

FOR SALE/LEASE: FREE-STANDING BUILDING

5817 WEST INDIAN SCHOOL ROAD, PHOENIX, ARIZONA



PROPERTY SUMMARY

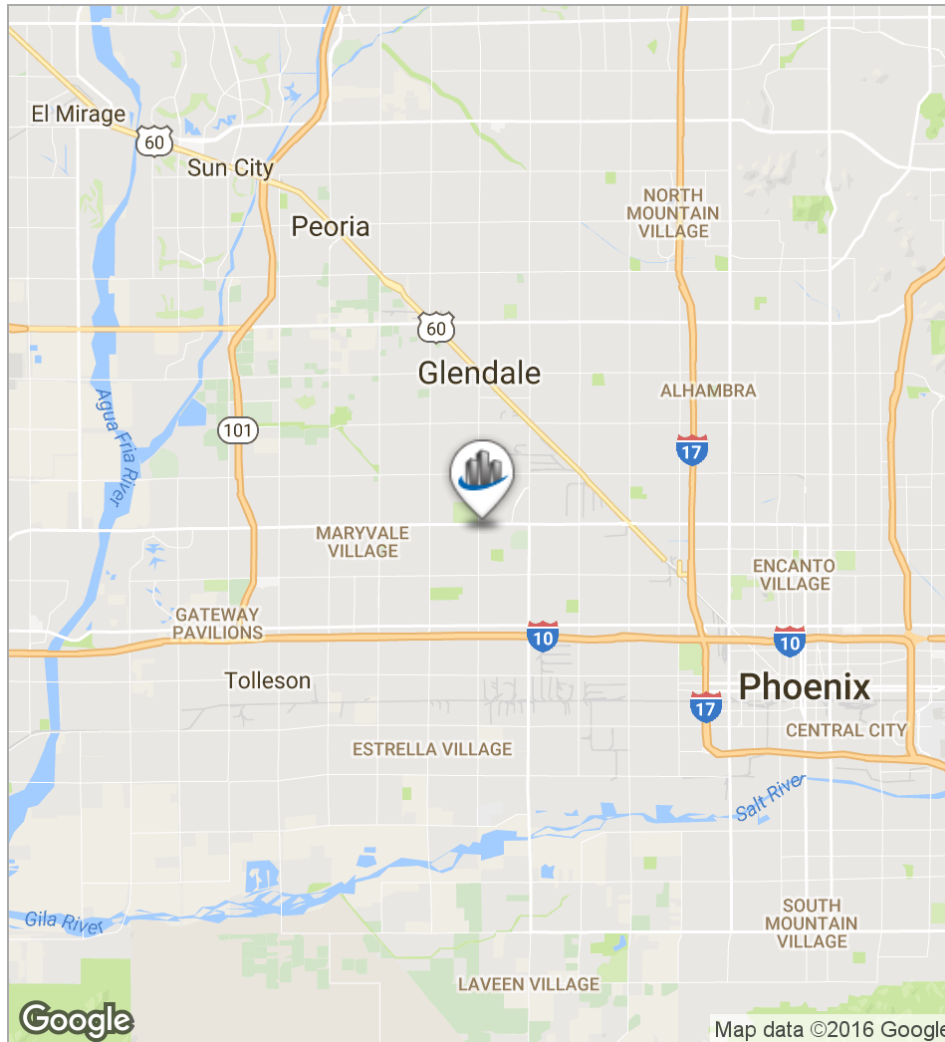
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|-----------------------|----------------------------------|
| Available SF: | 2,009 SF |
| Sale Price: | \$550,000 |
| Lease Rate: | \$21.00 SF/yr (NNN) |
| NNN: | \$6.12/SF/yr |
| Lot Size: | 0.14 Acres |
| Dimensions: | 41' x 49' |
| Year Built: | 2002 |
| Zoning: | C-2, Phoenix |
| Cross Streets: | 59th Avenue & Indian School Road |

PROPERTY HIGHLIGHTS

- CVS, Circle K with Gas, May Garden Restaurant and La Princesa Event Venue are Traffic Generators
- +/- 63,918 Vehicles Per Day at Intersection
- Over 80% Hispanic Customer Base
- Great Visibility Plus Access to an Adjacent Shopping Center
- Newly Redeveloped Grand Canyon University Golf Course at the NWC
- Good Ingress and Egress
- Very Dense Population: Over 221,000 People in a 3-Mile Radius, Young Families with Children

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Property Demographics

| | 1 Mile | 2 Mile | 3 Mile |
|-----------------------|----------|----------|----------|
| 2016 Population | 23,768 | 107,815 | 221,539 |
| 2016 Household Size | 4.22 | 3.91 | 3.76 |
| 2016 Median Age | 26.2 | 26.1 | 26.4 |
| 2016 Household Income | \$45,067 | \$42,211 | \$41,316 |
| 2011 Hispanic Origin | 81.1% | 80.7% | 78.8% |

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