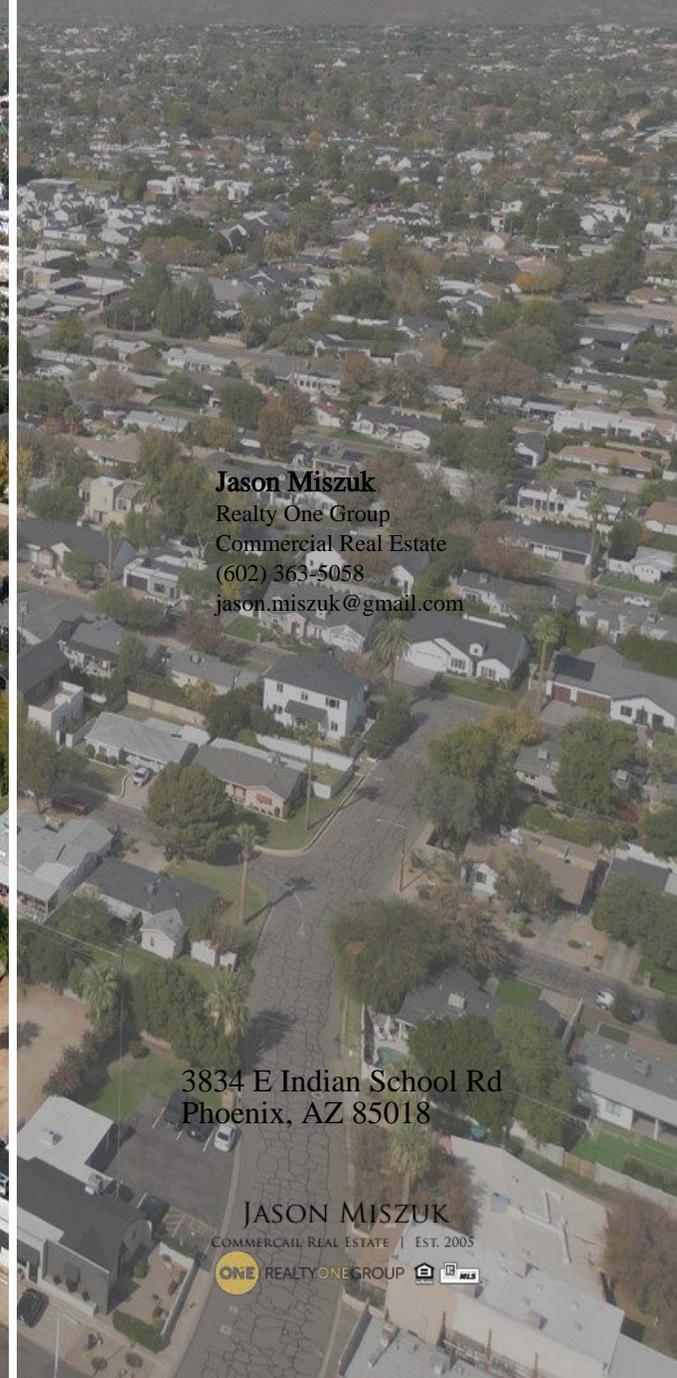


Commercial | Multifamily | Flex Property



OFFERING MEMORANDUM



Jason Miszuk
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(602) 363-5058
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3834 E Indian School Rd
Phoenix, AZ 85018

JASON MISZUK
COMMERCIAL REAL ESTATE | EST. 2005
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Commercial | Multifamily | Flex Property

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Exclusively Marketed by:



Jason Miszuk
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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3834 E Indian School Rd Phoenix AZ 85018
COUNTY	Maricopa
BUILDING SF	1,721 SF
LAND SF	12,033 SF
LAND ACRES	.28
NUMBER OF UNITS	1
YEAR BUILT	1952
APN	170-32-115
OWNERSHIP TYPE	Fee Simple

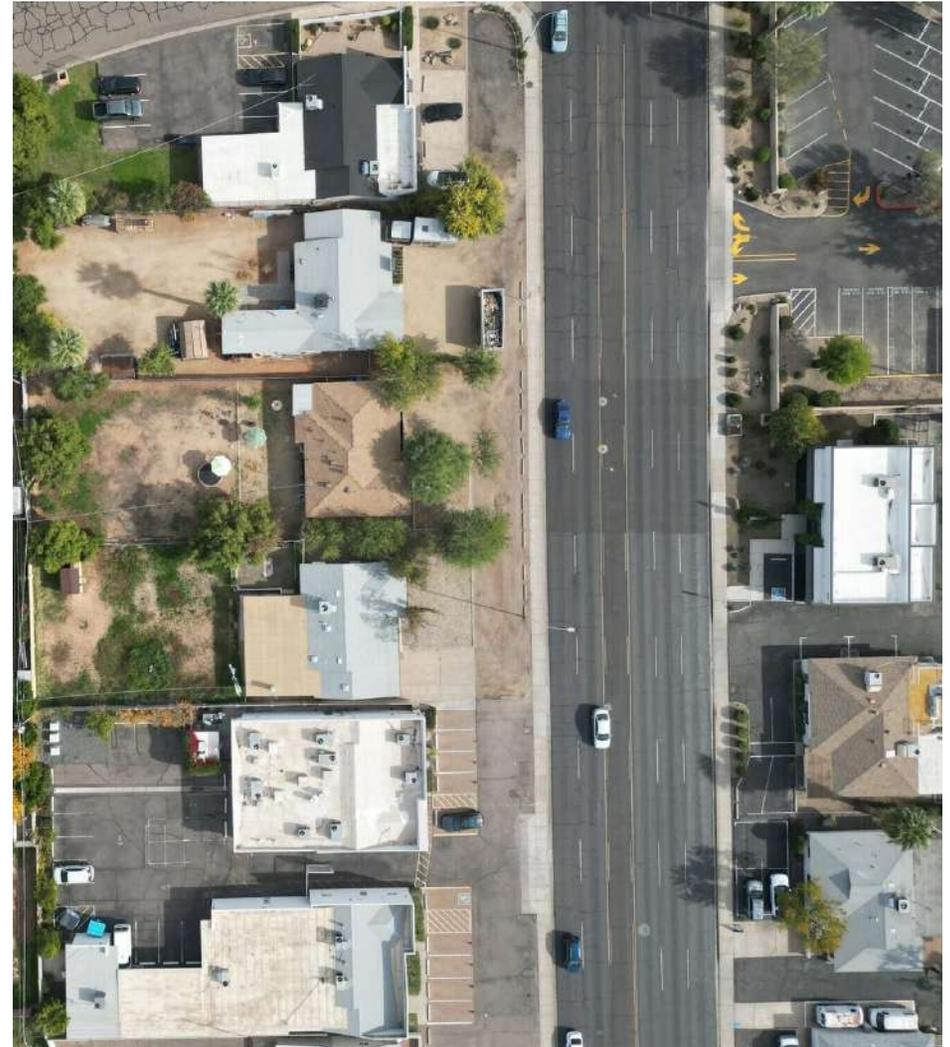
FINANCIAL SUMMARY

PRICE	\$1,000,000
PRICE PSF	\$581.06
PRICE PER UNIT	\$1,000,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,149	134,654	289,656
2026 Median HH Income	\$102,737	\$81,658	\$83,738
2026 Average HH Income	\$169,108	\$142,238	\$139,241

R-5 High Density Zoning

- Don't miss out on this rare gem that promises exceptional ROI potential and endless possibilities for savvy investors.
- Unlock the potential of this property with R-5 zoning that caters to a myriad of residential and limited commercial ventures, providing a canvas for investors, developers, and proprietors alike to paint their success story.



- Nestled within a vibrant community, this property offers a prime location near major roads, shopping, dining, and employment hubs, making it the perfect canvas for a contemporary adaptive transformation.
- Ideal for savvy investors seeking a lucrative ROI, this property offers endless possibilities for expansion and development.

CAMELBACK MOUNTAIN



02

Location

Location Summary

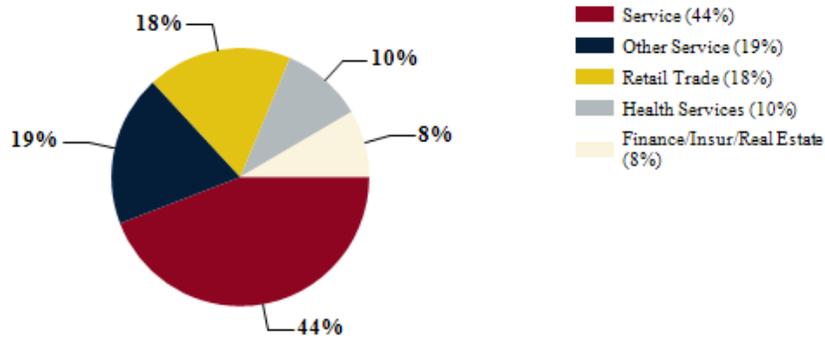
Local Business Map

Aerial View Map

Arcadia Lite

- Property is located within the Arcadia Lite area of Phoenix and situated on Indian School Rd for great visibility

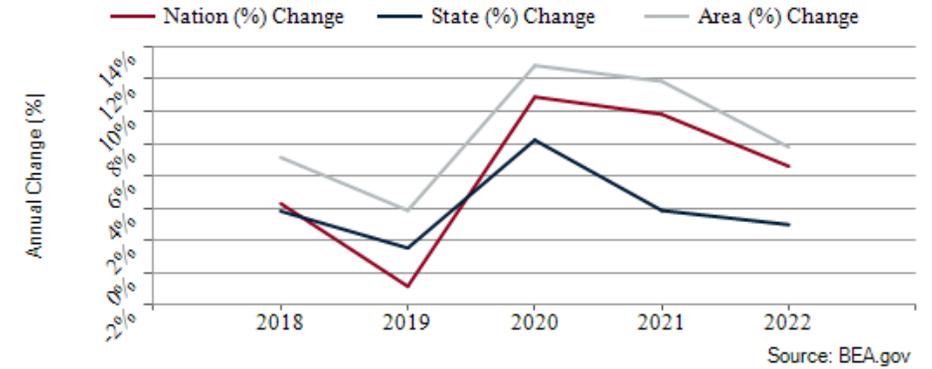
Major Industries by Employee Count



Largest Employers

Banner Health	46,602
State of Arizona	41,531
Amazon.com Inc.	40,000
Walmart Inc.	37,648
Arizona State University	37,402
University of Arizona	23,439
Fry's Food Stores	21,000
City of Phoenix	15,018

Maricopa County GDP Trend





E Indian School Rd



N 38th St

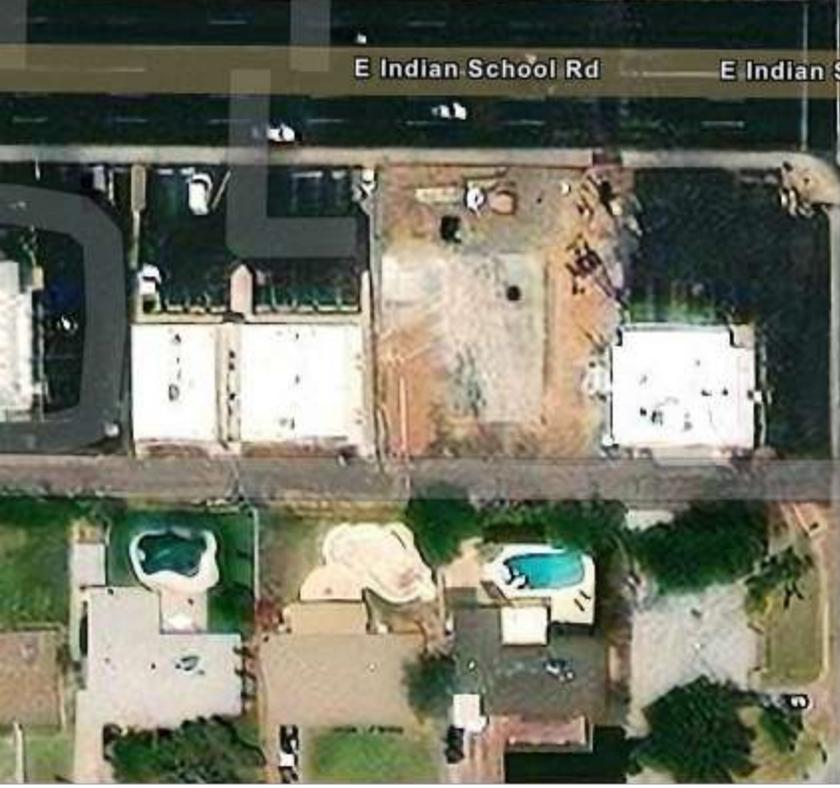
E Indian School Rd

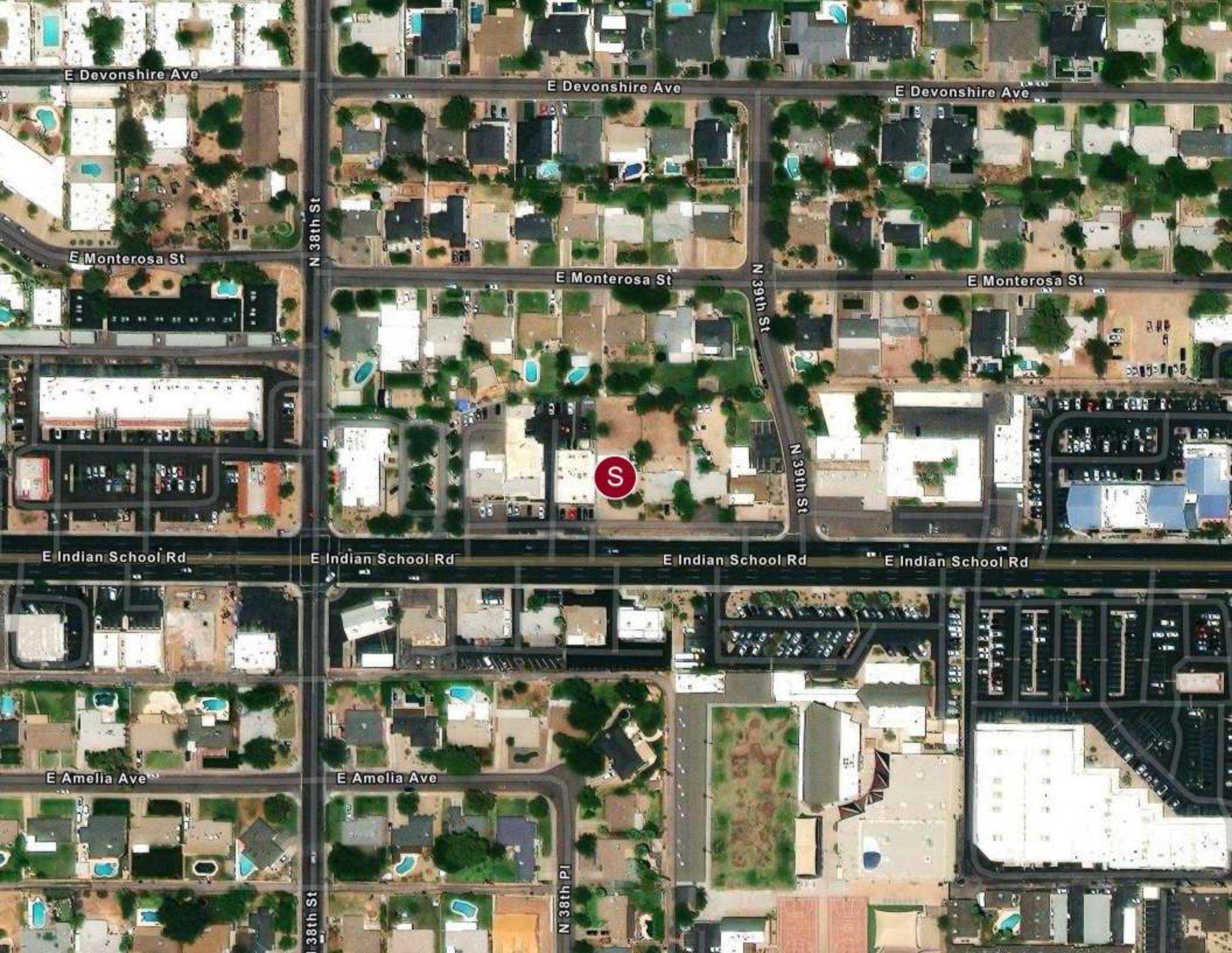


E Indian School Rd



E Indian School Rd





E Devonshire Ave

E Devonshire Ave

E Devonshire Ave

E Monterosa St

N 38th St

E Monterosa St

N 39th St

E Monterosa St

E Indian School Rd

E Indian School Rd

E Indian School Rd

E Indian School Rd

E Amelia Ave

E Amelia Ave

N 38th St

N 38th Pl

S



03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,721
LAND SF	12,033
LAND ACRES	.28
YEAR BUILT	1952
# OF PARCELS	1
ZONING TYPE	R-5
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1



04

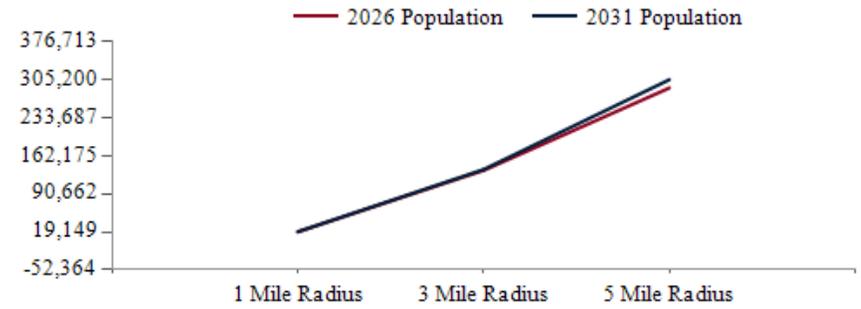
Demographics

General Demographics

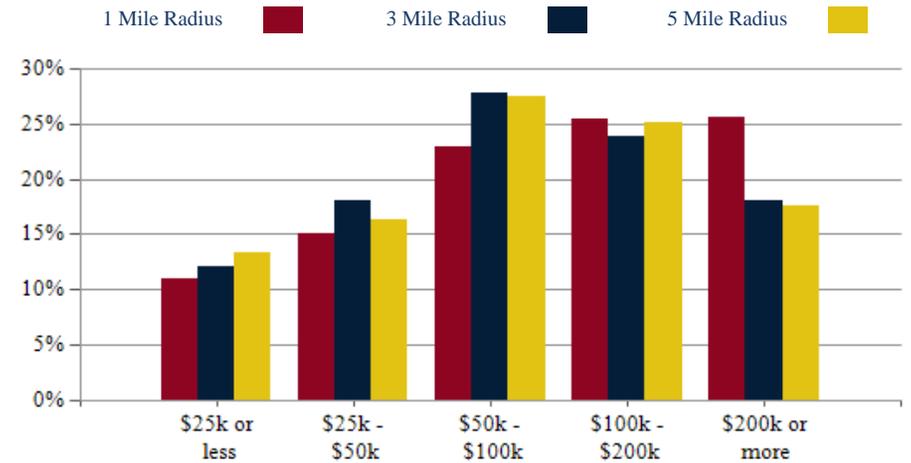
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,113	133,166	270,846
2010 Population	17,833	126,414	253,211
2026 Population	19,149	134,654	289,656
2031 Population	19,378	136,444	305,200
2026 African American	804	9,596	19,444
2026 American Indian	395	4,222	9,059
2026 Asian	535	3,969	10,097
2026 Hispanic	4,173	52,410	94,473
2026 Other Race	1,467	25,285	42,910
2026 White	13,442	69,606	164,693
2026 Multiracial	2,491	21,605	42,813
2026-2031: Population: Growth Rate	1.20%	1.30%	5.25%

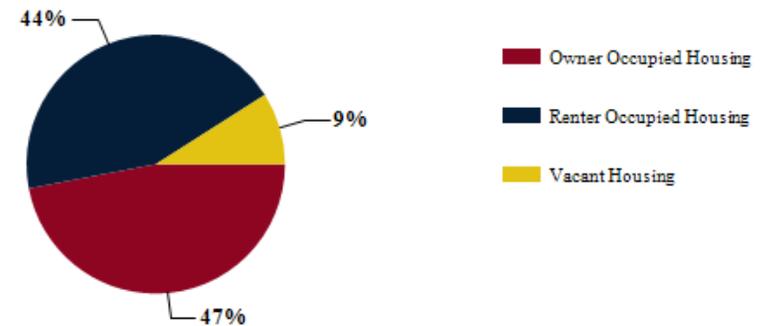
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	753	4,583	11,741
\$15,000-\$24,999	256	2,571	6,639
\$25,000-\$34,999	552	3,965	8,223
\$35,000-\$49,999	833	6,621	14,319
\$50,000-\$74,999	1,280	9,433	21,191
\$75,000-\$99,999	825	6,943	16,921
\$100,000-\$149,999	1,427	8,618	22,050
\$150,000-\$199,999	914	5,432	12,722
\$200,000 or greater	2,364	10,652	24,398
Median HH Income	\$102,737	\$81,658	\$83,738
Average HH Income	\$169,108	\$142,238	\$139,241



2026 Household Income



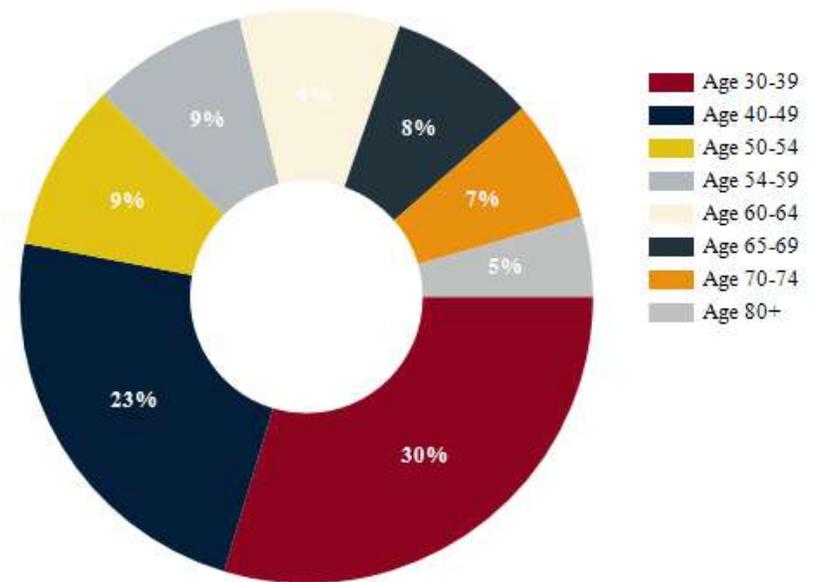
2026 Own vs. Rent - 1 Mile Radius



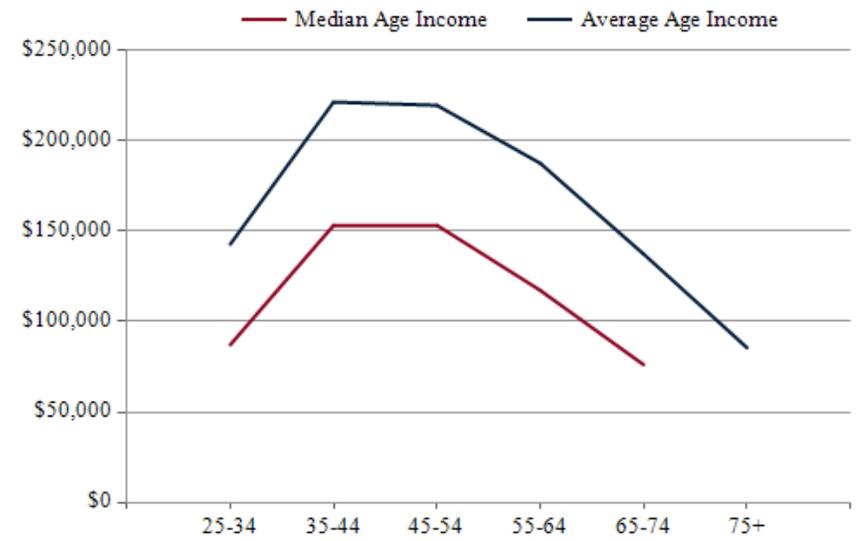
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,847	11,901	27,974
2026 Population Age 35-39	1,718	10,530	23,029
2026 Population Age 40-44	1,574	9,204	19,675
2026 Population Age 45-49	1,233	8,182	17,167
2026 Population Age 50-54	1,139	7,807	16,717
2026 Population Age 55-59	1,055	7,547	16,043
2026 Population Age 60-64	1,089	7,122	15,810
2026 Population Age 65-69	996	6,575	14,409
2026 Population Age 70-74	832	5,156	11,837
2026 Population Age 75-79	542	3,743	9,190
2026 Population Age 80-84	339	2,333	5,709
2026 Population Age 85+	352	1,946	5,256
2026 Population Age 18+	15,462	107,107	239,576
2026 Median Age	39	36	37
2031 Median Age	40	38	38

Population By Age

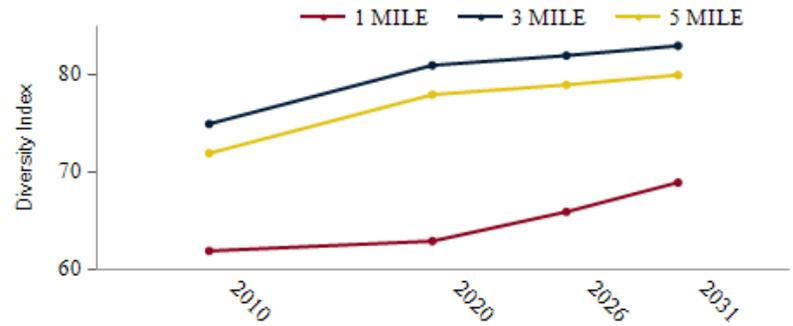


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,177	\$77,052	\$80,339
Average Household Income 25-34	\$142,803	\$115,821	\$117,676
Median Household Income 35-44	\$153,269	\$102,197	\$104,479
Average Household Income 35-44	\$221,509	\$163,499	\$160,721
Median Household Income 45-54	\$153,317	\$105,103	\$106,245
Average Household Income 45-54	\$219,671	\$175,443	\$170,223
Median Household Income 55-64	\$117,296	\$91,809	\$99,103
Average Household Income 55-64	\$187,654	\$163,013	\$165,377
Median Household Income 65-74	\$76,158	\$76,419	\$77,110
Average Household Income 65-74	\$137,417	\$141,601	\$138,766
Average Household Income 75+	\$85,594	\$115,269	\$112,047

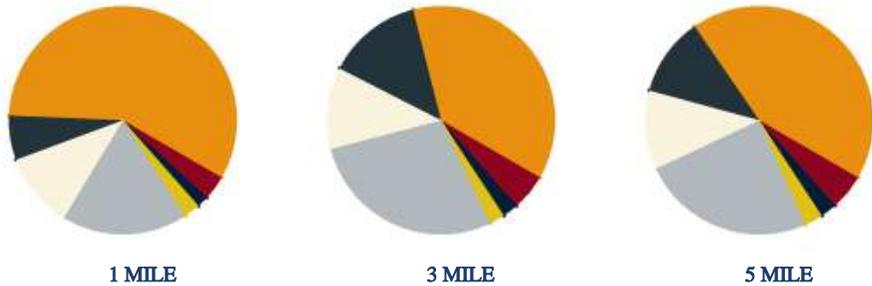


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	83	80
Diversity Index (current year)	66	82	79
Diversity Index (2020)	63	81	78
Diversity Index (2010)	62	75	72

POPULATION DIVERSITY



POPULATION BY RACE

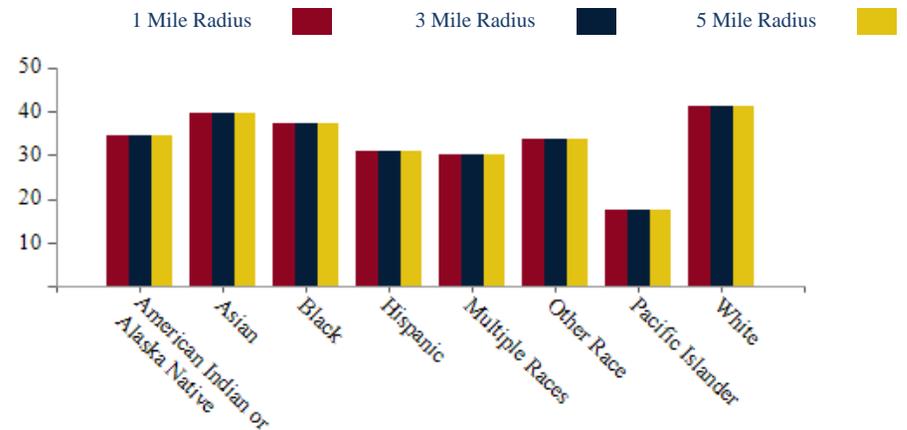


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	32	33
Median Asian Age	40	37	36
Median Black Age	37	32	33
Median Hispanic Age	31	29	30
Median Multiple Races Age	30	30	31
Median Other Race Age	34	30	31
Median Pacific Islander Age	18	25	27
Median White Age	41	42	42

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	5%	5%
American Indian	2%	2%	2%
Asian	2%	2%	3%
Hispanic	18%	28%	25%
Multiracial	11%	12%	11%
Other Race	6%	14%	11%
White	58%	37%	43%

2026 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Jason Miszuk
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website
www.jasonmiszuk.com

Youtube Channel
<https://www.youtube.com/@jasonmiszuk>