

Arcadia Commons

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



For Lease



STEPHANIE DAVIS

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AZ License No. SA116128000



Arcadia Commons

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

AVAILABLE (OCT 2027)

±2,000 SF

TOTAL BUILDINGS SIZE

±21,486 SF

PARCEL SIZE

±2.29 AC

ZONING

C-1, City of Phoenix

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About the Property

- Join Shake Shack & Modern Animal
- 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 \$200,000 within 1 mile
- Strong Daytime Population over 146,000 within 3 miles
- Current Population over 121,000 within 3 miles

Join These Intersection Retailers

Walgreens

PEI WEI
ASIAN DINER

SHAKE
SHACK

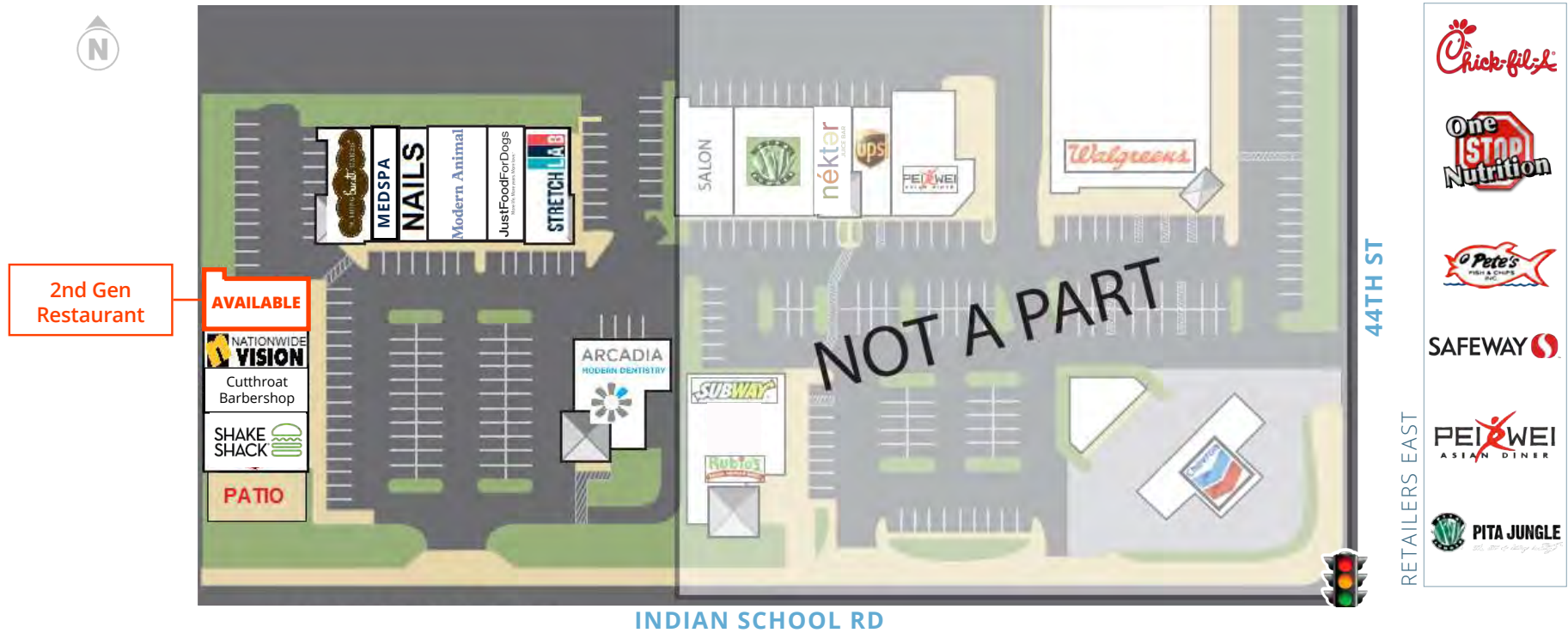
Chick-fil-A

Hash Kitchen
Creative Breakfast & Bar

SUBWAY

NATIONWIDE
VISION
SMART LOOKS. SMART PRICE.

CAVA



RETAILERS SOUTH



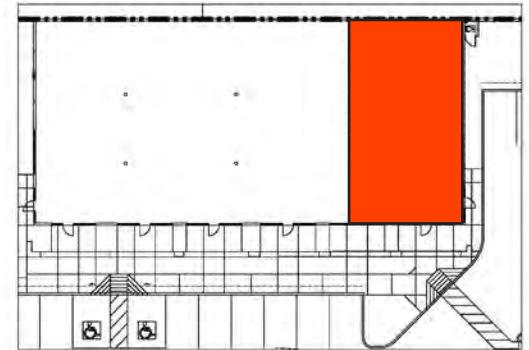
SUITE	TENANT NAME	SIZE/SF
4280-101	Shake Shack	2,627
4280-105	Cutthroat Barbershop	897
4280-107	Nationwide Vision Center	1,976
4280-108	AVAILABLE OCTOBER 2027 (DO NOT DISTURB TENANT)	2,000
4310 (PAD)	Arcadia Modern Dentistry	3,586

SUITE	TENANT NAME	SIZE/SF
4290-101	Nothing Bundt Cakes	1,682
4290-111	Bellagio Medspa	918
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

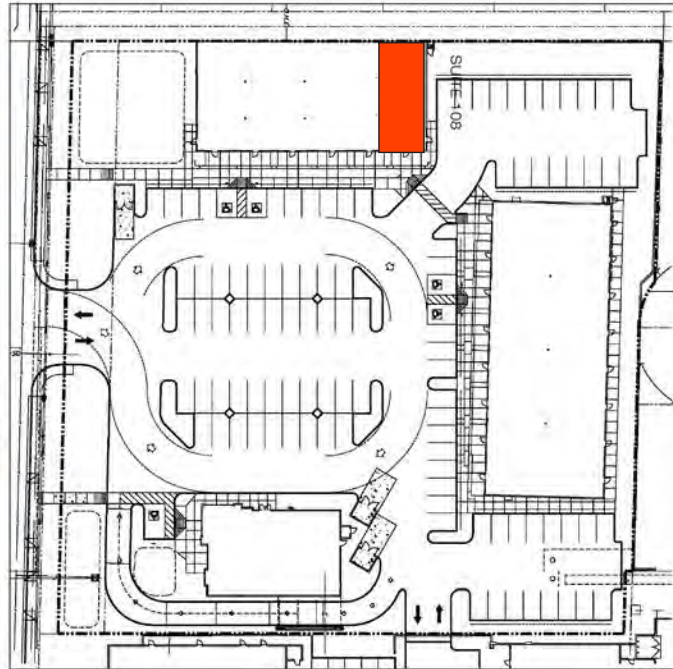


±2,000 SF 2ND GENERATION RESTAURANT
SUITE -108



KEY PLAN

SCALE: NOT TO SCALE



KEY PLAN

SCALE: NOT TO SCALE



KEY PLAN

SCALE: NOT TO SCALE

[illegible]

PROJECT NUMBER:
KP.2017.44

PROJECT DATA SPECIFICATIONS

SHEET NO.:

A000

FIRM NAME:



ARCHITECT:

tricia johannes
6929 n hayden road
suite c4-444
scottsdale az 85250
602.316.1499
tricia@idesigns-llc.com

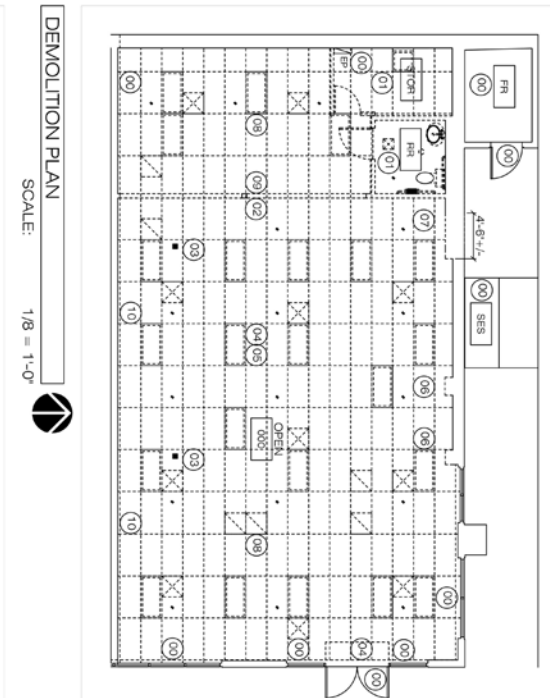
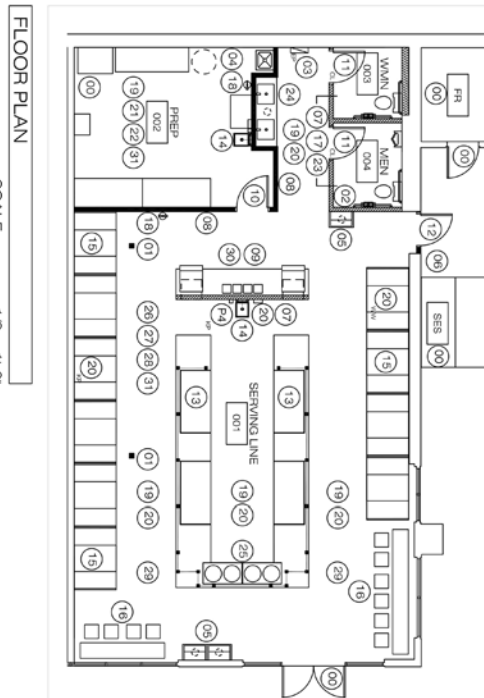
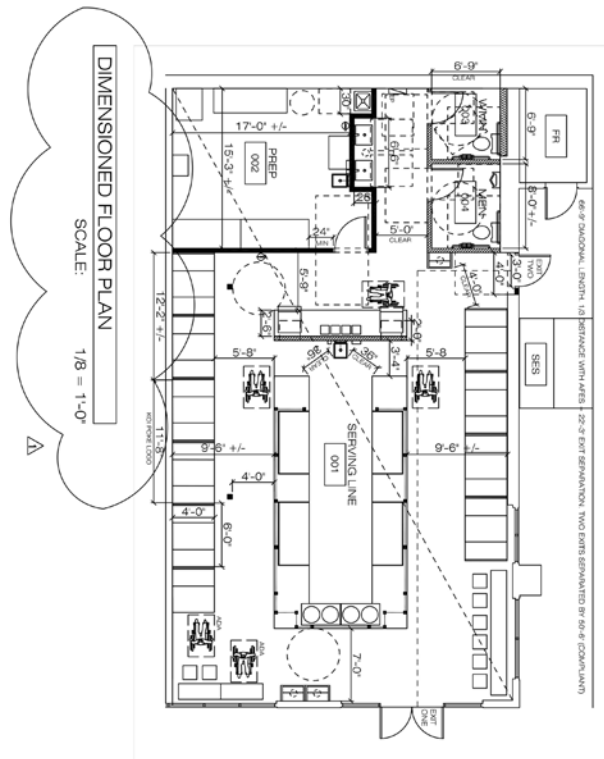


KOI POKE
4280 east indian school road
suite 108
phoenix arizona 85018





±2,000 SF 2ND GENERATION RESTAURANT
SUITE -108



NUMBER	DATE	DESCRIPTION
	09.07.17	CITY SUBMITTAL
	09.21.17	CITY RESUBMITTAL

PROJECT NUMBER:
KP.2017.44

**DEMO.FLOOR
DIM.CEILING
PLANS**

SHEET NO:

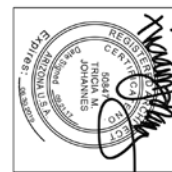
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FIRM NAME:



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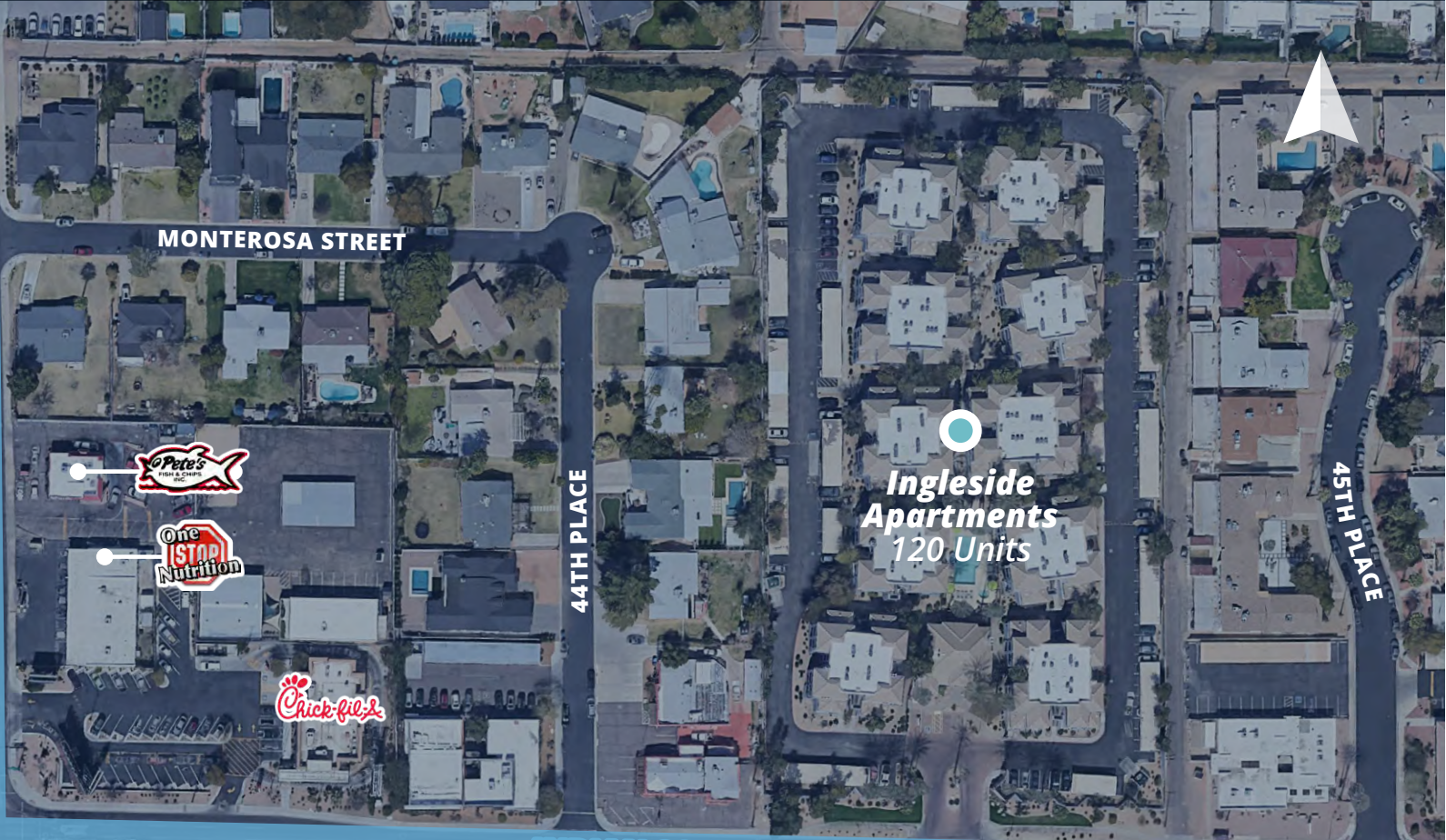
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NWC Indian School Road & 44th Street | Phoenix, Arizona 85018



INDIAN SCHOOL ROAD
37,966 VPD '25

44TH STREET
45,613 VPD '25



INDIAN SCHOOL ROAD
31,571 VPD '25

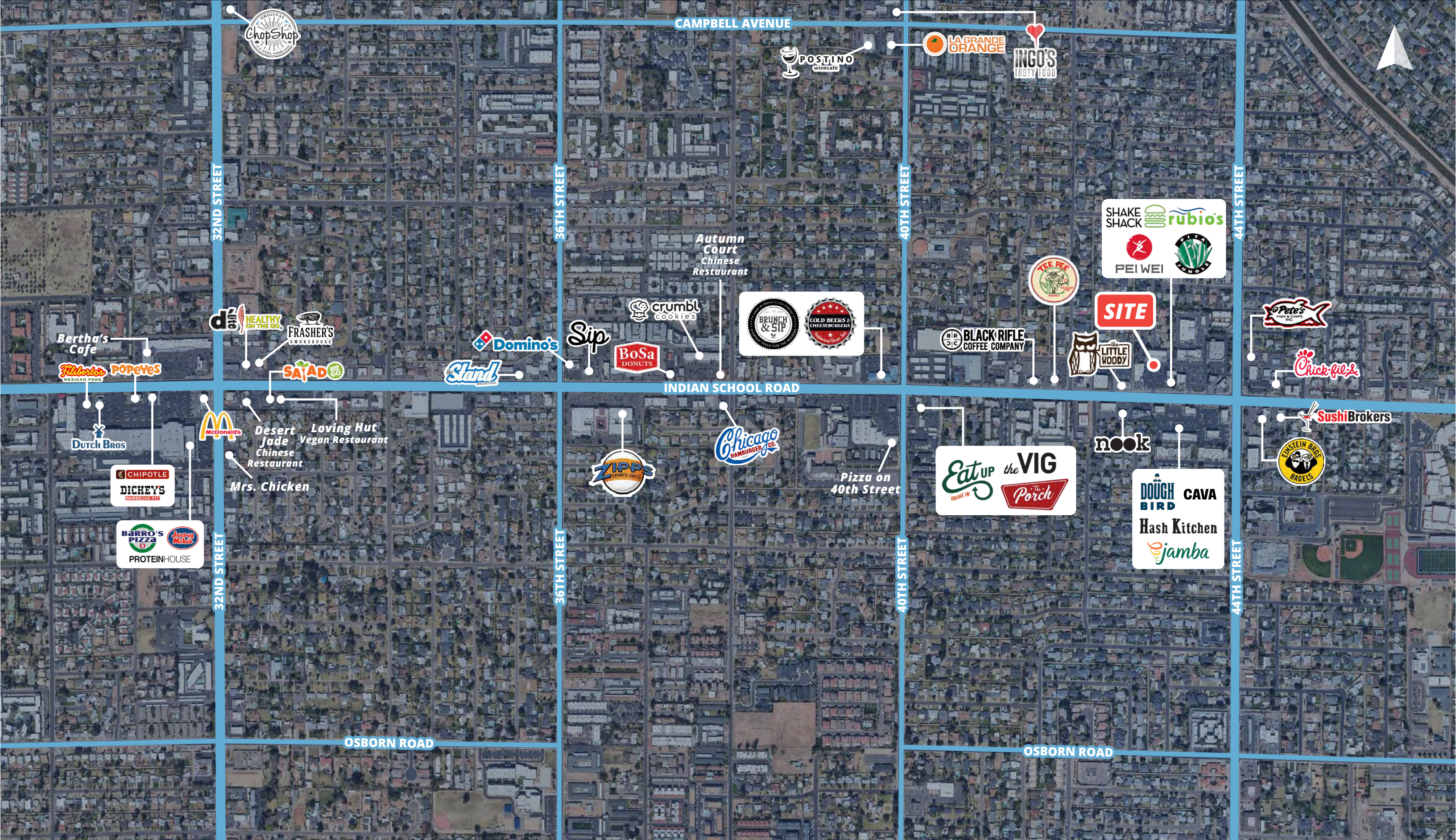


44TH STREET
44,578 VPD '25



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Area Snapshot

1 MILE

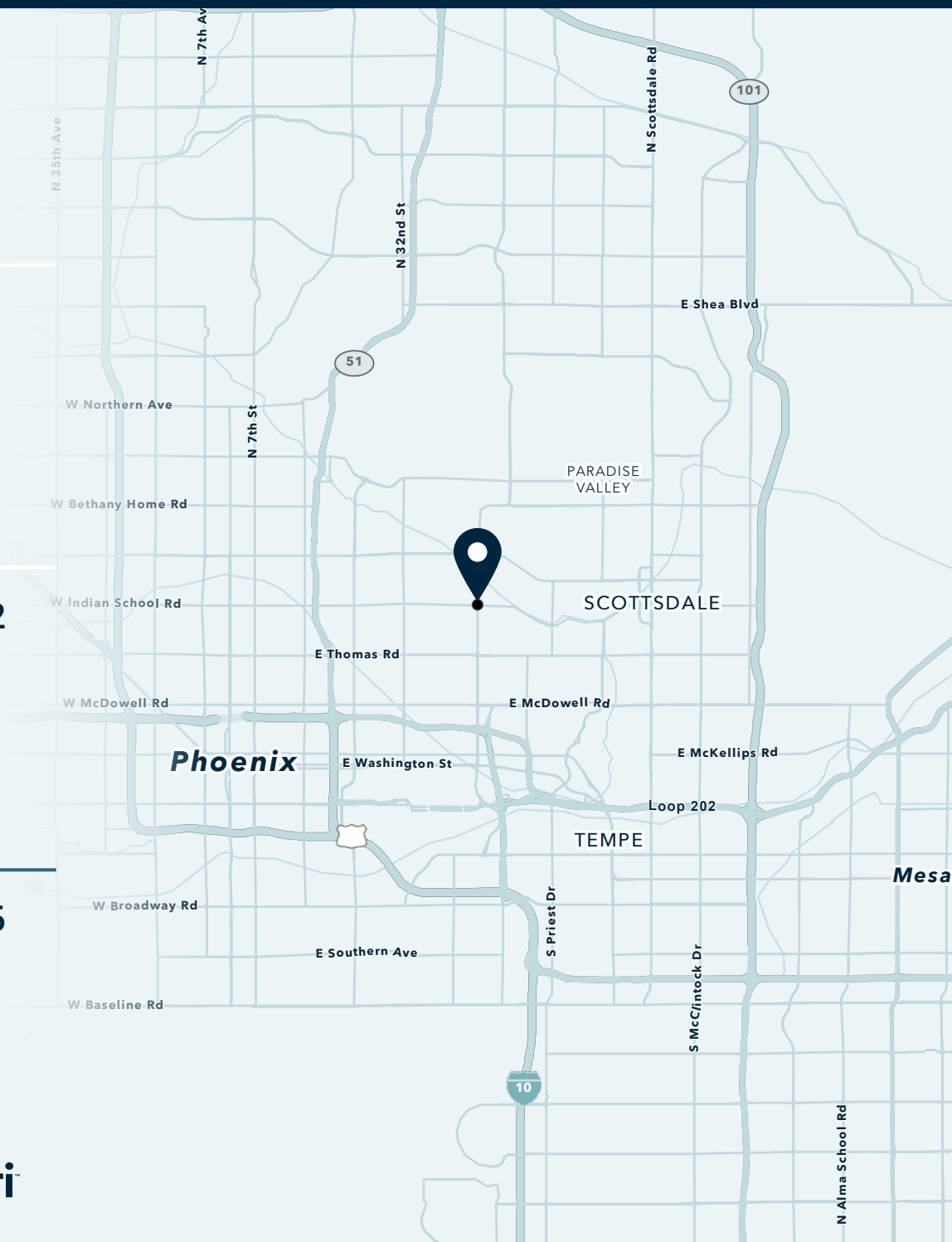
15,954	16,237	\$200,789	18,397
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

121,150	124,878	\$159,869	146,652
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

286,546	298,644	\$149,242	406,055
2026 Population	2030 Population	Average Household Income	Daytime Population





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