

AVAILABLE
1,420 SF

AVAILABLE
1,080 SF

W WESTERN
RETAIL ADVISORS
Space Available
602.778.3747

Cartridge World
SAVE ON INK & TONER HERE!

W WESTERN
RETAIL ADVISORS
Space Available
602.778.3747

VAPE N SMOKE

metro by T-Mobile

RETAIL PROPERTY FOR LEASE

7TH STREET & INDIAN SCHOOL HARD CORNER SHOPS

635 E Indian School Rd Phoenix, AZ 85012

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AREA CO-TENANTS



VA
HEALTH
CARE

metro
by T Mobile



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.



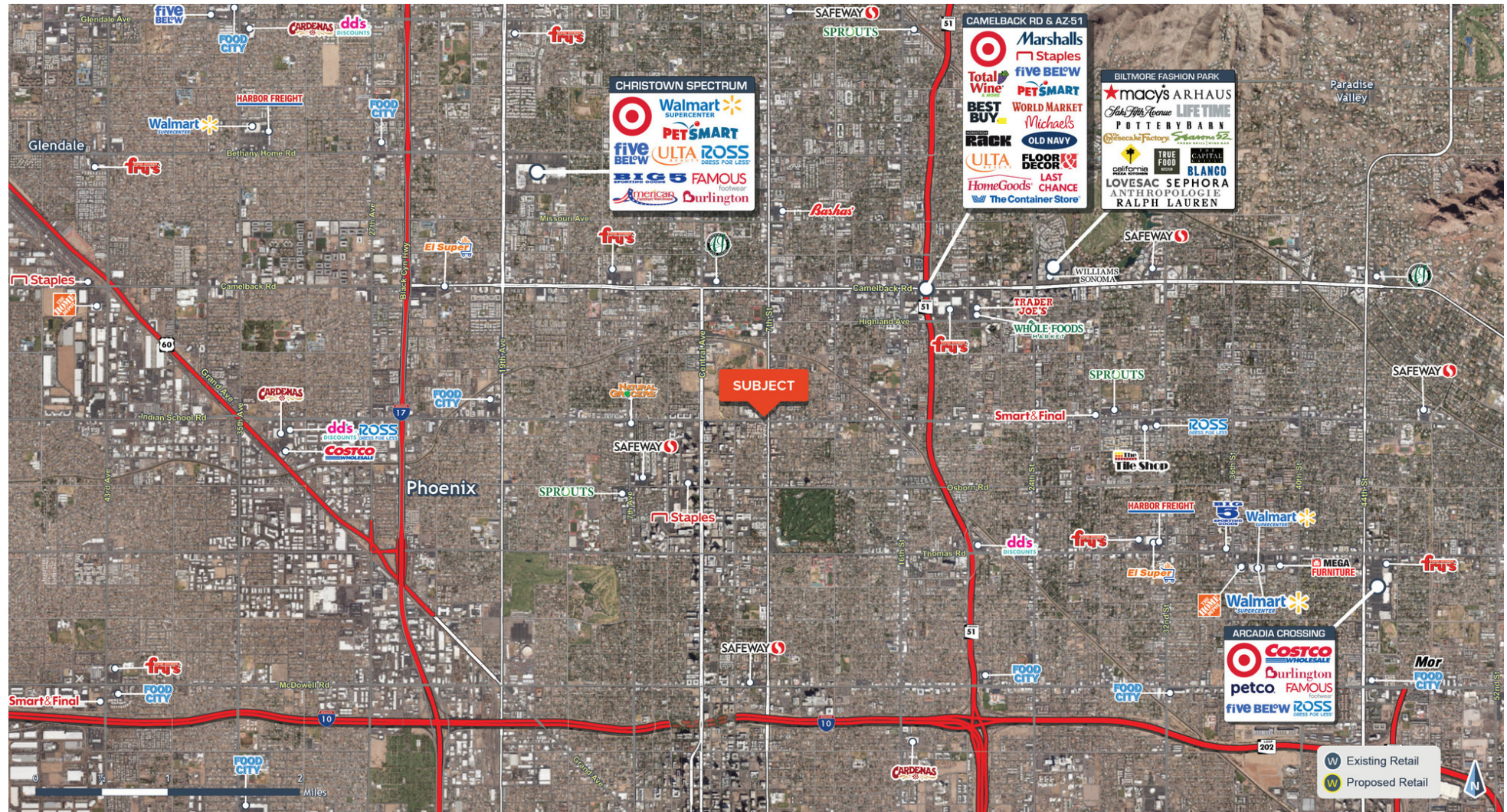
PROPERTY HIGHLIGHTS

- LAST REMAINING SPACES AVAILABLE - 1,080 SF & 1,420 SF (Former Sub Shop)
- 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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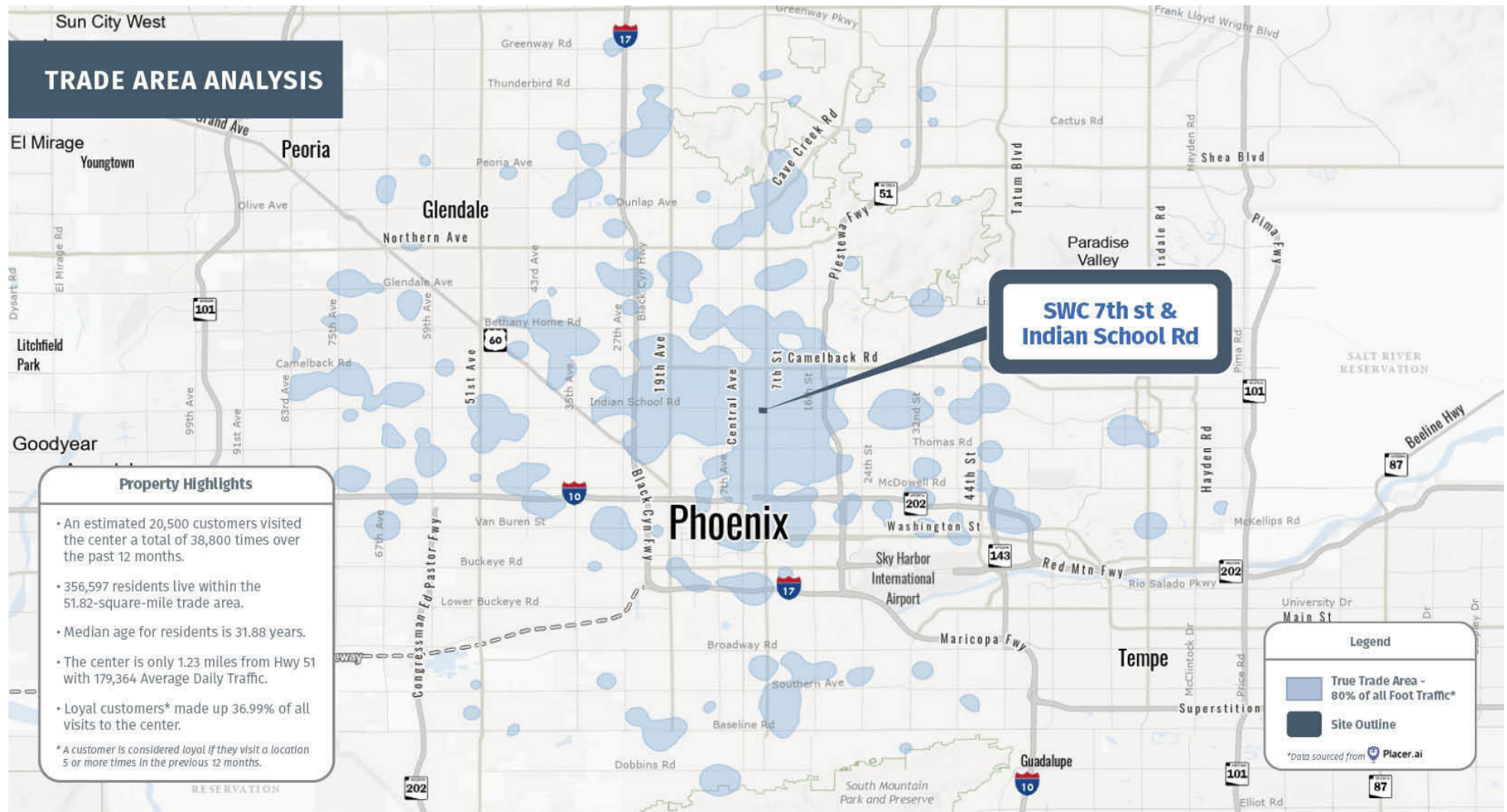
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
102	Available	1,420 SF	FORMER SUB SHOP
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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* 2025 Demographic data derived from ESRI

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