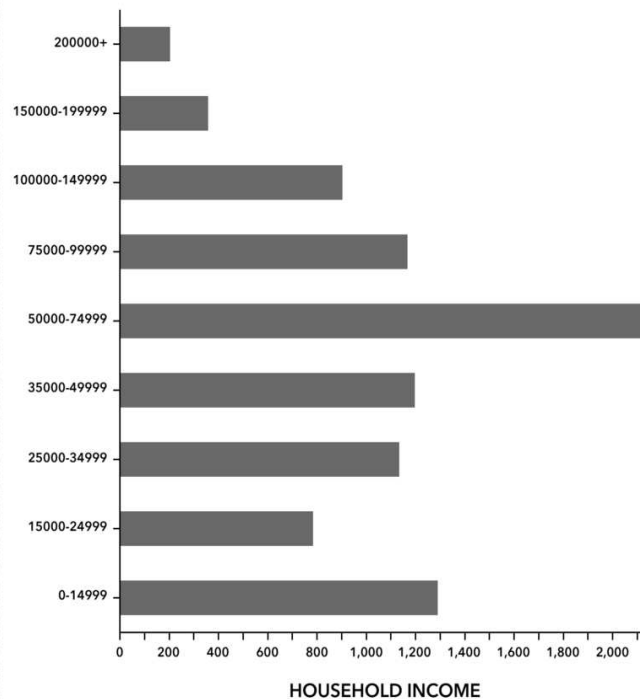
\$21,637

Per Capita Income



\$21,814

Median Net Worth



### EMPLOYMENT



White Collar

39%



Blue Collar

40%



Services

23%

6.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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# 3-MILE DEMOGRAPHICS

2620 W INDIAN SCHOOL RD, PHOENIX, AZ 85017

FOR SALE / LEASE

## DEMOGRAPHIC SUMMARY

2620 West Indian School Road, Phoenix, Arizona, 85017

Ring of 3 miles

## KEY FACTS

190,608

Population



66,953

Households

32.0

Median Age

\$51,030

Median Disposable Income

## EDUCATION

25%

No High School Diploma



26%

High School Graduate



24%

Some College



25%

Bachelor's/Grad/Prof Degree

## INCOME



\$60,360

Median Household Income



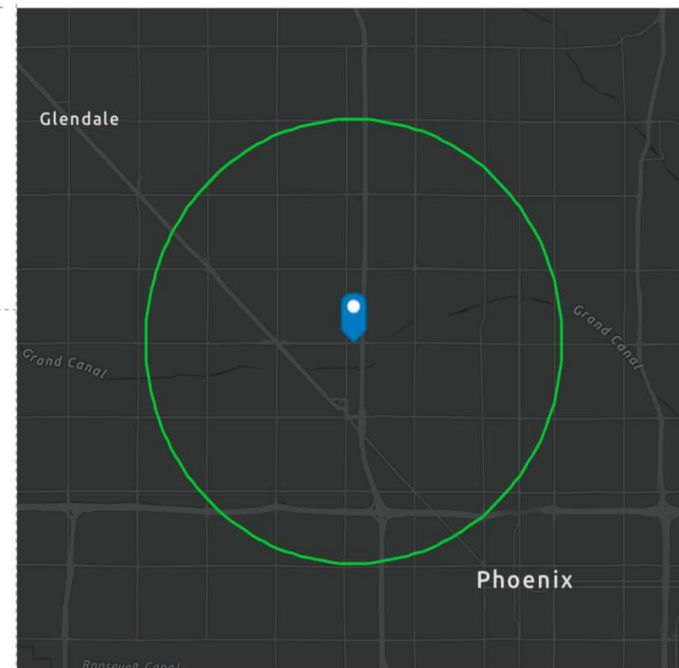
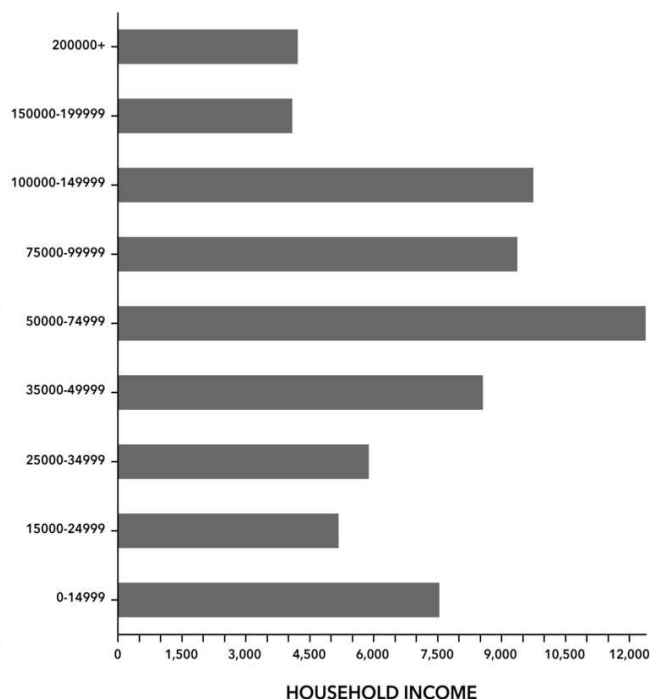
\$30,452

Per Capita Income



\$64,675

Median Net Worth



## EMPLOYMENT



White Collar

53%



Blue Collar

29%



Services

21%

5.0%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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