

FOR SALE: OWNER-USER OPPORTUNITY

2,641 SF Office Condo

VISIBILITY FROM W INDIAN SCHOOL RD (31,100 VPD) | C-1 ZONING | HIGH TRAFFIC AREA



9150 W. Indian School Road, Building 1, Suite 103

PHOENIX ARIZONA

ACTUAL SITE





OFFERING

Price	\$935,000
Rentable Area	2,641 SF
Property Address	9150 W. Indian School Road Building 1, Suite 103 Phoenix, Arizona 85037
Year Built	2005
Features	Reception area, 2 conference rooms, bullpen, 5 private offices, 2 bathrooms, kitchen
Ownership	Condominium Interest
Zoning	C-1, City of Phoenix
Parking Ratio	5.2 spaces per 1,000 SF

EXCLUSIVELY MARKETED BY

GREG WHITE

Senior Vice President

National Net Lease

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3131 East Camelback Road, Suite 110

Phoenix, AZ 85016

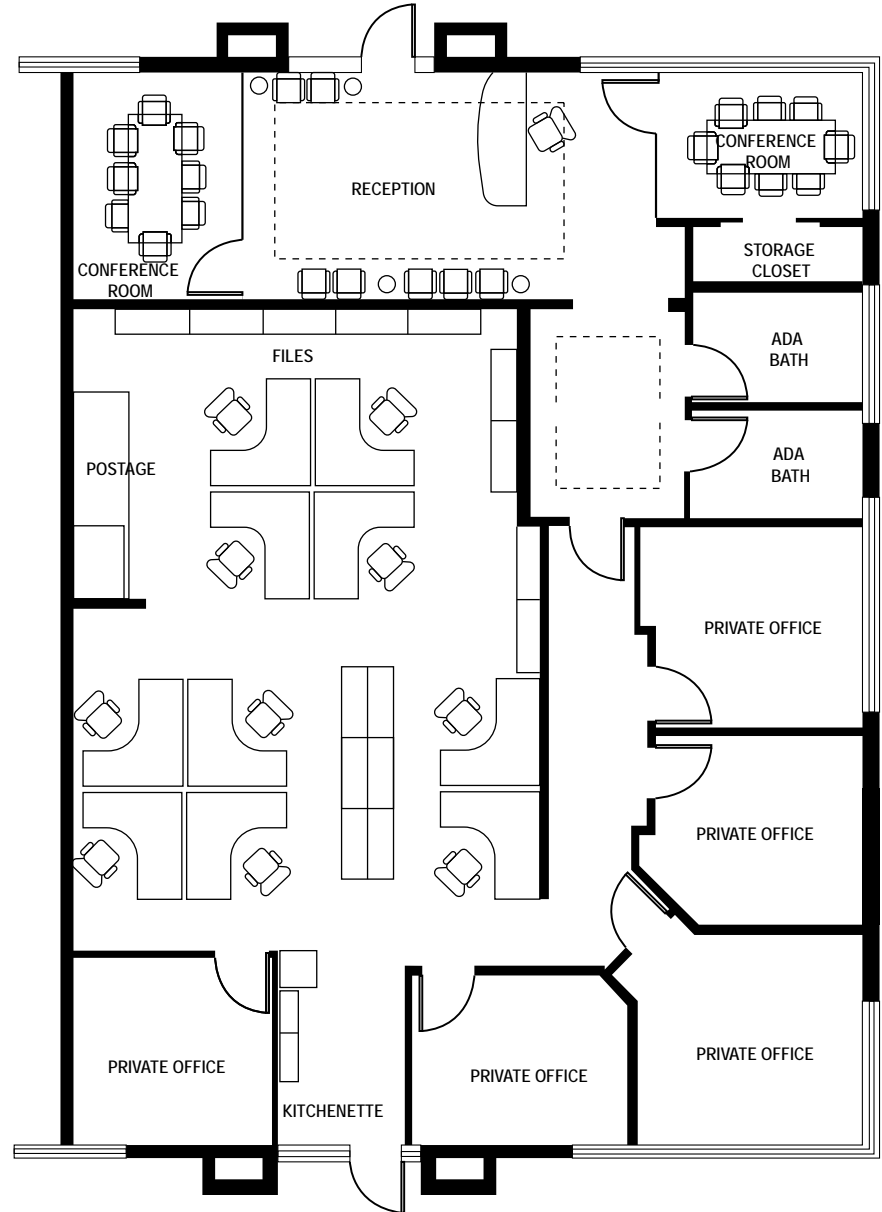
AZ License No. SA027217000

ED BEEH

Employing Broker

SRS Real Estate Partners-West, LLC

AZ License No. BR032807000



SUITE 103 | 2,641 SF





DESERT DIAMOND CASINO
 Raymond S. Kellis
 Cougars Stadium

Bass Pro Shops
 Westgate Entertainment District
 Desert Diamond Arena
 State Farm Stadium

Tanger Outlets Phoenix
 Columbia
 POLO RALPH LAUREN
 lululemon
 GUESS
 SKECHERS
 OFF 5TH
 VICTORIA'S SECRET
 OLD NAVY
 GAP H&M NIKE

2025 Estimated Population	
1 Mile	20,560
3 Miles	160,508
5 Miles	377,471
2025 Average Household Income	
1 Mile	\$111,526
3 Miles	\$102,175
5 Miles	\$95,557
2025 Estimated Total Employees	
1 Mile	1,947
3 Miles	32,756
5 Miles	85,896

W INDIAN SCHOOL RD

OFFICE CONDO

142,200 VPD

Gateway Pavilions
 COSTCO WHOLESALE
 BURLINGTON
 MARSHALLS
 HARKINS THEATRES
 ROSS DRESS FOR LESS
 DSW DESIGNER SHOE WHOLESALE
 ULTA BEAUTY
 PETCO

El Super
 BIG 5 SPORTING GOODS
 DOLLAR TREE
 LAIFITNESS
 Rally's
 Carl's Jr.
 SUBWAY
 PANDEA EXPRESS

29,900 VPD

Walmart Supercenter
 ROSS DRESS FOR LESS

Maryvale Terrace
 metro by T-Mobile
 peter piper pizza
 McDonald's

Maryvale High School

cricket
 Pizza Hut

Desert Sky Mall
 Dillard's
 curacao
 VICTORIA'S SECRET
 america cinemas
 HOT TOPIC
 SHOE DEPT. ENCORE

goodwill
 O'Reilly AUTO PARTS

Target
 Burlington
 E68 FITNESS
 SKECHERS
 planet fitness
 dd's DISCOUNTS
 R&C

Maryvale Plaza
 Burlington
 DOLLAR TREE
 El Super
 ACE The helpful place.
 W

273,000 VPD

Park 10
 MAIN EVENT
 MOUNTAIN SIDE FITNESS

Desert Sky Esplanade
 Walmart Supercenter
 LOWE'S
 ROSS DRESS FOR LESS
 WSS
 goodwill

Gateway Village
 SPORTSMANS
 DOLLAR TREE

Gateway Crossing
 HOBBY LOBBY
 BEST BUY
 BOOT BARN
 FIVE BELOW
 OLD NAVY





THE EXCLUSIVE NATIONAL NET LEASE TEAM
of SRS Real Estate Partners-West, LLC

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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