

PHOENIX WEST PLAZA



RETAIL SPACE AVAILABLE FOR LEASE

NWC

43RD AVE & INDIAN SCHOOL RD

4324 & 4344 W INDIAN SCHOOL RD | PHOENIX, AZ 85031



PROPERTY HIGHLIGHTS

ADDRESS	4324 & 4344 W Indian School Rd Phoenix, AZ 85031
AVAILABLE	±2,492 SF / ±2,304 SF ±1,629 SF (<i>coming available 8/1/26</i>)
PRICING	Call for Pricing

LOCATION HIGHLIGHTS

- » Located at the busy signalized intersection of 43rd Ave & Indian School Rd that experiences over 85,000 vehicles per day.
- » New ownership recently completed a full renovation of the property.
- » Located in a dense infill area with over 500,000 people living within 5 miles of the center.
- » 7 ingress/egress points providing ultra convenient access along both 43rd Ave and Indian School Rd.
- » The center is surrounded by dense employment with over 13,300 businesses and a daytime population of over 521,000 people within 5 miles.
- » 1 mile from the US-60 freeway and 2.3 miles from the I-10.

TRAFFIC COUNTS

43rd Ave

N ±39,116 VPD (NB & SB)
S ±45,837 VPD (NB & SB)

ADOT 2025

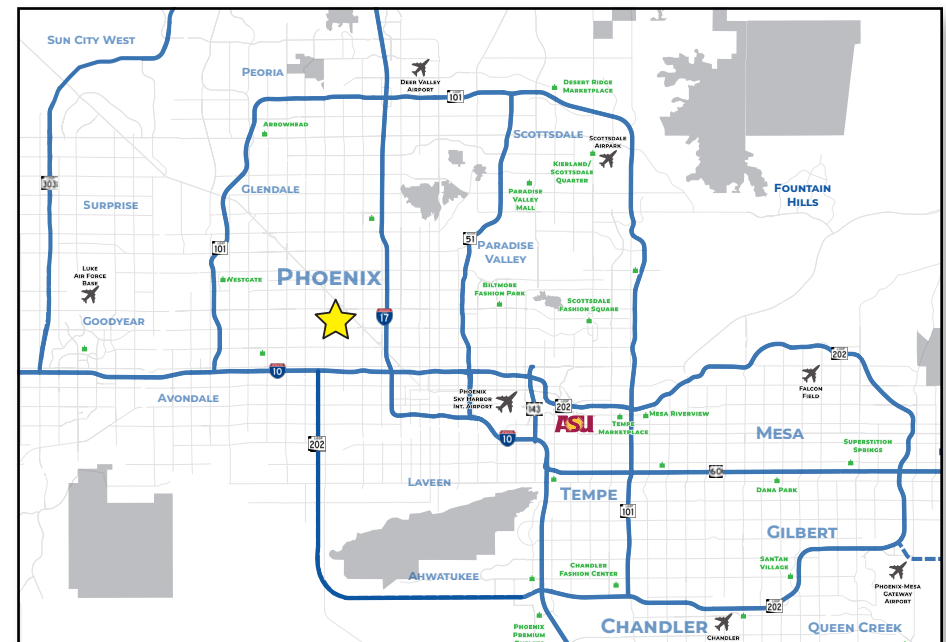
Indian School Rd

E ±57,763 VPD (EB & WB)
W ±46,695 VPD (EB & WB)

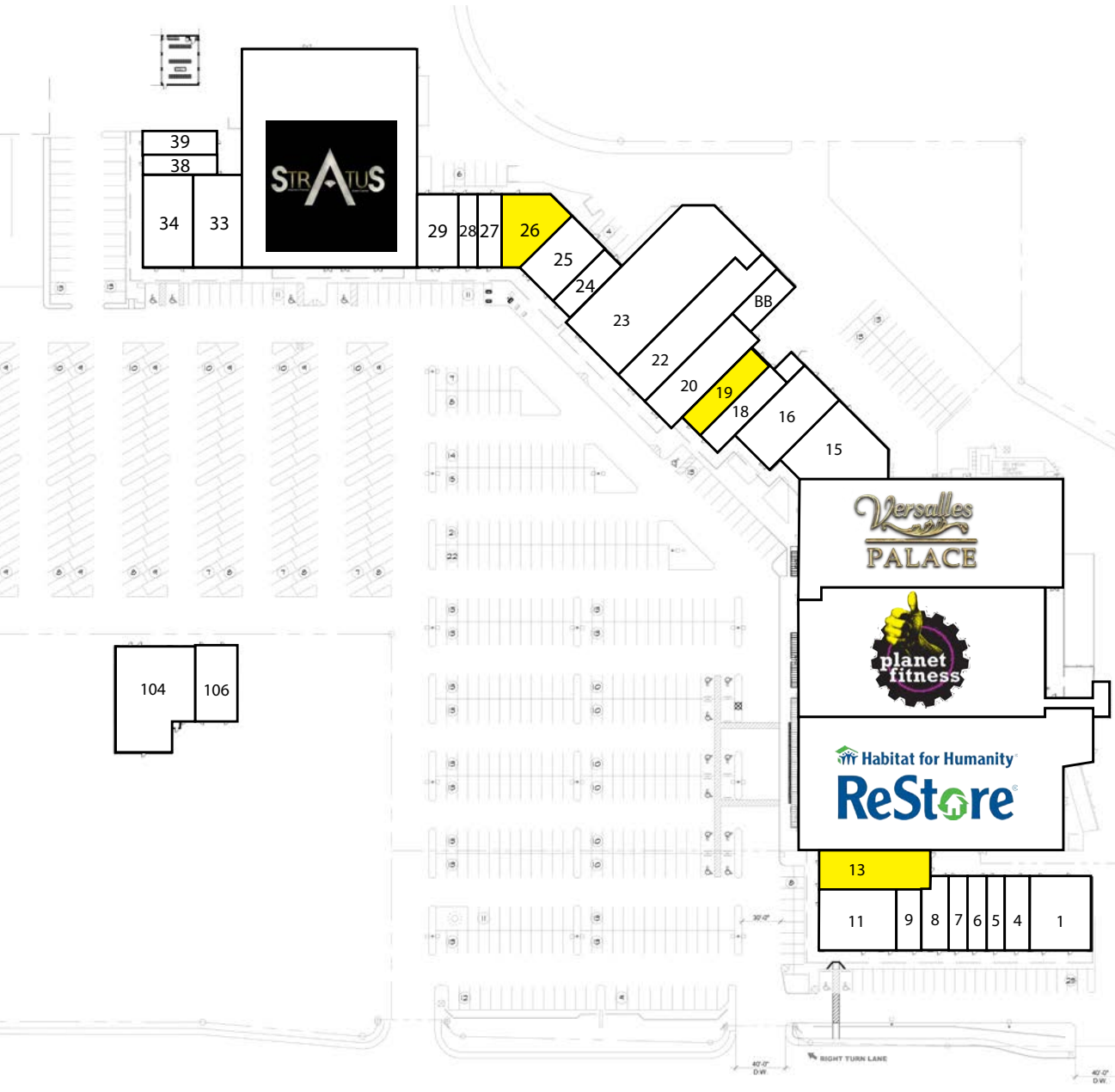
NEIGHBORING TENANTS



planet
fitness



SITE PLAN



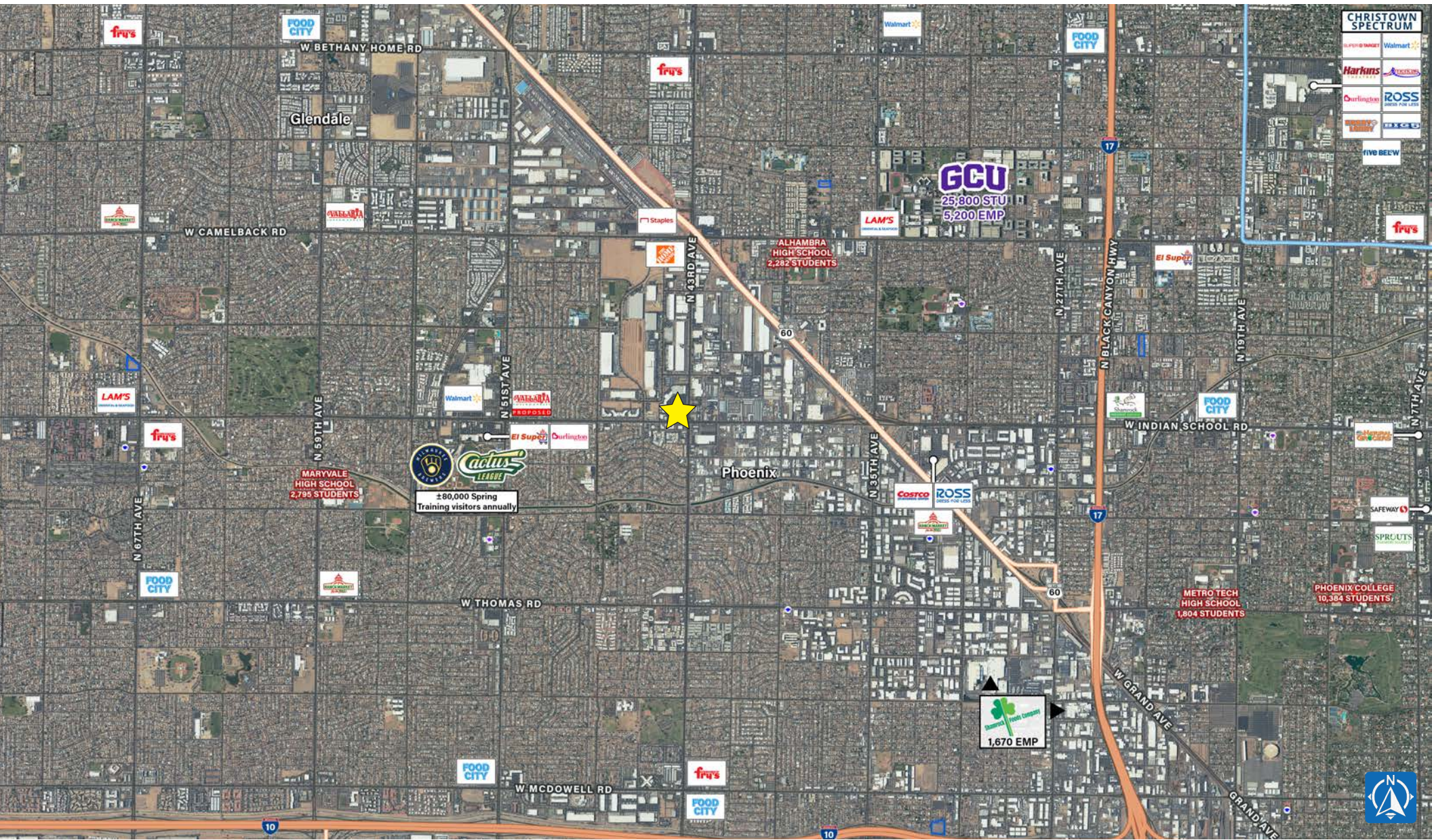
SUITE	TENANT	SIZE (SF)
1	Tortas Paquime	
5	Contacto Cellular	
6	Nail Salon	
7	Skin Connection	
8	Steady's Pet Shop	
9	Miriam Flower Shop	
11	Dona Licha	
	Mexican Kitchen	
13	AVAILABLE	±2,492
15	Poder In Action	
16-18	Valle Del Sol Inc	
19	Lorayne's Beauty Salon COMING AVAILABLE 8/1/26	±1,629
20	Pro Performance Chiropractic	
22-23	Cornerstone Healing Center	
24	Darkside Tattoo and Body Piercing	
25	La Calidad Meat Market	
26	AVAILABLE	±2,304
27	Swipejobs	
28	Mochapelos Barber Shop	
29	Raspados Imperial	
32	Club Stratus	
33	El Herradero Western Wear	
34	La Botana	
39	Long Wong's Hot Wings	
100	Versalles Palace Event Center	
104	Senor Sushi	
106	Carranza Dental	
110	Planet Fitness	
120	Habitat for Humanity ReStore	
BB	Cornerstone Healing Center	



ZOOM AERIAL



WIDE AERIAL





DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	24,226	14,025	10,201
3 MILE	197,844	75,975	121,869
5 MILE	521,983	251,372	270,611

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$68,450	\$82,441	\$22,945
3 MILE	\$58,751	\$73,381	\$21,453
5 MILE	\$61,355	\$83,409	\$27,627

2025 HOUSING UNITS



5,171

1 MILE

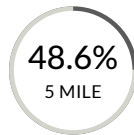
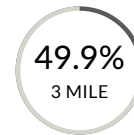
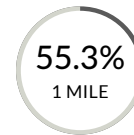
64,778

3 MILE

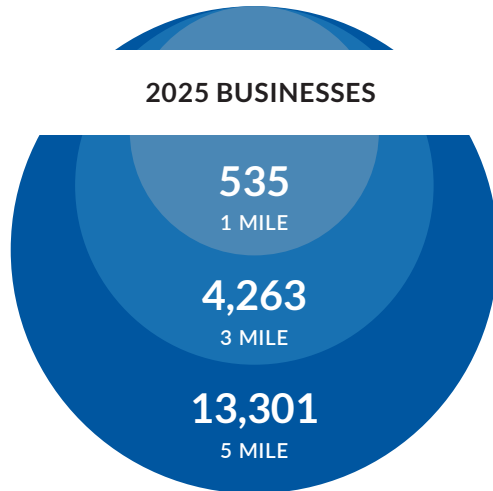
176,681

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



535

1 MILE

4,263

3 MILE

13,301

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

17,550

211,149

500,793

2030 POPULATION

16,983

208,689

503,935



1 MILE

3 MILE

5 MILE

2025 HOUSEHOLDS

4,870

61,316

165,090

2030 HOUSEHOLDS

4,783

61,241

169,385

PHOENIX WEST PLAZA



exclusively listed by

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