

SUBJECT
1,080 SF



RETAIL PROPERTY FOR LEASE

7TH STREET & INDIAN SCHOOL

635 E Indian School Rd Phoenix, AZ 85012

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7TH STREET & INDIAN SCHOOL HARD CORNER SHOPS

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AREA CO-TENANTS



VA
HEALTH CARE

metro
by T Mobile



PORT OF SUBS



LOCATION DESCRIPTION

Strategically positioned at the hard corner of 7th Street and Indian School Road in the heart of Phoenix, this retail center benefits from exceptional visibility and access along one of the city's most heavily trafficked corridors, with combined traffic counts exceeding 97,000 average daily trips. The center sits directly across the street from the Phoenix VA Health Care Center - one of the area's largest employment hubs with approximately 4,000 jobs - as well as close proximity to Phoenix Children's Hospital, generating a consistent and diverse consumer base of medical professionals, patients, and visitors. Surrounded by an established residential community of over 180,000 residents within a 3-mile radius, the property is supported by a highly educated, predominantly white-collar workforce with average household incomes exceeding \$114,000. This location offers unmatched exposure in one of Phoenix's most active urban retail submarkets.

PROPERTY HIGHLIGHTS

- Last remaining space available - 1,080 SF
- Prominent hard-corner positioning with unobstructed visibility to Indian School Road
- Superior traffic exposure with 53,110 ADT on Indian School Road and 44,763 ADT on 7th Street
- Immediate proximity to Phoenix VA Health Care Center and Phoenix Children's Hospital
- Dense residential trade area with 180,149 residents within 3 miles
- Strong daytime workforce of 156,604 employees within 3 miles supporting consistent lunch and convenience traffic

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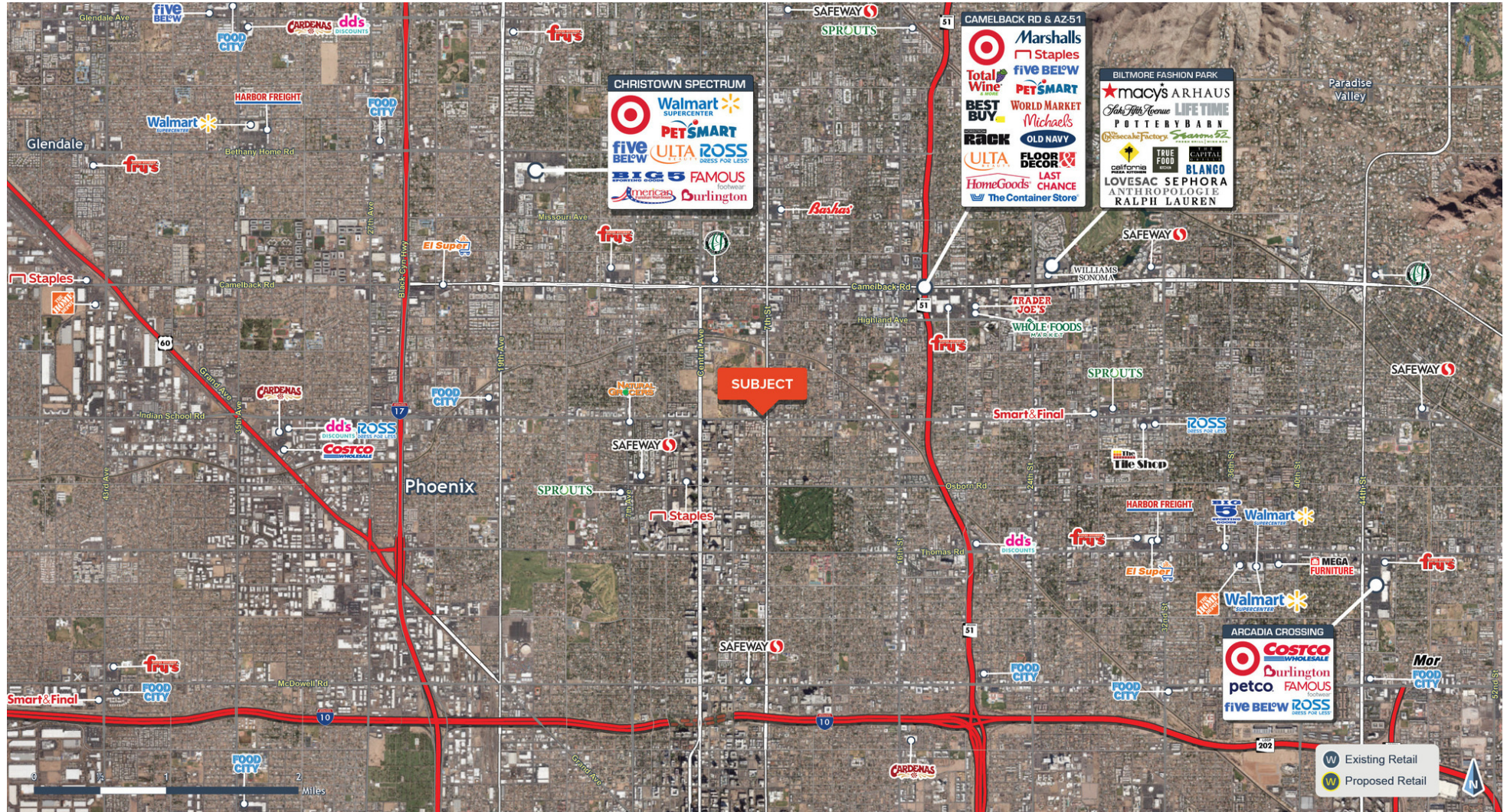
AVAILABLE SPACES

SUITE	TENANT	SIZE
102	PORT OF SUBS	1,420 SF
104	CARTRIDGE WORLD	1,038 SF
106	Available	1,080 SF
108	VAPE & SMOKE	1,022 SF
110	METRO BY T-MOBILE	1,022 SF

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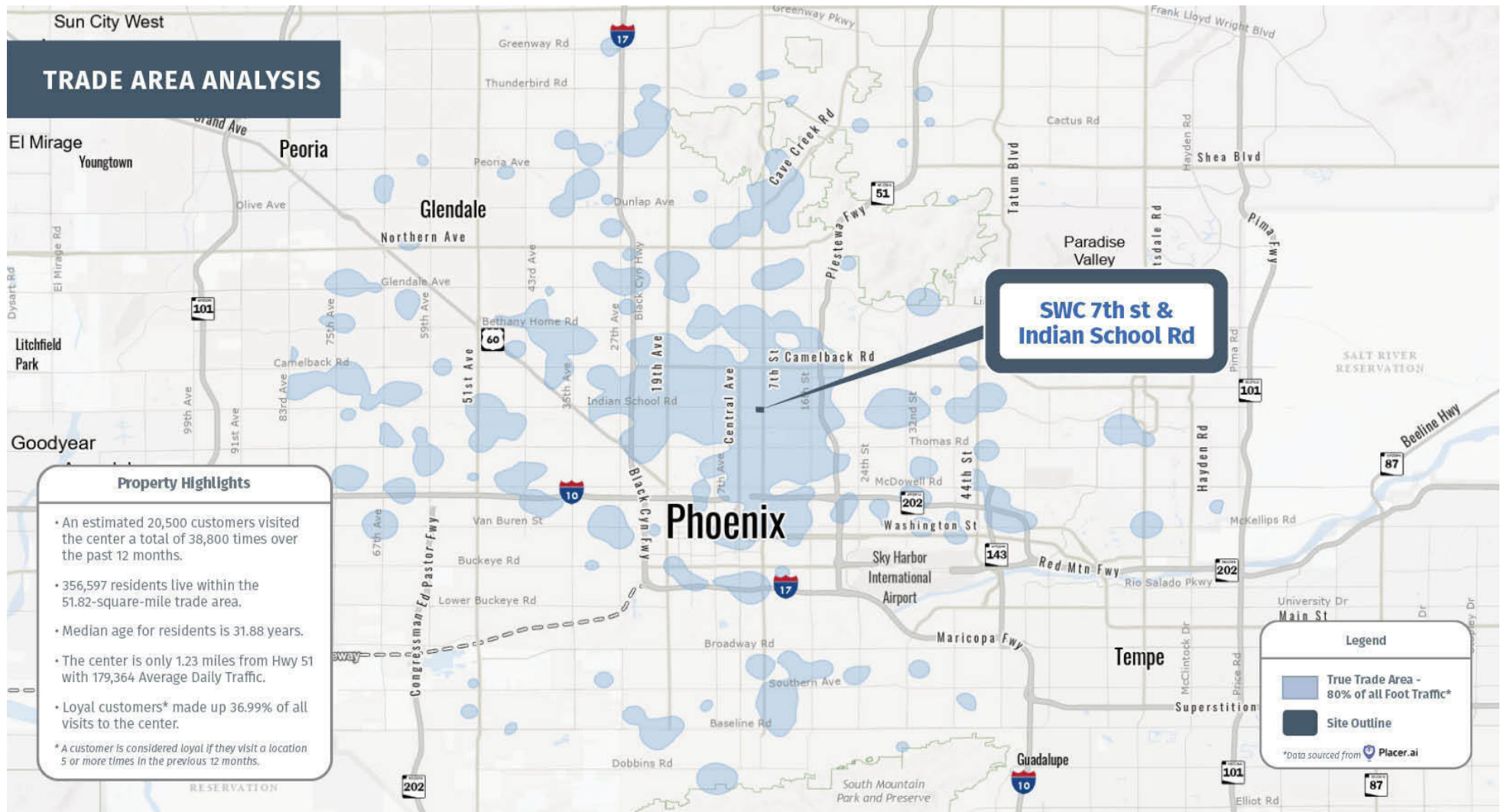
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	23,423	180,149	426,822
Median Age	35.0	36.0	34.7



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$69,931	\$73,401	\$70,258
Average	\$98,006	\$114,344	\$111,123



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,898	11,439	21,561
Employees	30,481	156,604	339,257
Daytime Population	41,987	266,555	608,745



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	54.2%	51.6%	43.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	71.4%	65.9%	58.7%
Services	14.7%	16.8%	19.4%
Blue Collar	13.9%	17.3%	21.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	12,815	85,854	175,255
Median Home Value	\$462,792	\$546,885	\$493,740

*2025 Demographic data derived from ESRI

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