

**Drive-Thru PAD for Sale, Ground Lease or Build to Suit  
Buildable up to 3,500 sf**



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### Availability

- 40,000 sf (0.92 acres)
- Drive-thru PAD - Buildable up to 3,500 sf

### Price

- Contact Broker

### APN

- 102-23-918

### Zoning

- PSC, Maricopa

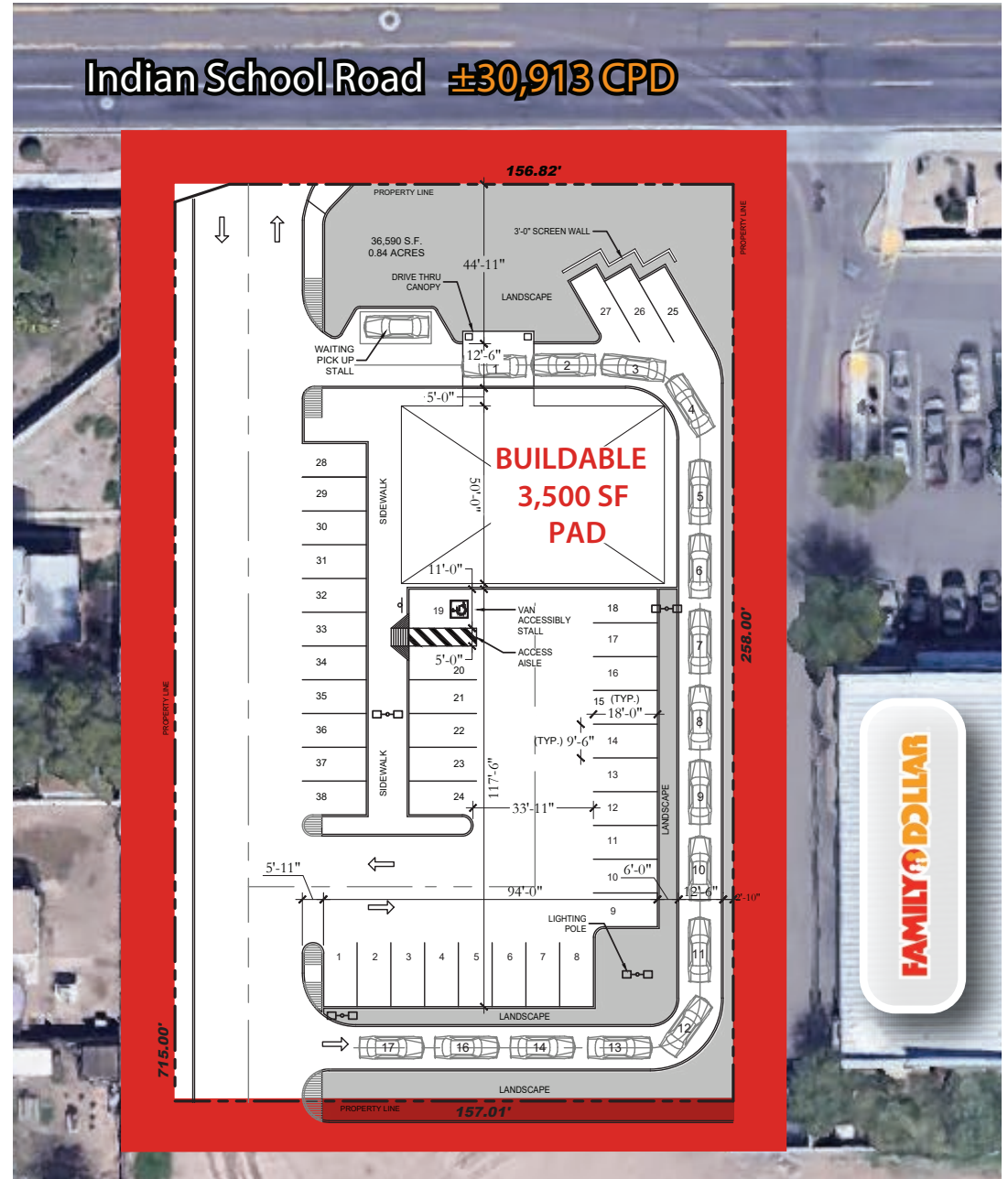
### Features

- Great visibility from Indian School Road
- Corner-anchored by Fry's Grocery store
- Future townhome development adjacent to property
- Densely populated area with high daytime employment

### Traffic Counts

83rd Ave	±35,590 CPD
Indian School Rd	±30,913 CPD

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	29,816	169,674	363,412
Ave Household Income	\$67,131	\$69,422	\$66,680
Daytime Employment	1,540	28,906	92,691









# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

8415 W Indian School Rd Phoenix, AZ 85037				
	1 mi radius	3 mi radius	5 mi radius	
<b>Population</b>				
Estimated Population (2020)	29,816	169,674	363,412	
Projected Population (2025)	33,562	187,719	401,792	
Census Population (2010)	27,461	146,720	315,618	
Census Population (2000)	27,380	125,886	257,426	
Projected Annual Growth (2020 to 2025)	3,746 2.5%	18,045 2.1%	38,380 2.1%	
Historical Annual Growth (2010 to 2020)	2,355 0.9%	22,954 1.6%	47,794 1.5%	
Historical Annual Growth (2000 to 2010)	81 -	20,834 1.7%	58,192 2.3%	
Estimated Population Density (2020)	9,496 psm	6,004 psm	4,629 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
<b>Households</b>				
Estimated Households (2020)	7,631	48,183	104,785	
Projected Households (2025)	8,274	51,216	111,228	
Census Households (2010)	6,954	40,831	89,229	
Census Households (2000)	7,458	36,035	74,784	
Estimated Households with Children (2020)	4,433 58.1%	25,338 52.6%	54,224 51.7%	
Estimated Average Household Size (2020)	3.91	3.52	3.46	
<b>Average Household Income</b>				
Estimated Average Household Income (2020)	\$67,131	\$69,422	\$66,680	
Projected Average Household Income (2025)	\$70,790	\$75,593	\$73,131	
Estimated Average Family Income (2020)	\$70,793	\$73,906	\$71,373	
<b>Median Household Income</b>				
Estimated Median Household Income (2020)	\$50,260	\$56,125	\$53,967	
Projected Median Household Income (2025)	\$59,078	\$65,994	\$63,392	
Estimated Median Family Income (2020)	\$52,126	\$60,193	\$58,758	
<b>Per Capita Income</b>				
Estimated Per Capita Income (2020)	\$17,184	\$19,729	\$19,246	
Projected Per Capita Income (2025)	\$17,454	\$20,637	\$20,263	
Estimated Per Capita Income 5 Year Growth	\$270 1.6%	\$908 4.6%	\$1,017 5.3%	
Estimated Average Household Net Worth (2020)	\$372,084	\$439,422	\$426,231	
<b>Daytime Demos (2020)</b>				
Total Businesses	210	2,468	6,620	
Total Employees	1,540	28,906	92,691	
Company Headquarter Businesses	-	4 0.2%	28 0.4%	
Company Headquarter Employees	-	1,743 6.0%	6,293 6.8%	
Employee Population per Business	7.3	11.7	14.0	
Residential Population per Business	142.0	68.8	54.9	

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

8415 W Indian School Rd Phoenix, AZ 85037					
	1 mi radius	3 mi radius	5 mi radius		
<b>Race &amp; Ethnicity</b>					
White (2020)	14,901 50.0%	91,135 53.7%	190,470 52.4%		
Black or African American (2020)	1,878 6.3%	13,238 7.8%	29,376 8.1%		
American Indian or Alaska Native (2020)	473 1.6%	2,753 1.6%	6,144 1.7%		
Asian (2020)	538 1.8%	4,933 2.9%	11,172 3.1%		
Hawaiian or Pacific Islander (2020)	27 -	232 0.1%	535 0.1%		
Other Race (2020)	10,834 36.3%	50,671 29.9%	111,090 30.6%		
Two or More Races (2020)	1,165 3.9%	6,712 4.0%	14,624 4.0%		
Not Hispanic or Latino Population (2020)	8,440 28.3%	62,028 36.6%	135,503 37.3%		
Hispanic or Latino Population (2020)	21,376 71.7%	107,646 63.4%	227,909 62.7%		
Not Hispanic or Latino Population (2025)	9,562 28.5%	68,527 36.5%	149,543 37.2%		
Hispanic or Latino Population (2025)	24,001 71.5%	119,192 63.5%	252,249 62.8%		
Not Hispanic or Latino Population (2010)	6,697 24.4%	45,091 30.7%	103,322 32.7%		
Hispanic or Latino Population (2010)	20,764 75.6%	101,630 69.3%	212,296 67.3%		
Not Hispanic or Latino Population (2000)	13,300 48.6%	63,517 50.5%	122,855 47.7%		
Hispanic or Latino Population (2000)	14,080 51.4%	62,369 49.5%	134,571 52.3%		
Projected Hispanic Annual Growth (2020 to 2025)	2,624 2.5%	11,546 2.1%	24,340 2.1%		
Historic Hispanic Annual Growth (2000 to 2020)	7,296 2.6%	45,277 3.6%	93,337 3.5%		
<b>Age Distribution (2020)</b>					
Age Under 5	2,366 7.9%	13,309 7.8%	28,953 8.0%		
Age 5 to 9 Years	2,551 8.6%	13,796 8.1%	29,696 8.2%		
Age 10 to 14 Years	2,745 9.2%	14,422 8.5%	30,776 8.5%		
Age 15 to 19 Years	2,568 8.6%	14,183 8.4%	30,028 8.3%		
Age 20 to 24 Years	2,244 7.5%	13,878 8.2%	29,270 8.1%		
Age 25 to 29 Years	2,322 7.8%	14,442 8.5%	30,470 8.4%		
Age 30 to 34 Years	2,207 7.4%	12,774 7.5%	27,524 7.6%		
Age 35 to 39 Years	2,172 7.3%	11,986 7.1%	25,666 7.1%		
Age 40 to 44 Years	1,938 6.5%	10,992 6.5%	23,438 6.4%		
Age 45 to 49 Years	1,817 6.1%	10,547 6.2%	22,525 6.2%		
Age 50 to 54 Years	1,621 5.4%	9,636 5.7%	20,364 5.6%		
Age 55 to 59 Years	1,500 5.0%	8,575 5.1%	18,617 5.1%		
Age 60 to 64 Years	1,287 4.3%	7,054 4.2%	14,871 4.1%		
Age 65 to 74 Years	1,644 5.5%	9,202 5.4%	19,903 5.5%		
Age 75 to 84 Years	662 2.2%	3,735 2.2%	8,519 2.3%		
Age 85 Years or Over	173 0.6%	1,142 0.7%	2,791 0.8%		
Median Age	29.3	29.6	29.9		
<b>Gender Age Distribution (2020)</b>					
Female Population	14,975 50.2%	85,778 50.6%	183,770 50.6%		
Age 0 to 19 Years	5,033 33.6%	27,305 31.8%	58,723 32.0%		
Age 20 to 64 Years	8,569 57.2%	50,671 59.1%	107,842 58.7%		
Age 65 Years or Over	1,372 9.2%	7,801 9.1%	17,205 9.4%		
Female Median Age	30.2	30.3	30.5		
Male Population	14,841 49.8%	83,896 49.4%	179,642 49.4%		
Age 0 to 19 Years	5,196 35.0%	28,404 33.9%	60,731 33.8%		
Age 20 to 64 Years	8,538 57.5%	49,213 58.7%	104,904 58.4%		
Age 65 Years or Over	1,106 7.5%	6,278 7.5%	14,008 7.8%		
Male Median Age	28.5	28.9	29.2		

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

8415 W Indian School Rd Phoenix, AZ 85037						
	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	114	1.5%	829	1.7%	1,660	1.6%
HH Income \$150,000 to \$199,999	145	1.9%	1,660	3.4%	3,642	3.5%
HH Income \$100,000 to \$149,999	705	9.2%	5,917	12.3%	12,275	11.7%
HH Income \$75,000 to \$99,999	1,032	13.5%	6,563	13.6%	13,418	12.8%
HH Income \$50,000 to \$74,999	1,760	23.1%	11,171	23.2%	23,123	22.1%
HH Income \$35,000 to \$49,999	1,606	21.0%	8,728	18.1%	18,284	17.4%
HH Income \$25,000 to \$34,999	944	12.4%	4,778	9.9%	10,676	10.2%
HH Income \$15,000 to \$24,999	864	11.3%	4,741	9.8%	11,303	10.8%
HH Income Under \$15,000	462	6.0%	3,797	7.9%	10,405	9.9%
HH Income \$35,000 or More	5,362	70.3%	34,868	72.4%	72,402	69.1%
HH Income \$75,000 or More	1,996	26.2%	14,969	31.1%	30,995	29.6%
<b>Housing (2020)</b>						
Total Housing Units	8,125		50,399		109,439	
Housing Units Occupied	7,631	93.9%	48,183	95.6%	104,785	95.7%
Housing Units Owner-Occupied	4,950	64.9%	26,602	55.2%	55,696	53.2%
Housing Units, Renter-Occupied	2,681	35.1%	21,582	44.8%	49,089	46.8%
Housing Units, Vacant	494	6.5%	2,215	4.6%	4,654	4.4%
<b>Marital Status (2020)</b>						
Never Married	9,354	42.2%	53,006	41.4%	115,577	42.2%
Currently Married	8,100	36.6%	46,624	36.4%	97,770	35.7%
Separated	1,972	8.9%	10,157	7.9%	20,772	7.6%
Widowed	486	2.2%	4,217	3.3%	9,681	3.5%
Divorced	2,242	10.1%	14,143	11.0%	30,186	11.0%
<b>Household Type (2020)</b>						
Population Family	28,036	94.0%	155,012	91.4%	329,800	90.8%
Population Non-Family	1,774	6.0%	14,499	8.5%	33,029	9.1%
Population Group Quarters	6	-	163	-	584	0.2%
Family Households	6,385	83.7%	37,956	78.8%	80,942	77.2%
Non-Family Households	1,246	16.3%	10,227	21.2%	23,843	22.8%
Married Couple with Children	2,604	32.1%	14,549	31.2%	30,653	31.4%
Average Family Household Size	4.4		4.1		4.1	
<b>Household Size (2020)</b>						
1 Person Households	873	11.4%	7,131	14.8%	17,168	16.4%
2 Person Households	1,377	18.1%	10,530	21.9%	22,842	21.8%
3 Person Households	1,148	15.0%	8,062	16.7%	17,065	16.3%
4 Person Households	1,341	17.6%	8,371	17.4%	17,811	17.0%
5 Person Households	1,223	16.0%	6,370	13.2%	13,434	12.8%
6 or More Person Households	1,669	21.9%	7,720	16.0%	16,465	15.7%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	244	3.2%	2,252	4.7%	6,632	6.3%
Households with 1 Vehicles Available	1,869	24.5%	14,603	30.3%	33,796	32.3%
Households with 2 or More Vehicles Available	5,518	72.3%	31,328	65.0%	64,357	61.4%
Total Vehicles Available	16,131		95,888		200,598	
Average Vehicles Per Household	2.1		2.0		1.9	

8415 W Indian School Rd Phoenix, AZ 85037						
	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	21,632		125,360		268,190	
Estimated Civilian Employed	13,185	61.0%	79,391	63.3%	168,214	62.7%
Estimated Civilian Unemployed	786	3.6%	4,370	3.5%	8,213	3.1%
Estimated in Armed Forces	8	-	153	0.1%	402	0.1%
Estimated Not in Labor Force	7,652	35.4%	41,445	33.1%	91,361	34.1%
Unemployment Rate	3.6%		3.5%		3.1%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	13,185		79,391		168,214	
Management, Business, Financial Operations	1,001	7.6%	7,959	10.0%	16,624	9.9%
Professional, Related	1,519	11.5%	9,856	12.4%	21,693	12.9%
Service	2,997	22.7%	17,388	21.9%	37,338	22.2%
Sales, Office	3,019	22.9%	18,454	23.2%	38,378	22.8%
Farming, Fishing, Forestry	96	0.7%	313	0.4%	706	0.4%
Construct, Extraction, Maintenance	2,103	16.0%	10,517	13.2%	22,411	13.3%
Production, Transport Material Moving	2,451	18.6%	14,904	18.8%	31,063	18.5%
White Collar Workers	5,539	42.0%	36,269	45.7%	76,696	45.6%
Blue Collar Workers	7,647	58.0%	43,122	54.3%	91,518	54.4%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$407.73 M		\$2.63 B		\$5.54 B	
Total Non-Retail Expenditure	\$213.23 M	52.3%	\$1.38 B	52.4%	\$2.9 B	52.4%
Total Retail Expenditure	\$194.5 M	47.7%	\$1.25 B	47.6%	\$2.63 B	47.6%
Apparel	\$14.4 M	3.5%	\$92.93 M	3.5%	\$195.91 M	3.5%
Contributions	\$12.16 M	3.0%	\$79.04 M	3.0%	\$166.54 M	3.0%
Education	\$10.67 M	2.6%	\$71.21 M	2.7%	\$150.96 M	2.7%
Entertainment	\$22.42 M	5.5%	\$145.23 M	5.5%	\$305.88 M	5.5%
Food and Beverages	\$61.57 M	15.1%	\$395.34 M	15.0%	\$833.59 M	15.1%
Furnishings and Equipment	\$13.9 M	3.4%	\$90.19 M	3.4%	\$189.95 M	3.4%
Gifts	\$8.93 M	2.2%	\$58.79 M	2.2%	\$123.77 M	2.2%
Health Care	\$34.95 M	8.6%	\$223.55 M	8.5%	\$470.99 M	8.5%
Household Operations	\$15.56 M	3.8%	\$100.52 M	3.8%	\$211.97 M	3.8%
Miscellaneous Expenses	\$7.53 M	1.8%	\$48.72 M	1.9%	\$102.72 M	1.9%
Personal Care	\$5.42 M	1.3%	\$35.06 M	1.3%	\$73.94 M	1.3%
Personal Insurance	\$2.65 M	0.6%	\$17.26 M	0.7%	\$36.31 M	0.7%
Reading	\$854.1 K	0.2%	\$5.53 M	0.2%	\$11.66 M	0.2%
Shelter	\$86.12 M	21.1%	\$556.37 M	21.2%	\$1.17 B	21.2%
Tobacco	\$2.82 M	0.7%	\$17.69 M	0.7%	\$37.41 M	0.7%
Transportation	\$75.75 M	18.6%	\$486.82 M	18.5%	\$1.02 B	18.5%
Utilities	\$32.04 M	7.9%	\$203.19 M	7.7%	\$428.54 M	7.7%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	17,342		100,086		214,688	
Elementary (Grade Level 0 to 8)	2,980	17.2%	14,143	14.1%	31,255	14.6%
Some High School (Grade Level 9 to 11)	3,066	17.7%	15,240	15.2%	30,532	14.2%
High School Graduate	5,609	32.3%	30,124	30.1%	64,576	30.1%
Some College	3,178	18.3%	20,646	20.6%	44,769	20.9%
Associate Degree Only	1,081	6.2%	7,430	7.4%	15,753	7.3%
Bachelor Degree Only	990	5.7%	8,784	8.8%	18,897	8.8%
Graduate Degree	440	2.5%	3,720	3.7%	8,907	4.1%



# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

8415 W Indian School Rd				
Phoenix, AZ 85037				
	1 mi radius	3 mi radius	5 mi radius	
<b>Units In Structure (2020)</b>				
1 Detached Unit	6,722 96.7%	34,833 85.3%	71,399 80.0%	
1 Attached Unit	137 2.0%	1,436 3.5%	2,492 2.8%	
2 to 4 Units	143 2.1%	1,941 4.8%	5,288 5.9%	
5 to 9 Units	163 2.3%	3,313 8.1%	7,276 8.2%	
10 to 19 Units	103 1.5%	2,706 6.6%	6,934 7.8%	
20 to 49 Units	30 0.4%	781 1.9%	1,725 1.9%	
50 or More Units	197 2.8%	2,196 5.4%	5,559 6.2%	
Mobile Home or Trailer	134 1.9%	943 2.3%	3,993 4.5%	
Other Structure	2 -	34 -	120 0.1%	
<b>Homes Built By Year (2020)</b>				
Homes Built 2010 or later	224 3.2%	2,511 6.2%	5,335 6.0%	
Homes Built 2000 to 2009	591 8.5%	8,577 21.0%	22,471 25.2%	
Homes Built 1990 to 1999	1,195 17.2%	10,367 25.4%	19,034 21.3%	
Homes Built 1980 to 1989	1,047 15.1%	8,157 20.0%	17,409 19.5%	
Homes Built 1970 to 1979	2,922 42.0%	11,150 27.3%	21,032 23.6%	
Homes Built 1960 to 1969	1,263 18.2%	5,146 12.6%	10,652 11.9%	
Homes Built 1950 to 1959	229 3.3%	1,560 3.8%	6,699 7.5%	
Homes Built Before 1949	160 2.3%	716 1.8%	2,153 2.4%	
<b>Home Values (2020)</b>				
Home Values \$1,000,000 or More	35 0.7%	180 0.7%	364 0.7%	
Home Values \$500,000 to \$999,999	276 5.6%	1,377 5.2%	2,743 4.9%	
Home Values \$400,000 to \$499,999	227 4.6%	1,468 5.5%	2,721 4.9%	
Home Values \$300,000 to \$399,999	464 9.4%	2,735 10.3%	6,015 10.8%	
Home Values \$200,000 to \$299,999	1,012 20.4%	6,823 25.6%	15,498 27.8%	
Home Values \$150,000 to \$199,999	1,125 22.7%	6,527 24.5%	13,195 23.7%	
Home Values \$100,000 to \$149,999	969 19.6%	3,935 14.8%	7,309 13.1%	
Home Values \$70,000 to \$99,999	322 6.5%	1,277 4.8%	2,444 4.4%	
Home Values \$50,000 to \$69,999	210 4.2%	743 2.8%	1,334 2.4%	
Home Values \$25,000 to \$49,999	102 2.1%	424 1.6%	1,039 1.9%	
Home Values Under \$25,000	183 3.7%	981 3.7%	2,762 5.0%	
Owner-Occupied Median Home Value	\$177,914	\$196,196	\$196,268	
Renter-Occupied Median Rent	\$875	\$890	\$864	
<b>Transportation To Work (2020)</b>				
Drive to Work Alone	10,368 72.4%	62,450 76.3%	132,462 75.5%	
Drive to Work in Carpool	3,053 21.3%	13,635 16.7%	29,522 16.8%	
Travel to Work by Public Transportation	293 2.0%	1,499 1.8%	4,149 2.4%	
Drive to Work on Motorcycle	31 0.2%	152 0.2%	317 0.2%	
Walk or Bicycle to Work	190 1.3%	1,080 1.3%	2,530 1.4%	
Other Means	76 0.5%	690 0.8%	1,386 0.8%	
Work at Home	312 2.2%	2,301 2.8%	5,037 2.9%	
<b>Travel Time (2020)</b>				
Travel to Work in 14 Minutes or Less	2,368 16.5%	13,684 16.7%	28,603 16.3%	
Travel to Work in 15 to 29 Minutes	4,463 31.2%	28,041 34.3%	57,350 32.7%	
Travel to Work in 30 to 59 Minutes	4,443 31.0%	26,374 32.2%	57,201 32.6%	
Travel to Work in 60 Minutes or More	1,613 11.3%	8,973 11.0%	19,985 11.4%	
Average Minutes Travel to Work	27.0	26.1	26.8	

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