



PREMIER DRIVE-THRU RESTAURANT OPPORTUNITY

4126 East Indian School Road

ARCADIA • PHOENIX, ARIZONA



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

RETAIL PROPERTY FOR LEASE

4,055+- SF FREESTANDING RESTAURANT / DRIVE THRU

4126 E. INDIAN SCHOOL RD, PHOENIX, AZ 85018

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN)
Building Size:	4,055 SF
Available SF:	4,055 SF
Number of Units:	1
Year Built:	2016
Renovated:	2022
Zoning:	C-2
Market:	Phoenix
Submarket:	Arcadia

PROPERTY OVERVIEW

41 PARKING SPACES | ±0.89-ACRE SITE | ARCADIA

Rare opportunity to lease an existing freestanding drive-thru restaurant in one of Central Phoenix's most desirable and supply-constrained restaurant trade areas. The property features approximately 196 feet of frontage on Indian School Road, monument signage, 41 on-site parking spaces, an exceptional 10.11 spaces per 1,000 SF parking ratio, indoor dining, outdoor patio seating and maximum occupancy of approximately 138 guests.

Originally constructed in 2016 for Kneaders Bakery & Café, the property underwent a major renovation in 2022 reportedly exceeding \$1.5 million for the current tenant, Black Rifle Coffee Company. The existing modern restaurant improvements and infrastructure provide an incoming operator the opportunity to potentially save substantial time and expense compared with ground-up development.

Black Rifle Coffee Company remains in operation, with the premises expected to become available January 1, 2027. Any new lease will be contingent upon successful termination of the existing lease. Please do not disturb the tenant and or employees; however, prospective tenants and brokers are welcome to visit the business as customers.



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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



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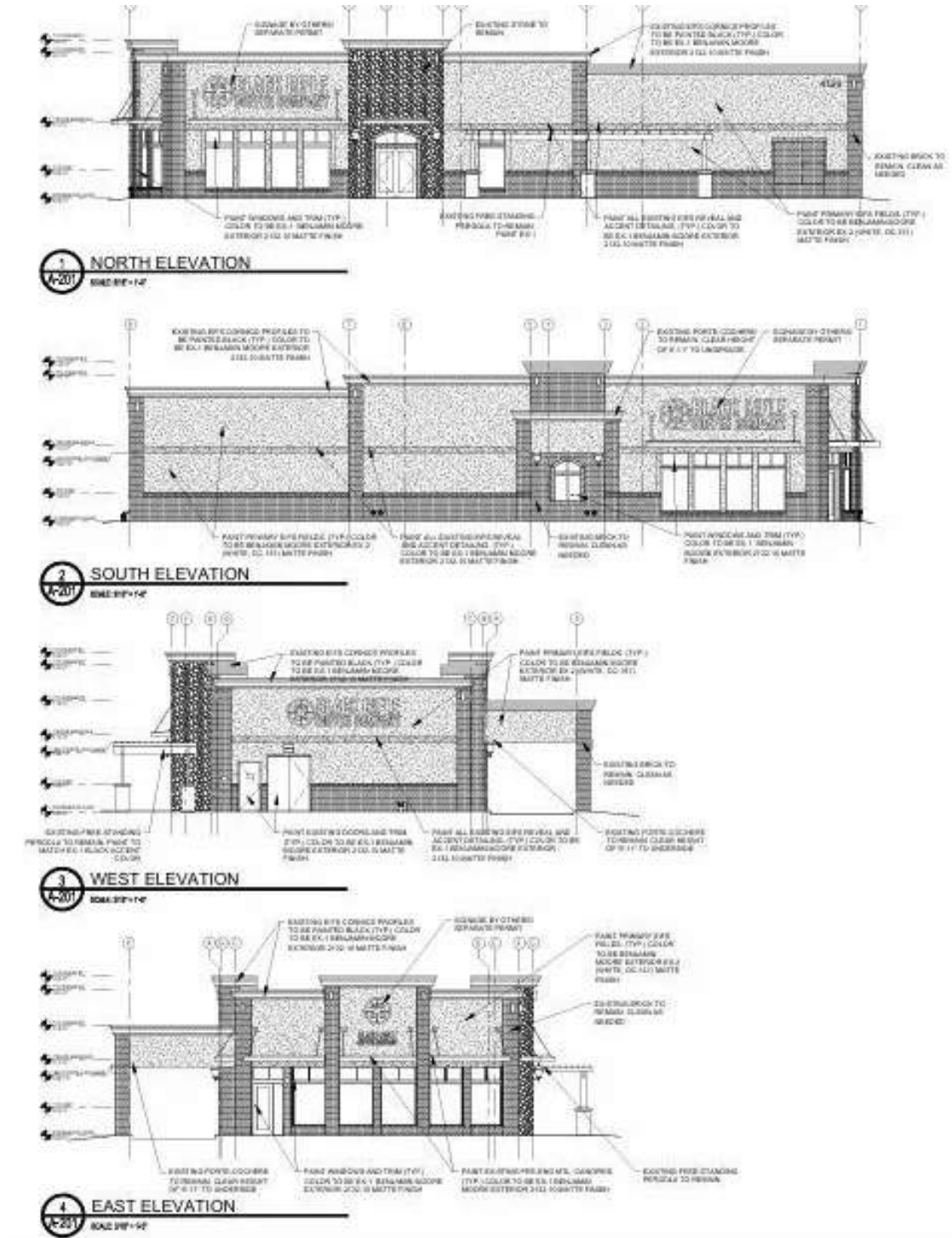
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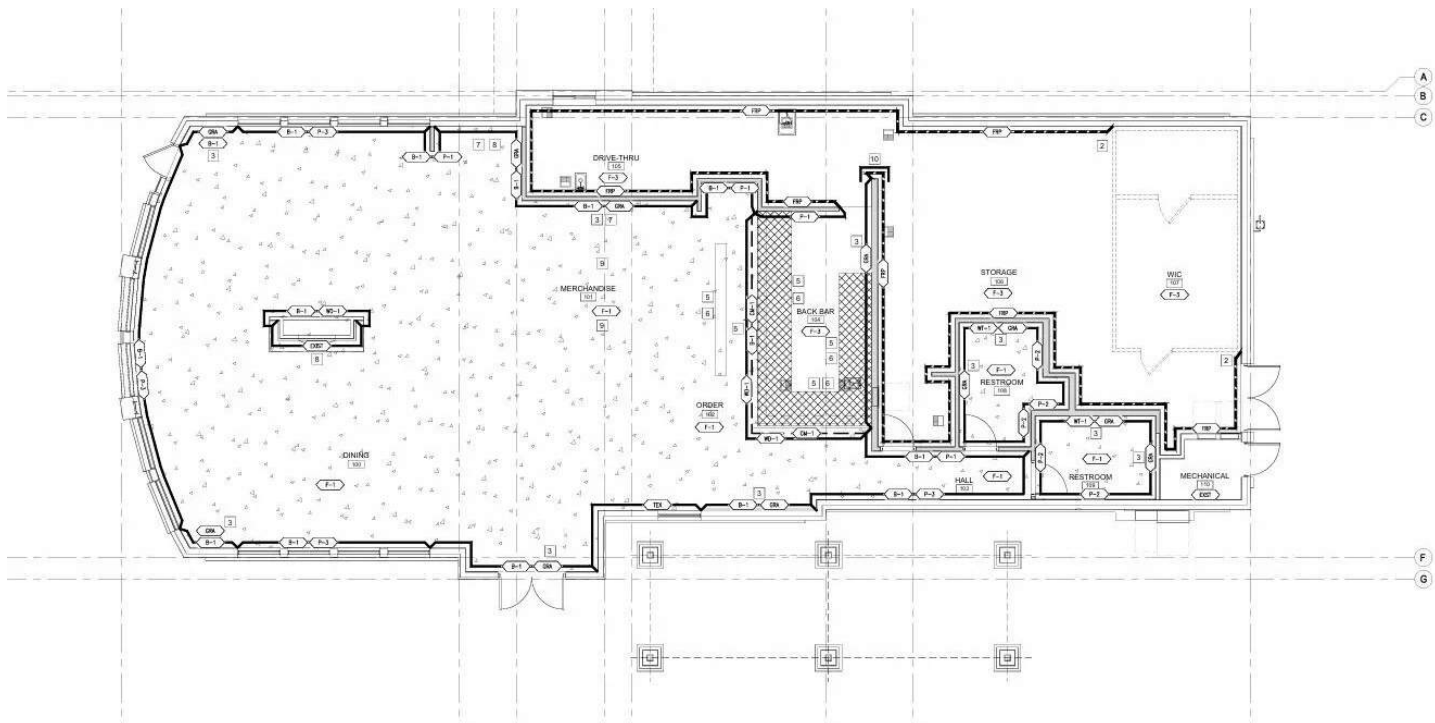
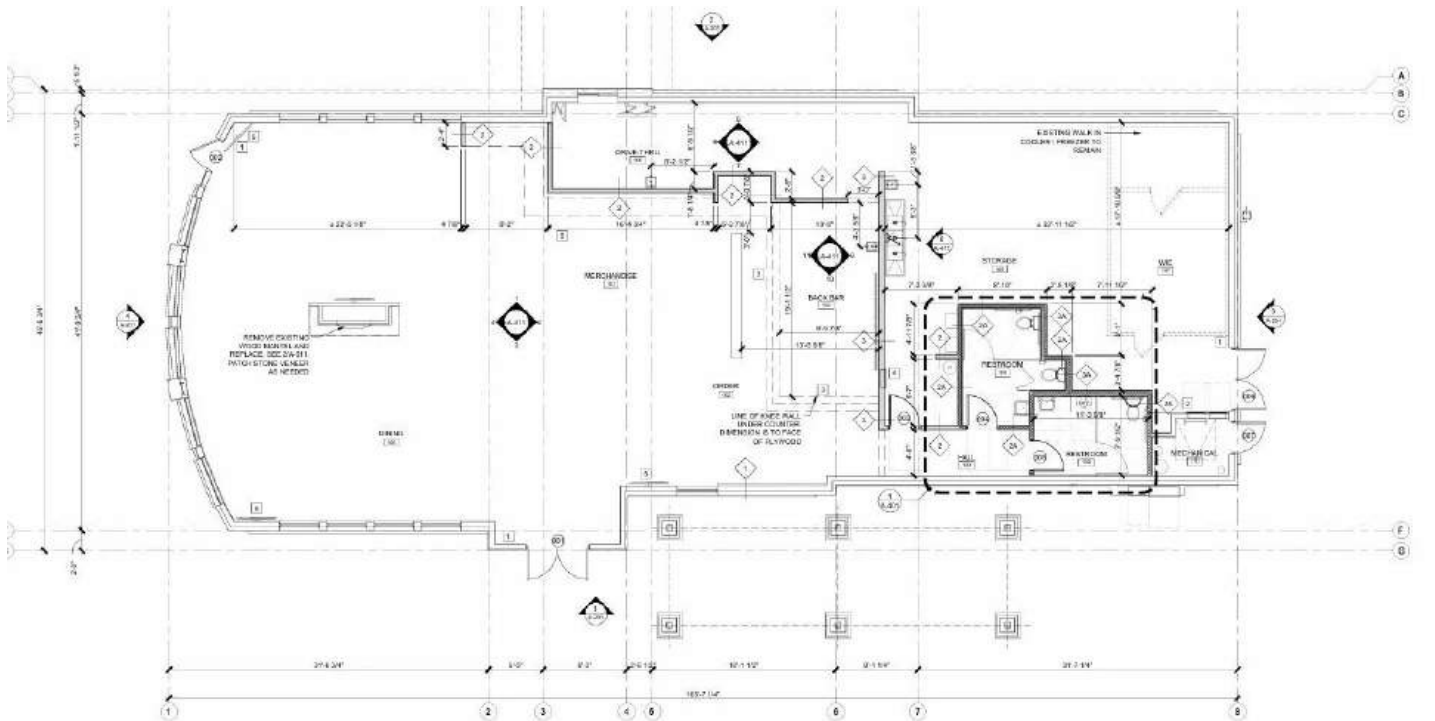
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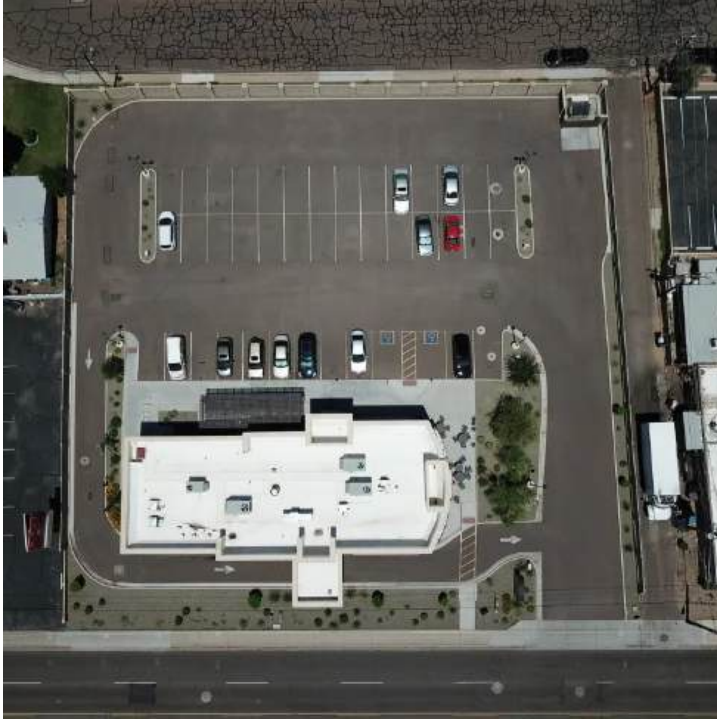
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RETAILER MAP



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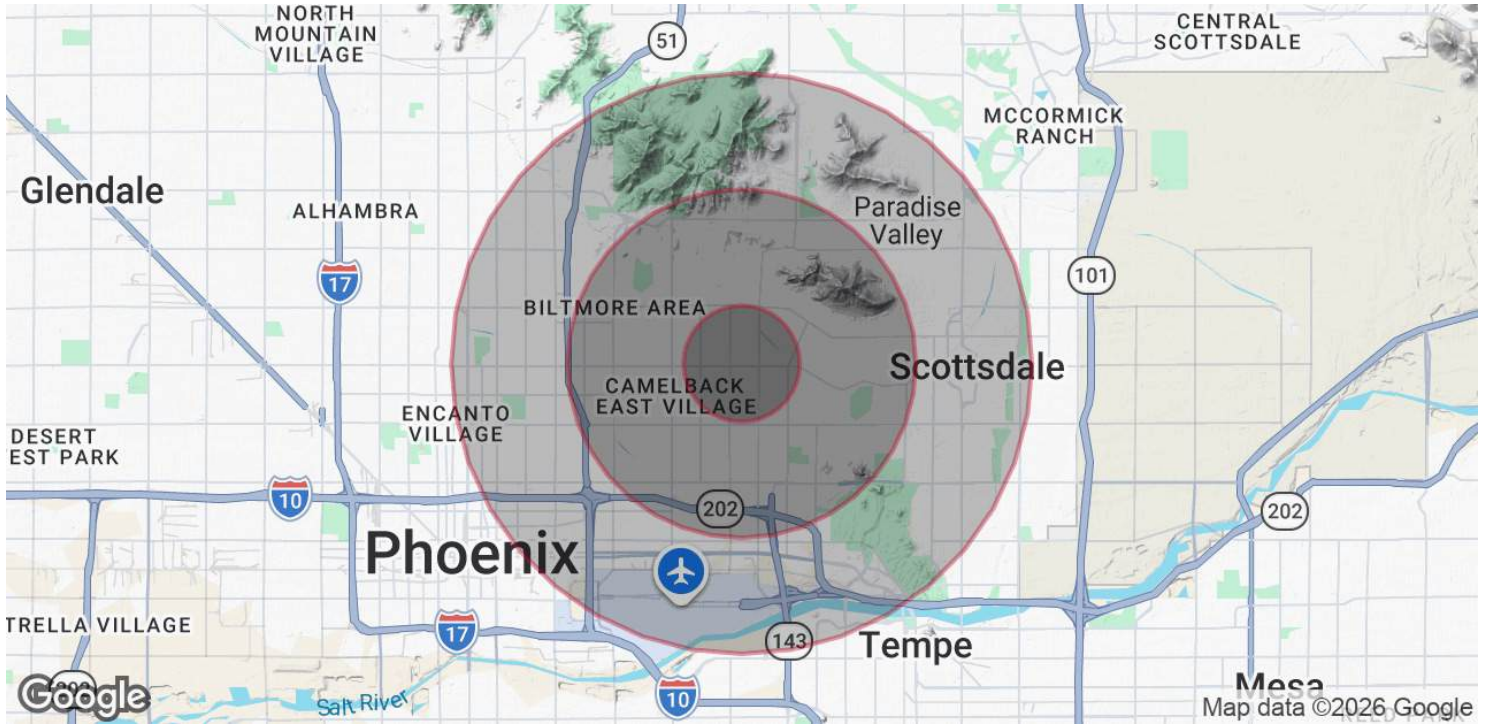
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,525	114,980	237,258
Average Age	38.3	35.1	35.3
Average Age (Male)	36.5	34.7	35.1
Average Age (Female)	40.0	35.4	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,887	47,800	100,162
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$73,479	\$75,431	\$72,651
Average House Value	\$345,553	\$447,670	\$454,817

2020 American Community Survey (ACS)



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