

OFFERING MEMORANDUM



RETAIL / AUTOMOTIVE SPACE FOR LEASE

7740 W INDIAN SCHOOL RD

SUITE 5A, PHOENIX, AZ 85033

RENT

\$16

PER SF / YEAR

SPACE

960 SF



ALEX ZAIA
408.660.5991

INVESTMENT OVERVIEW

Lease Rate

\$16

\$7.21 / SF / Month · NNN

Annual Gross Income

\$15,360

960 SqFt × \$16.00/SqFt

Lease Type

NNN

Auto repair /automotive

Cap Rate

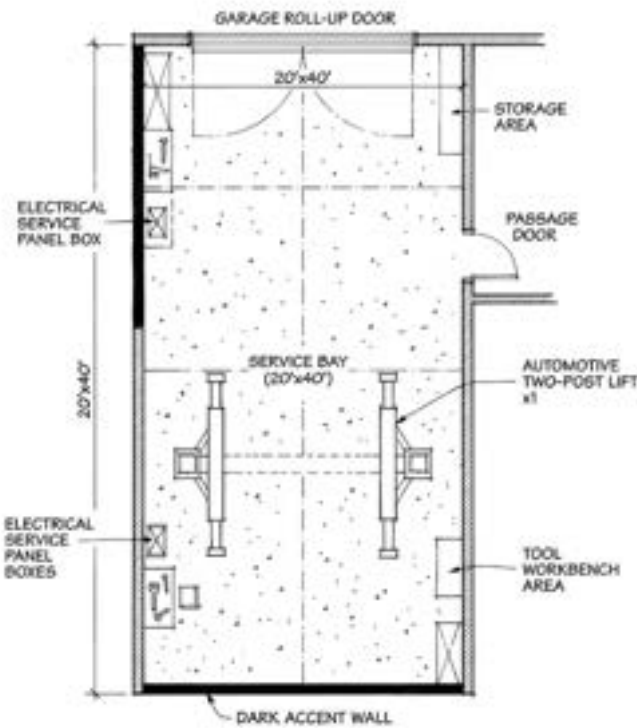
Call the broker

Suite 5A at 7740 W Indian School Rd presents a compact, functional automotive space designed for operators seeking immediate utility rather than heavy upfront build-out. The suite offers 960 square feet, two lifts available for tenant use, one office area, and one bay door in an established multi-tenant automotive complex. The location benefits from frontage on busy Indian School Rd near 75th Ave, with a large nearby resident base and strong neighborhood service orientation.

- Configured for light automotive repair, glass, tinting, or similar service uses.
- Lease structure is NNN with negotiable term, supporting flexible deal structuring.
- Located in the Indian School Corridor / Maryvale-area trade pocket of Phoenix.
- Dense surrounding population supports neighborhood-serving automotive demand.
- Existing automotive complex context can help with customer familiarity and co-tenancy relevance.

PROPERTY DETAILS

Property Type	Retail	Subtype	Auto repair /automotive
Suite	5A	Available	SF 960 SF
OfficeArea	100 SF	Lease Type	NNN
Rate	\$16/SF/YR	Total CAM	\$6.50/SF/YR
Total Rate	\$22.50/SF/YR	Monthly Rent	\$1,799.90
Parking	50	Availability	1/15/2026
Year Built:	1988	Zoning:	C2
Cross Street	Indian School & 75th Ave	Lease Term	Negotiable

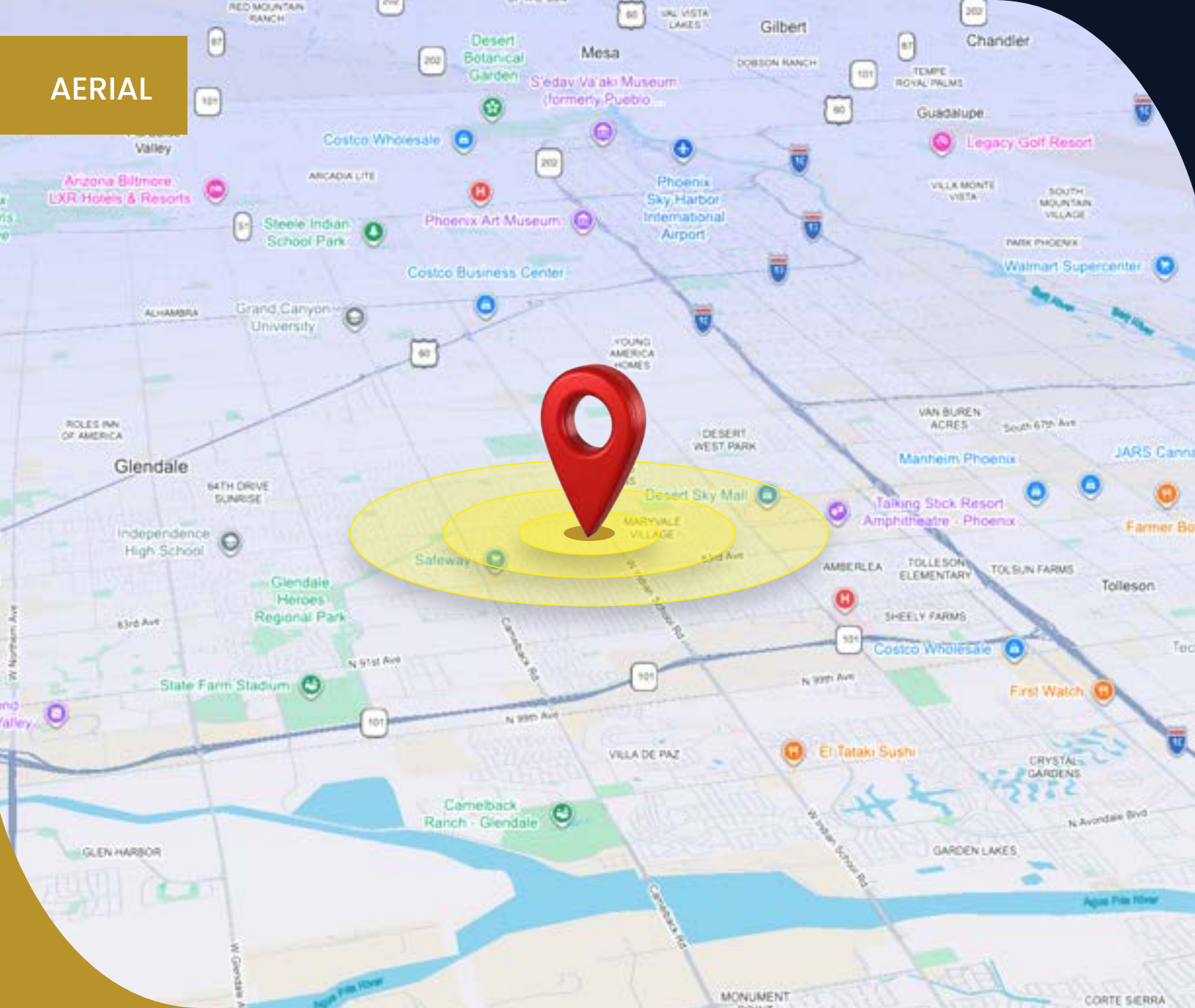


POPULATION, HOUSEHOLDS & INCOME

Indicator	1 Mile	3 Miles	5 Miles
2024 Population	26,450	185,200	460,850
2024 Households	6,800	49,500	135,200
Med. HH Income	\$58,400	\$62,150	\$68,900
Median Age	28.5	29.2	31.4
Daytime Employees	4,200	45,800	42,500



AERIAL



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