



**TWO - 1,244 SF & 5,057 SF  
SPACES AVAILABLE**

# PLAZA DEL SOL

3223 W INDIAN SCHOOL ROAD  
PHOENIX, AZ 85017



**NATALIE JAAFAR**

602.386.5710

njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



# PROPERTY SUMMARY

AVAILABLE 1,244 - 5,057 SF

## PROPERTY HIGHLIGHTS

- Project Size: 333,911 SF
- Excellent visibility and access to three major thoroughfares; Grand Ave., 33rd Ave. and West Indian School Road
- Anchored by Costco Wholesale, Los Altos Ranch Market, Fallas Paradas & dd's Discounts

## PROPERTY DESCRIPTION

Supermarket - Community Center  
West Phoenix/Maryvale

## TENANTS



## TRAFFIC COUNTS

N Grand Ave: 4,647 VPD	E Indian School Rd: 48,495 VPD
S Grand Ave: 43,132 VPD	W Indian School Rd: 55,465 VPD



E/NEC GRAND AVE & INDIAN SCHOOL RD



NATALIE JAAFAR  
602.386.5710  
njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM





# SITE PLAN

Suite	Tenant	SF
100	Los Altos Ranch Market (Warehouse)	75,488 / 14,918
102	AVAILABLE (3/1/22)	5,057
104	AVAILABLE	1,244
107	AALL Insurance	2,526
110	AVAILABLE	1,244
113	Cricket Wireless	1,319
116	Botas El Portillo	2,408



E/NEC GRAND AVE & INDIAN SCHOOL RD

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,186	197,812	449,094
Average Age	25.0	26.8	29.3
Average Age (Male)	25.7	26.6	28.7
Average Age (Female)	24.2	27.3	29.9



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$39,369	\$41,652	\$47,863
Average House Value	\$130,309	\$160,140	\$233,524



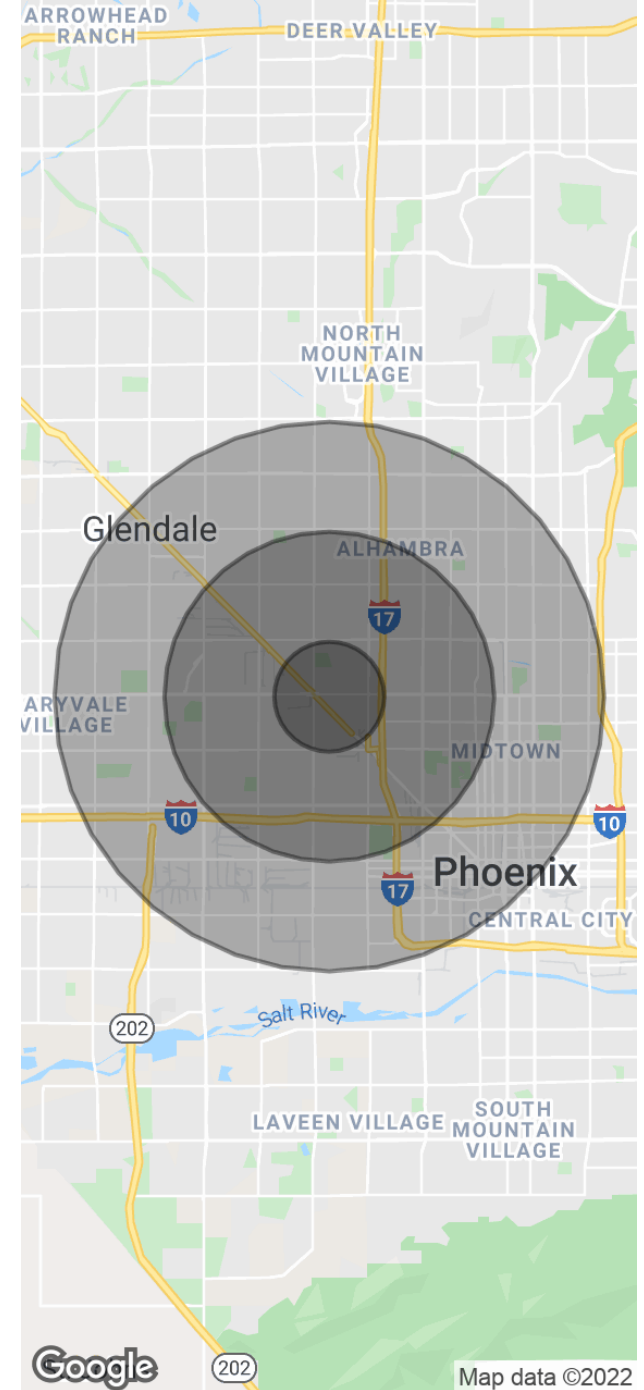
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,658	59,292	145,328
# of Persons per HH	4.1	3.3	3.1



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	17,298	135,315	419,853
Workers	11,692	68,915	255,714
Residents	16.0	30.2	23.2



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Households	5,255	60,589	167,501
2026 Households	5,415	62,185	174,077



E/NEC GRAND AVE & INDIAN SCHOOL RD



**NATALIE JAAFAR**  
602.386.5710  
njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

