

# ±0.93 ACRES

FOR SALE/LEASE OR BTS

8415 W INDIAN SCHOOL RD  
PHOENIX, AZ 85037

## PLANS & PERMITS APPROVED

FOR A 3-BAY QUICK LUBE + AN ADDITIONAL BUILDING  
WITH ±2,000 SF RETAIL SPACE

SITE PLANS AVAILABLE  
UPON REQUEST



CONTACT

Gavin Cooper  
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M 602.793-6947  
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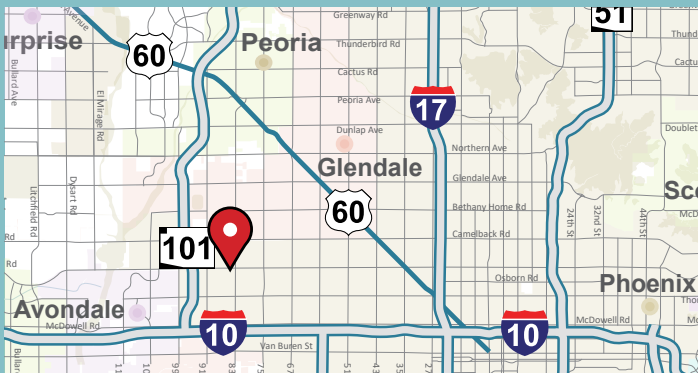
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

# ABOUT THE PROPERTY

ADDRESS	8415 W Indian School Rd Phoenix, AZ 85037
PARCEL NUMBER	102-23-918A
SIZE	±0.93 Acres (±40,373 SF)
FRONTAGE	W Indian School Rd
ZONING	C2, City of Phoenix
PRICING	Call For Pricing (Possible Seller Financing Options)
POSSIBLE USE	Car Wash, Drive Thru Restaurant, Coffee Shop, Donut Shop, Dispensary, etc.



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# WESTGATE ENTERTAINMENT DISTRICT

ONLY 5 MILES FROM 8415 W INDIAN  
SCHOOL RD | PHOENIX, AZ 85037

## THE DISTRICT OF FUN.

Nestled in the heart of Glendale, Westgate Entertainment District offers a dazzling display of specialty shops, eateries & entertainment with a unique sense of community.

Westgate Entertainment District is a dynamic destination – both literally and figuratively, a living oasis of light, sound, and energy. The heart of the project is a vibrant stretch of retail, dining, and entertainment, connected directly to the NHL Phoenix Coyotes' home: an 18,000-seat state-of-the-art multipurpose arena. Thirty minutes from downtown Phoenix and directly adjacent to the National Football League Arizona Cardinals' State Farm Stadium, Westgate is Arizona's sports and entertainment mecca.

While Westgate is a one-of-a-kind project with its own distinctive identity and social and architectural context, spectacular sports and entertainment components are a welcome addition to many retail and mixed-use developments. The orientation and impact of the arena component were carefully considered in context to the adjacent retail components. Thoughtful positioning has helped minimize the negatives and maximize the positives in terms of site usage, vehicular circulation, and retail synergy. By placing the arena on one side of the project and positioning the multi-use entertainment plaza directly in front of it, Westgate can ensure that when the arena is inactive, the plaza itself becomes the anchor.

While the town center, arena, and events plaza constituted the initial phase of development, the comprehensive Westgate plan includes hotels, multi-family residential, office, and a regional outlet center, making Westgate a "city within a city." As a place to live, work and play, Westgate is an instant Arizona classic and landmark development.



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# ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	87,449	355,797	1,199,284
2029 POPULATION PROJECTION	94,635	384,373	1,297,370
PROJECTED GROWTH 2024-29	1.6%	1.6%	1.6%
MEDIAN AGE	30.4	30.8	33.9
BACHELOR'S DEGREE OR HIGHER	10%	12%	19%
2024 HOUSEHOLDS	24,128	103,657	396,254
2029 HOUSEHOLD PROJECTION	26,150	112,226	429,704
AVG HOUSEHOLD INCOME	\$76,103	\$74,833	\$78,845
MEDIAN HOUSEHOLD INCOME	\$59,570	\$59,490	\$61,470
MEDIAN HOME VALUE	\$255,280	\$258,193	\$288,965
MEDIAN YEAR BUILT	1985	1987	1984
OWNER OCCUPIED HHS	14,693	58,099	239,176
RENTER OCCUPIED HHS	11,458	54,126	190,528
AVG HOUSEHOLD SIZE	3.5	3.3	2.9
TOTAL CONSUMER SPENDING	\$768.1M	\$3.2B	\$12.2B
DAYTIME EMPLOYEES	13,022	94,630	424,726
BUSINESSES	1,656	8,021	40,892



## INVEST IN THE HEART OF A DYNAMIC AND GROWING COMMUNITY.

Glendale, Arizona is a dynamic city with a strong economy, diverse community, and vibrant atmosphere. Glendale positions itself as a growth leader in Arizona. Home to major attractions such as the State Farm Stadium, home of the Arizona Cardinals, and the Westgate Entertainment District, Glendale offers a wide range of entertainment, dining, and shopping options. The pipeline of new projects is currently enormous, positioning Glendale to further cement its place as a growth leader, not just in the West Valley, but in the entire region. With convenient access to major transportation routes and a growing population, Glendale presents an ideal location for businesses to thrive and investors to capitalize on the city's promising future. Glendale added 21,000 new residents since 2010, with 64% of that growth coming since 2015. Another measure of growth is related to the average age of residents. Glendale boasts a higher-than-average population for those ages 18-24. This indicates that the number of working-aged individuals is also growing in the City, while those over 65 are lower than average.

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