



7307 WEST INDIAN SCHOOL ROAD

PHOENIX, AZ 85033



RETAIL INVESTMENT OPPORTUNITY

Offering Memorandum



EXCLUSIVELY LISTED BY:



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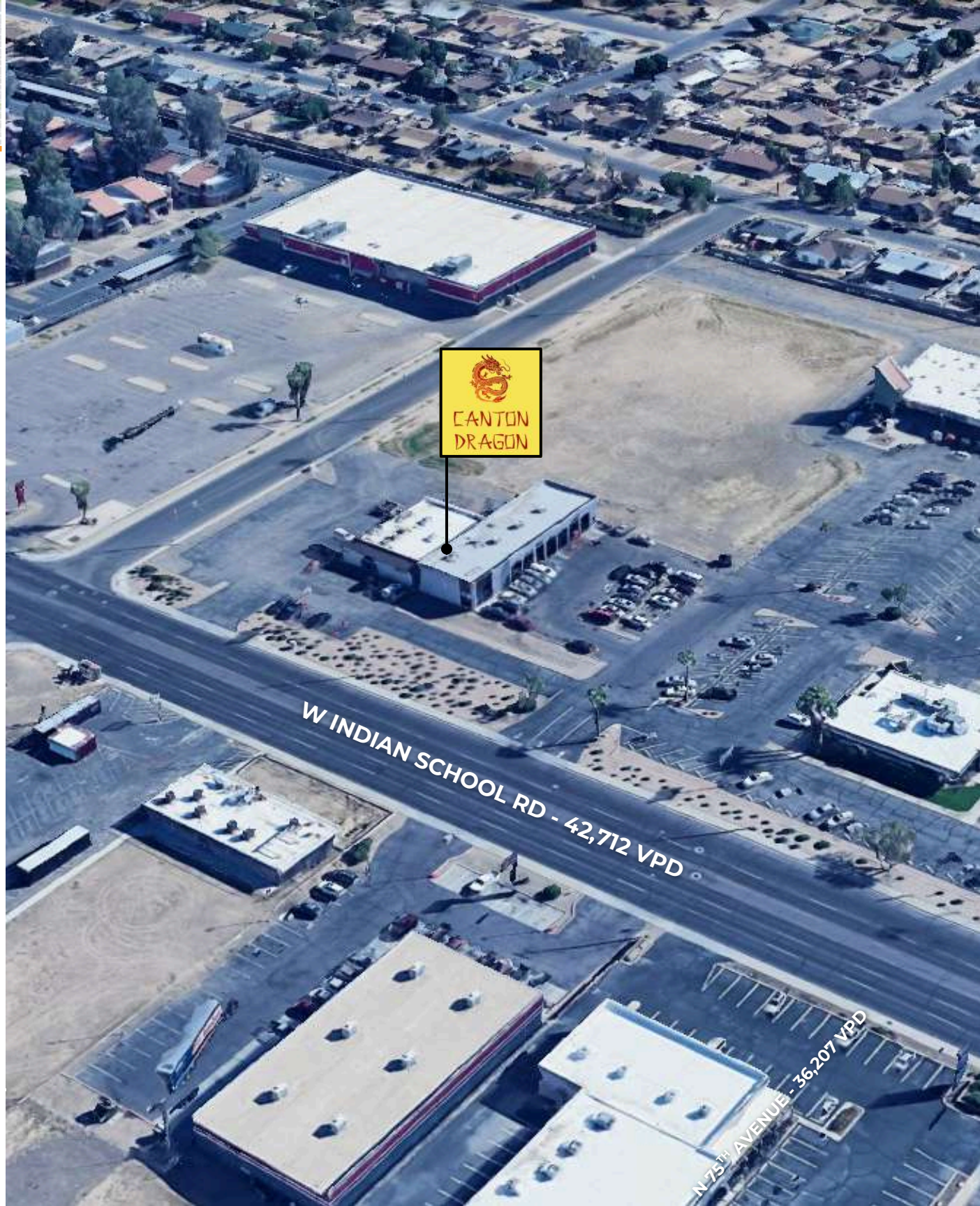
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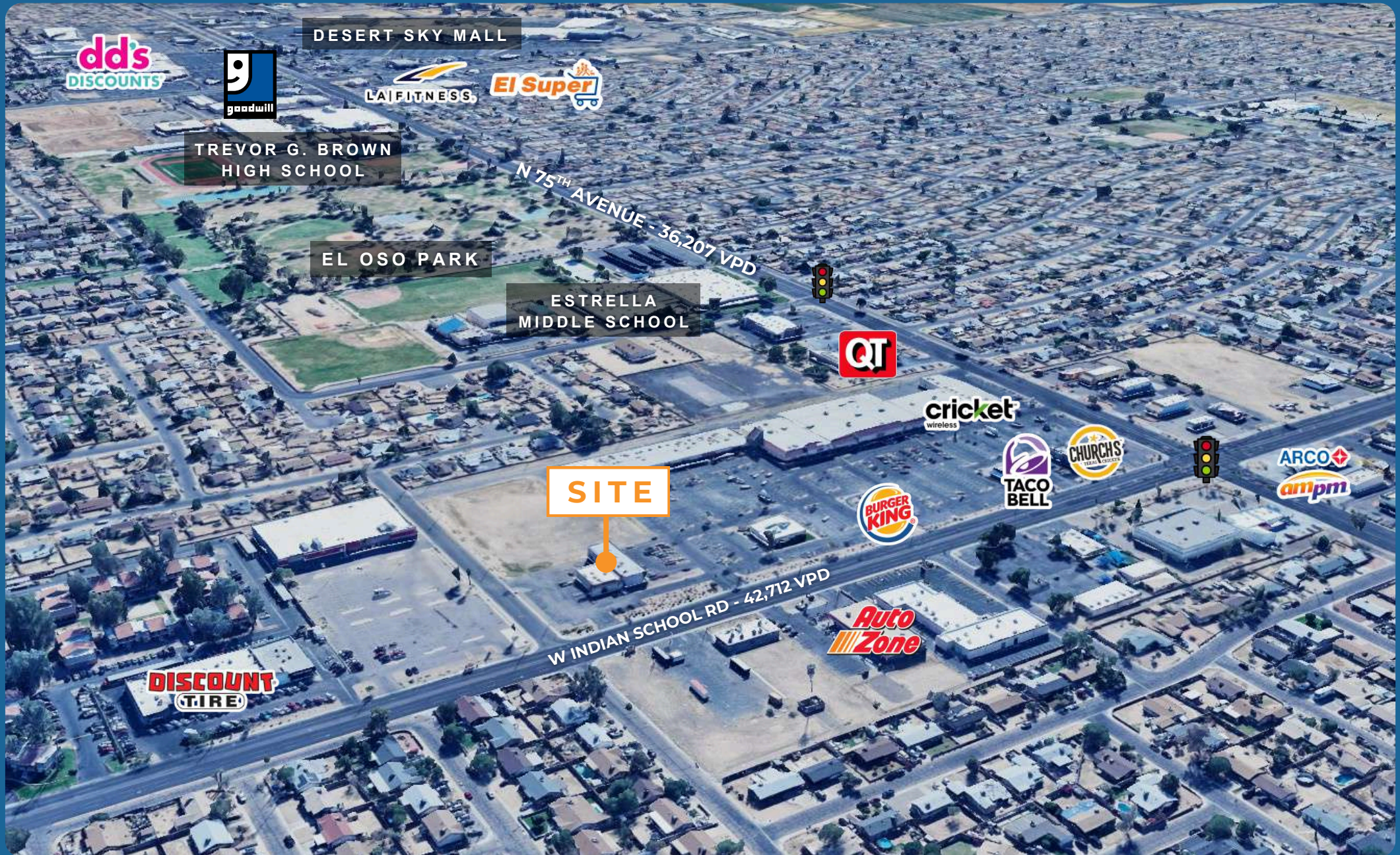


- *Property Overview*
- *Tenant Summary*
- *Submarket Overview*
- *Demographics*

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PROPERTY OVERVIEW

7307 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033



INVESTMENT HIGHLIGHTS

7307 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033

- **Dense Infill Trade Area:**
The property is located within a densely populated area, with over 212,000 residents within a 3-mile radius, supporting a strong and established customer base.
- **Functional Restaurant Asset:**
The property consists of a 2,990 square foot freestanding restaurant situated on a 29,621 square foot lot, offering ample parking and efficient site layout.
- **Excellent Access & Exposure:**
The site features direct frontage along Indian School Road with prominent signage opportunities, providing strong visibility and accessibility.
- **Attractive Rent Growth:**
The lease includes 3.0% annual rent increases, delivering consistent income growth and an effective hedge against inflation.
- **High-Traffic Intersection:**
The property benefits from a prime location at a high-traffic intersection, providing strong visibility along both Indian School Road and 75th Avenue.
- **Landlord Responsibilities (Reimbursable via NNN):**
The landlord is responsible for the parking lot/CAM, property taxes, insurance, roof, and structural components, with all such expenses reimbursed by the tenant under the NNN lease.
- **Future Development Potential:**
The property presents a compelling redevelopment opportunity upon lease expiration in 2029, supported by strong demographics and high-traffic location.



TOMAHAWK
ELEMENTARY
SCHOOL



N 75TH AVENUE - 36,207 VPD



SITE

W INDIAN SCHOOL RD - 42,712 VPD



ESTRELLA
MIDDLE
SCHOOL

DOWNTOWN
PHOENIX



GCU



fray's

**DISCOUNT
(TIRE)**

SITE

W INDIAN SCHOOL RD - 42,712 VPD

N 75TH AVENUE - 36,207 VPD



7307 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033

±2,990 SF
GLA

1975
Year Built

±42,000 VPD
W Indian School Rd
±36,000 VPD
N 75TH Avenue

NNN
Lease Type

\$69,960.00
Annual Rent



TENANT SUMMARY

7307 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033

\$1,500,000

List Price

NNN

Lease Type

44 Months

Term Remaining

±29,621 SF

Lot Size

DETAILS

Tenant	Canton Dragon
Lease Guarantor	Personal
Lease Type	NNN
Lease Commencement Date	4/1/2002
Lease Expiration Date	11/30/2029
Lease Term Remaining	44 Months
Annual Rent	\$69,960.00
Rent Increases	3.0% Annually
Parking Lot/CAM*	Landlord Responsibility
Property Tax*	Landlord Responsibility
Insurance*	Landlord Responsibility
Roof*	Landlord Responsibility
Structure*	Landlord Responsibility

***ALL SUBJECT TO REIMBURSEMENT THROUGH NNN**



SUBMARKET OVERVIEW

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WEST PHOENIX RETAIL SUBMARKET

The West Phoenix/Maryvale retail submarket continues to demonstrate strong fundamentals, highlighted by a low 3.4% vacancy rate and over 129,000 SF of positive net absorption in the past year, signaling healthy tenant demand. Limited new supply and no current construction have helped tighten availability, supporting steady rent growth of 5.4% year-over-year—outpacing the broader Phoenix market. Overall, the submarket remains stable and landlord-favorable, with continued rent growth and constrained supply positioning it well for sustained performance.

129K

12 MONTH NET
ABSORPTION IN SF

3.4%

VACANY RATE

\$295

AVG PRICE/SF

6.0%

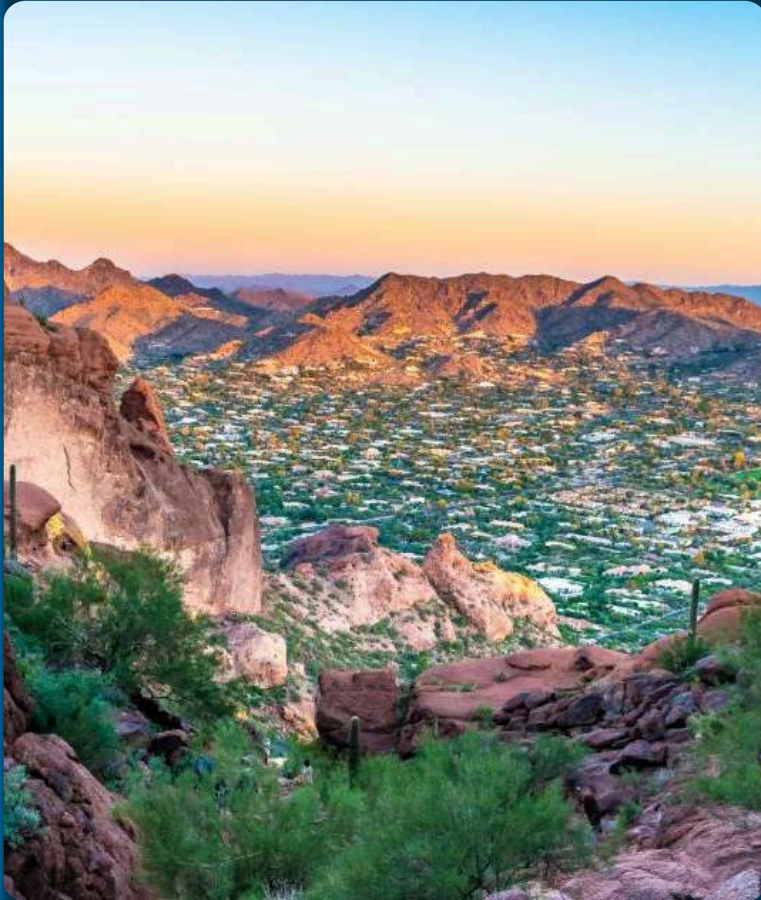
AVG CAP RATE



DEMOGRAPHICS

7307 W. INDIAN SCHOOL RD
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5-MILE RADIUS



2025 POPULATION

420,982

AVERAGE AGE

33.7

2025 HOUSEHOLDS

115,797

AVG HOUSEHOLD INCOME

\$80,971

DAYTIME EMPLOYEES

115,139

BUSINESSES

9,825

The property is supported by a dense and expanding population base, with over 420,000 residents within a 5-mile radius and continued growth projected through 2030. The area features a relatively young demographic profile, with a median age of approximately 31, which drives consistent consumer activity and long-term retail demand. Larger-than-average household sizes and a high concentration of families further contribute to strong daily needs-based spending, making the location well-suited for a variety of retail and service-oriented uses.



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