

GENIE G's
FAMILY RESTAURANT

7349 WEST INDIAN SCHOOL ROAD

PHOENIX, AZ 85033



RETAIL INVESTMENT OPPORTUNITY

Offering Memorandum

citywide
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:



MATT HARPER, CCIM

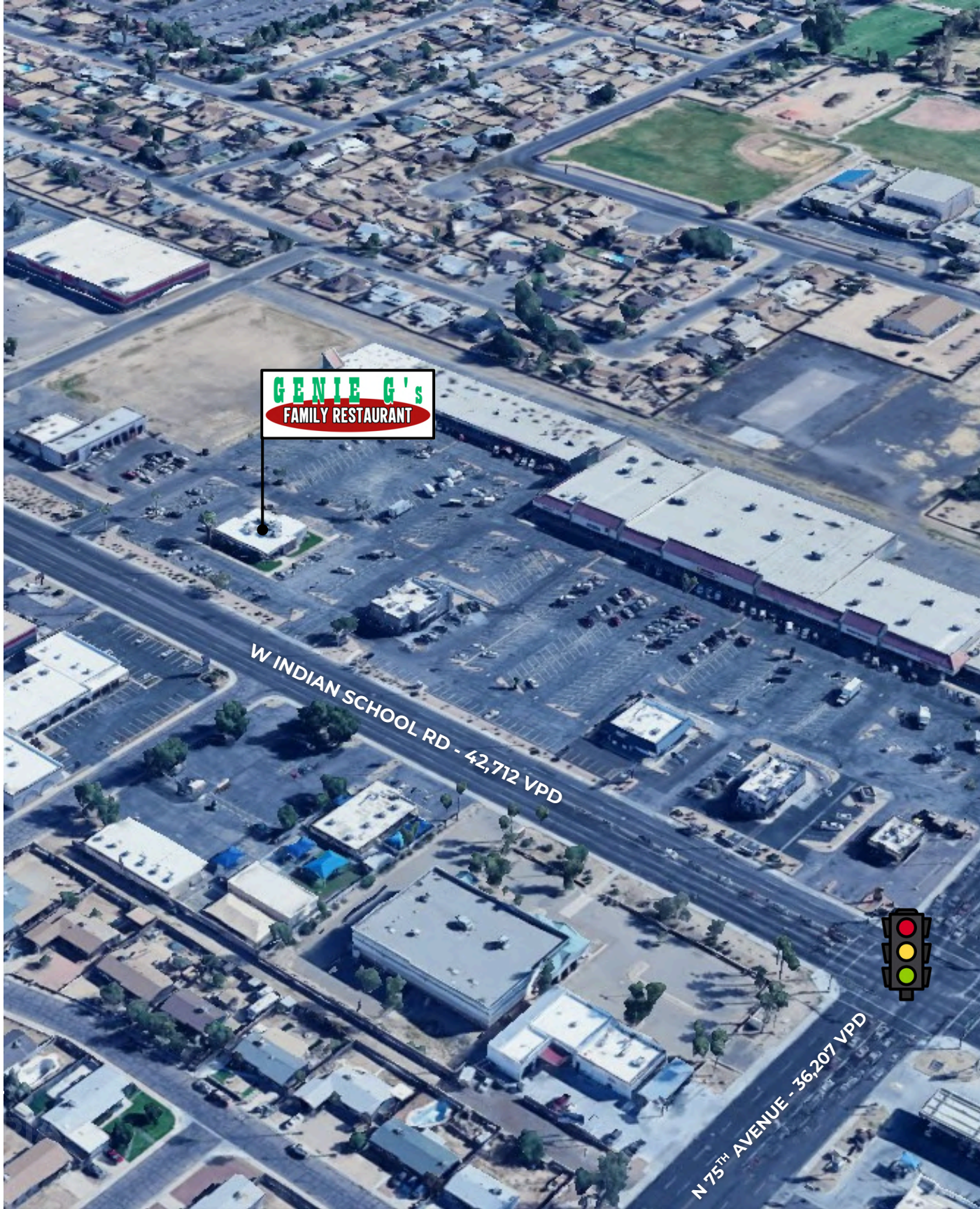
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GENIE G's
FAMILY RESTAURANT

W INDIAN SCHOOL RD - 42,712 VPD

N 75th AVENUE - 36,207 VPD





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

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PROPERTY OVERVIEW

7349 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033



INVESTMENT HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- **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 4,248 square foot freestanding restaurant situated on a 36,207 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 3.5% 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.
- **Limited Landlord Responsibilities:**
The tenant is responsible for the parking lot/CAM, property taxes, insurance, roof, and structure under the NNN lease.



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



7349 W. INDIAN SCHOOL RD
PHOENIX, AZ 85033

±4,248 SF
GLA

1977
Year Built

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

NNN
Lease Type

\$83,700.72
Annual Rent



TENANT SUMMARY

\$1,850,000

List Price

NNN

Lease Type

42 Months

Term Remaining

±36,207 SF

Lot Size

DETAILS

Tenant	Genie G's Family Restaurant
Lease Guarantor	Personal
Lease Type	NNN
Lease Commencement Date	4/1/2022
Lease Expiration Date	9/30/2029
Lease Term Remaining	42 Months
Annual Rent	\$83,700.72
Rent Increases	3.5% Annually
Option Periods	5 Year
Parking Lot/CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof	Tenant Responsibility
Structure	Tenant Responsibility



SUBMARKET OVERVIEW

7349 W. INDIAN SCHOOL RD
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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

7349 W. INDIAN SCHOOL RD
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5-MILE RADIUS



2025 POPULATION

420,218

AVERAGE AGE

33.7

2025 HOUSEHOLDS

124,847

AVG HOUSEHOLD INCOME

\$81,151

DAYTIME EMPLOYEES

115,139

BUSINESSES

9,709

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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