

PROPERTY SUMMARY

AVAILABLE ±2,500-3,000 SF Drive-Thru Opportunity

ZONING C-2 and P-1, City of Phoenix

LEASE RATE Call for Rates

LOCATION HIGHLIGHTS

- » Close proximity to the VA Hospital with approximately 3,500 employees on site.
- » Strong daytime population; over 250,000 persons within a 3 mile radius
- » Less than one mile from SR-51

TRAFFIC COUNTS

7th St

N ±45,818 VPD (NB & SB)

S ±45,569 VPD (NB & SB)

ADOT 2025

Indian School Rd

E ±54,066 VPD (EB & WB)

W ±50,321 VPD (EB & WB)

NEIGHBORING TENANTS

Ono Hawaiian BBQ

CIRCLE K

Jack
in the box

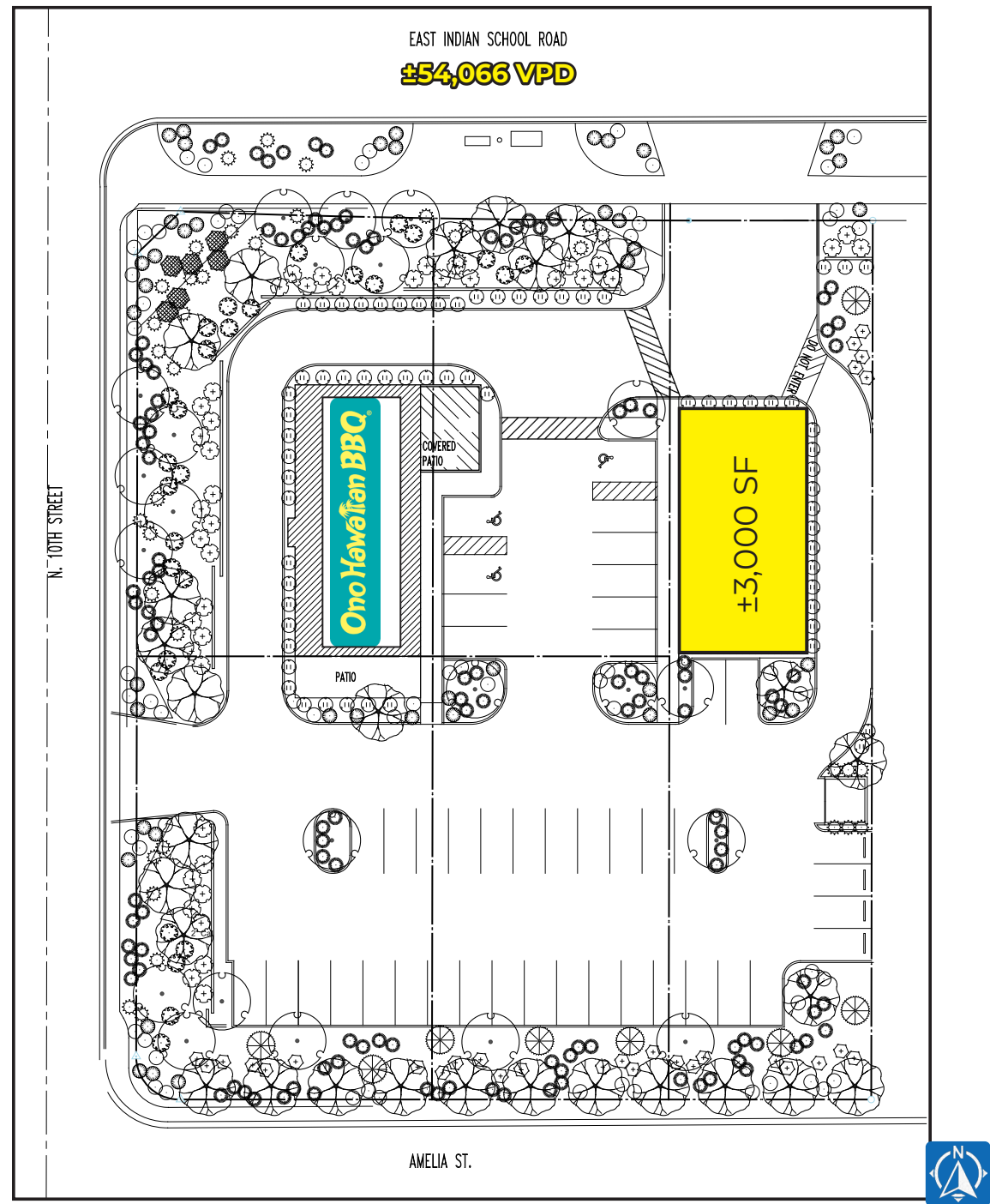
Tacos
Chiwas



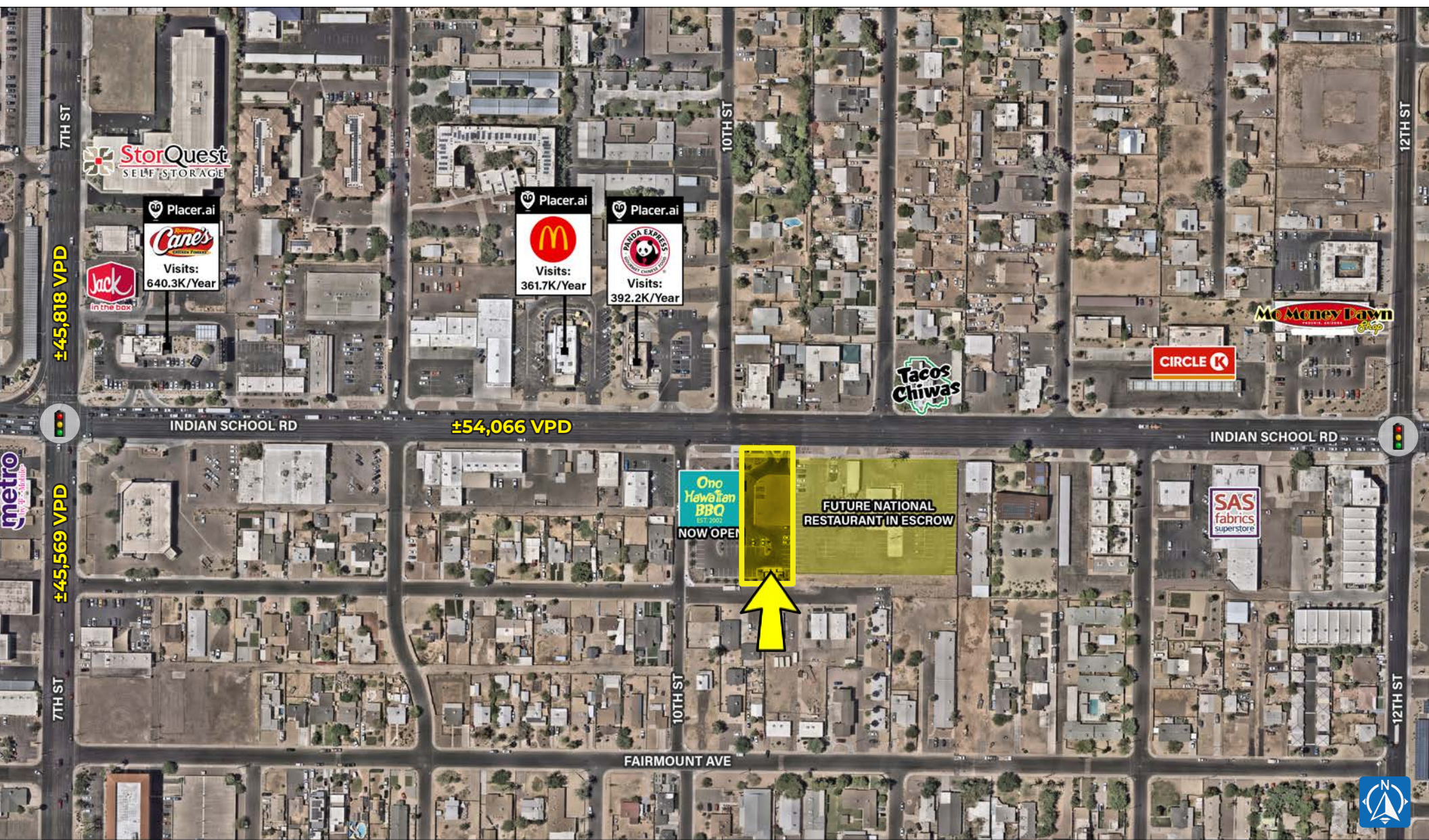
CVS
pharmacy



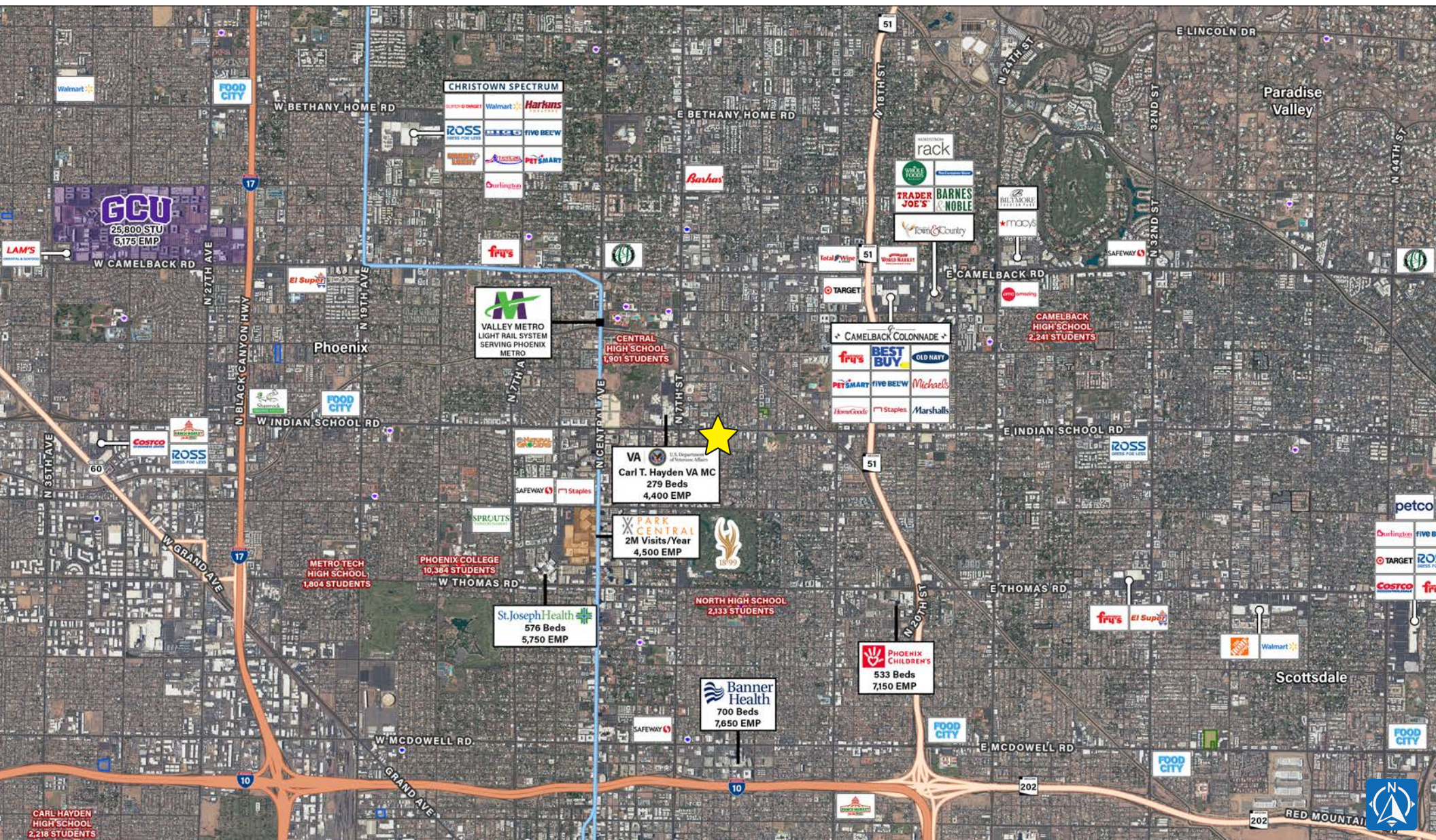
SITE PLAN



ZOOM AERIAL



WIDE AERIAL



SEC

PAD AVAILABLE FOR GROUND LEASE

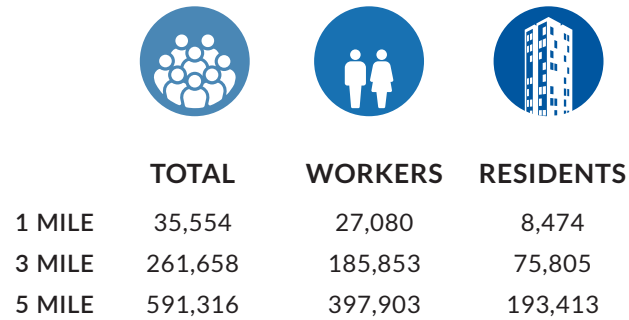
10TH ST & INDIAN SCHOOL RD | PHOENIX, AZ



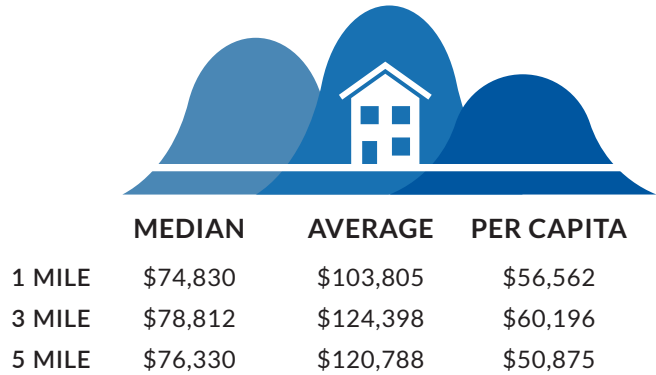
DEMOGRAPHICS

2026 ESRI

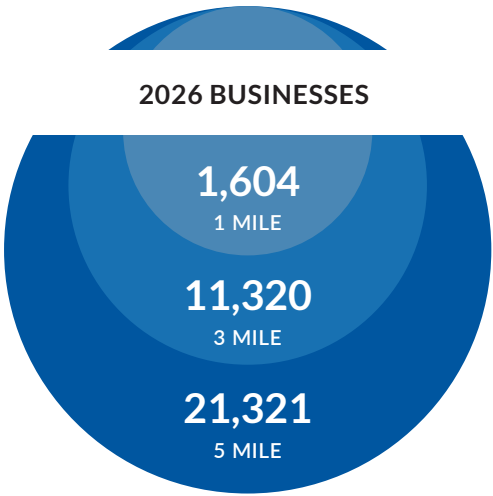
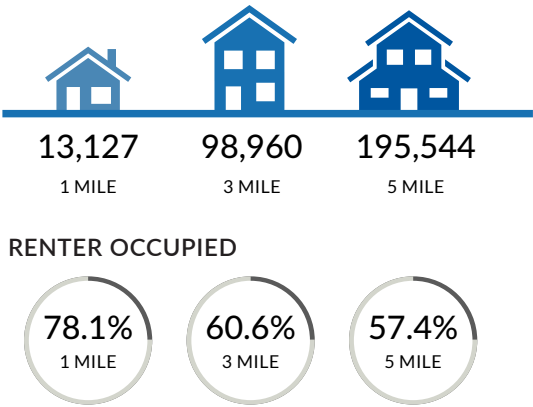
2026 DAYTIME POPULATION



2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 POPULATION
2031 POPULATION

1 MILE
3 MILE
5 MILE

2026 HOUSEHOLDS
2031 HOUSEHOLDS

1 MILE
3 MILE
5 MILE



EXCLUSIVELY LISTED BY

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