



PRO AZ PROPERTIES
LP

Premier Indian School Road Storefront
Established Biltmore-Arcadia Retail Hub

1809 E Indian School Rd. | Phoenix, AZ 85016
For Lease



Nishel Badiani

602.920.0150 | nishel@investorarizona.com




±2,890 RSF


**High-Visibility Storefront with
Direct Indian School Road Frontage**


For additional info, click on logo



 **170,424** Est.
Population (2025)

 **140,073** Daytime
Population (2025)

 **\$23,073** Avg.
HH Income (2025)

 **\$8.47B** Household
Expenditures (2025)

*within a 3-Mile Radius

Turn-Key Retail Opportunity

Highly visible East Indian School Road storefront featuring direct street frontage, strong daily traffic exposure, and an established surrounding tenant base along one of Central Phoenix's premier commercial corridors

Just east of SR-51, providing excellent access to Arcadia, Biltmore, and Downtown Phoenix.

Large storefront windows offer outstanding signage, branding, and natural light.

Upscale, flexible interior build-out featuring open space, private rooms, upgraded lighting, a private restroom, plus attached garage space and a secure fenced yard.

Ideal for boutique retail, office/warehouse, wellness, personal services, or creative users.

Proven Retail Trade Area, Join Area Tenants



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Studio, Room and Bathroom Photos



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Garage & Gated Yard Space



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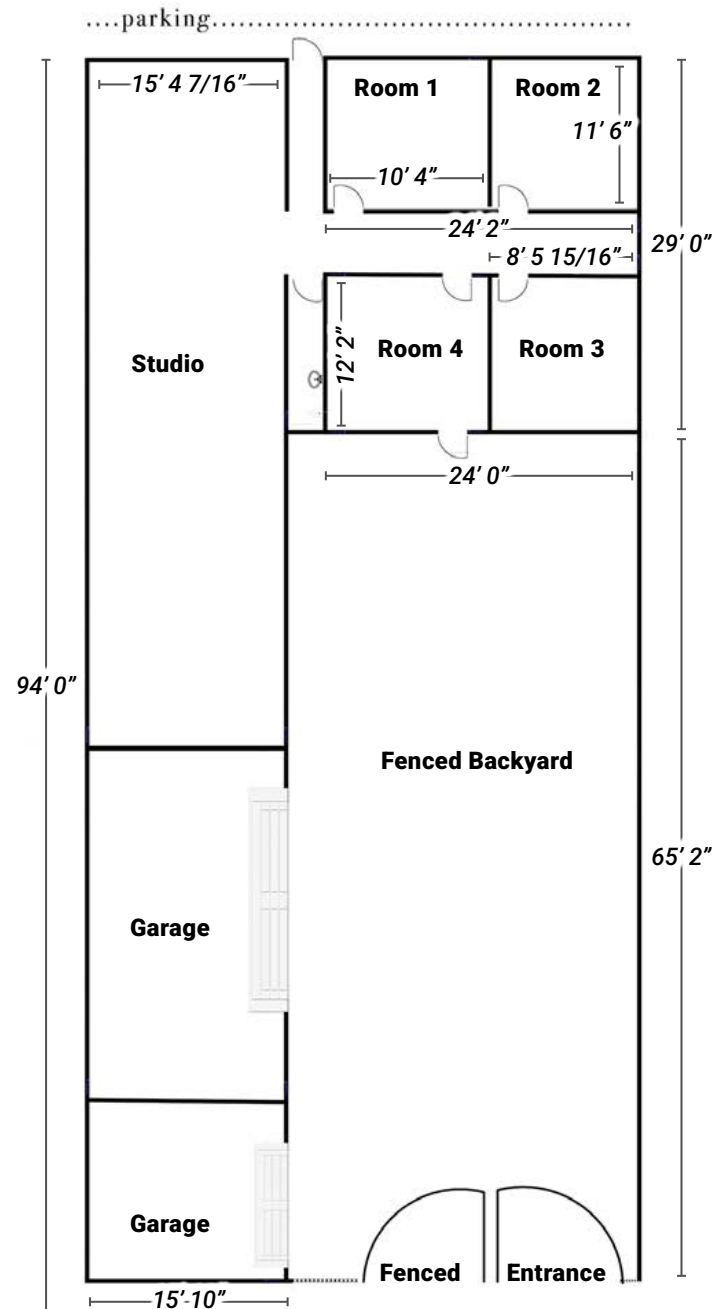
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47,949 VPD

E. Indian School Rd.

Floorplan



±2,890 RSF

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Northeast Facing Drone



DISTANCE TO NEWER DEVELOPMENTS

Audere Apartments 220 Units Built 2016	±0.5 Miles
District at Biltmore 227 Units Built 2017	±1.4 Miles
Preston at Biltmore 472 Units Built 2020	±1.4 Miles
Peak 16 233 Units Built 2017	±1.9 Miles

**Mixed-Use Development
(76 Units | Proposed)**

**Multi-Family
220 Units | Built 2016**

**Multi-Family
472 Units | Built 2020**

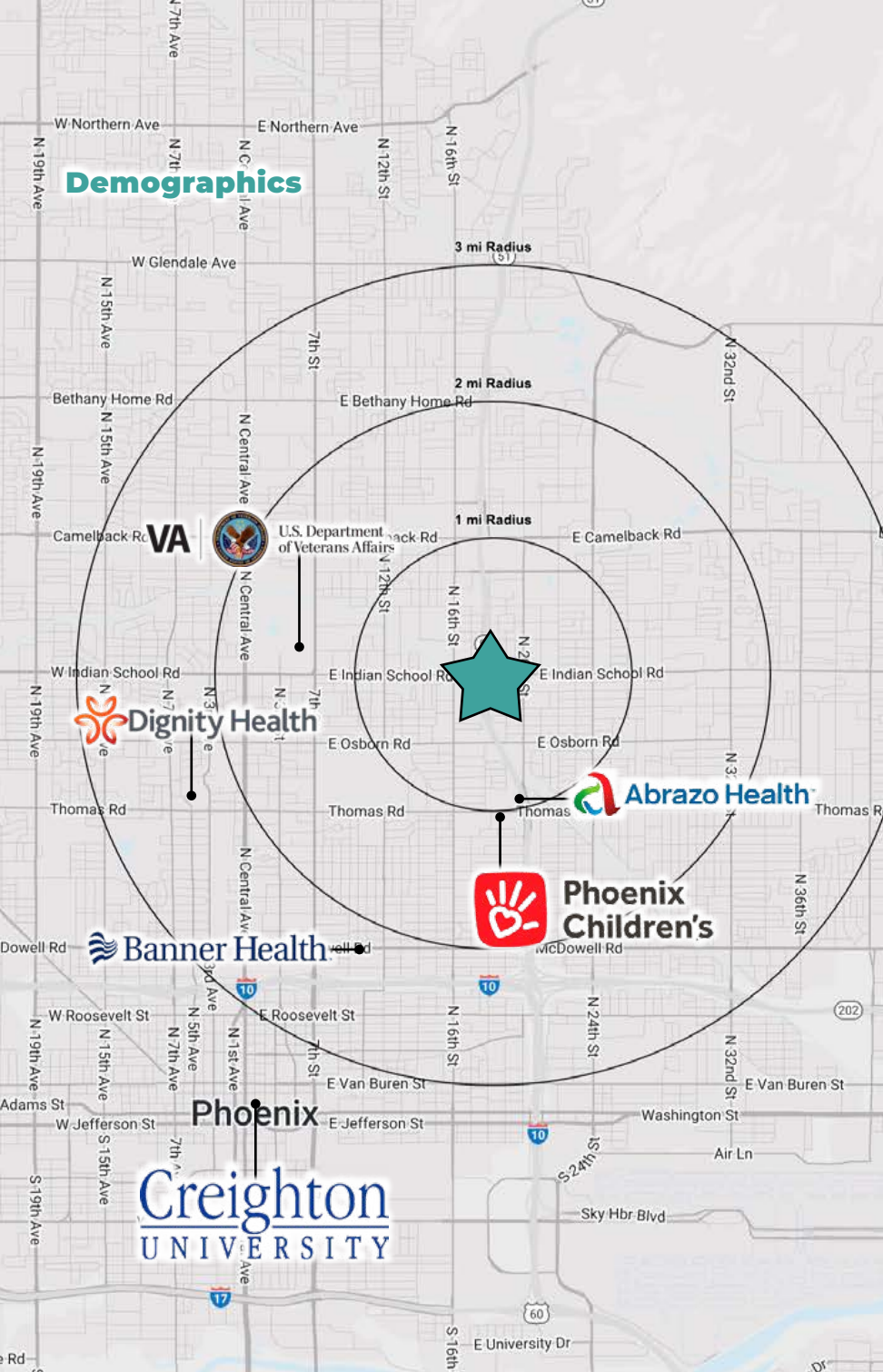
SITE

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Demographics



	1 Mile	2 Mile	3 Mile
2025 Estimated Population	21,210	77,197	170,424
2025 Est. Median Age	33.8	35.2	35.9
2025 Estimated Households	10,320	38,415	82,466
2025 Median Rent	\$1,587	\$1,568	\$1,534
2025 Median Home Value	\$474,045	\$514,142	\$557,314

Population & Housing

2025 Est. Average Household Income	\$108,178	\$122,828	\$123,073
2025 Est. Total Employees	14,509	82,170	140,073
2025 Est. Total Businesses	1,878	8,969	15,583
2025 White Collar Workers	66.0%	66.4%	65.8%
2025 Blue Collar Workers	34.0%	33.6%	34.2%

Scottsdale Businesses/Employees

2025 Est. Total Household Expenditure	\$1.03 B	\$3.95 B	\$8.47 B
2025 Est. Apparel	\$18.82 M	\$72.07 M	\$154.71 M
2025 Est. Entertainment	\$58.28 M	\$222.84 M	\$478.43 M
2025 Est. Food, Beverages, Tobacco	\$118.82 M	\$447.66 M	\$964.75 M
2025 Est. Health Care	\$61.37 M	\$231.57 M	\$503.1 M
2025 Est. Household Furnishings	\$27.3 M	\$104.8 M	\$224.73 M
2025 Est. Household Operations, Shelter,	\$240.69 M	\$904.73 M	\$1.94 B

Consumer Expenditures



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