

For Lease

W/NWC Indian School Rd & 44th St | Phoenix, AZ



STEPHANIE DAVIS

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W/NWC Indian School Rd &
44th St | Phoenix, AZ

- ✦ *The Arcadia neighborhood is one of the city's most desirable and established residential areas known for its greenery, mountain views, upscale and relaxed vibes.*

Property Specifications

AVAILABLE (OCT 2027)

2,000 SF

TOTAL BUILDING SIZE

±21,486 SF

PARCEL SIZE

±2.29 AC

ZONING

C-1, City of Phoenix

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About the Property

- Join Shake Shack & Modern Animal
- Located in highly desirable Arcadia neighborhood
- Excellent retail intersection with over 84,000 VPD
- Prominent visibility and signage on Indian School Rd
- High Average Household Income over \$188,000 within 1 mile
- Strong Daytime Population over 143,000 within 3 miles
- Current Population over 120,000 within 3 miles

Join These Intersection Retailers

Walgreens

PEI WEI
ASIAN DINER

SHAKE SHACK

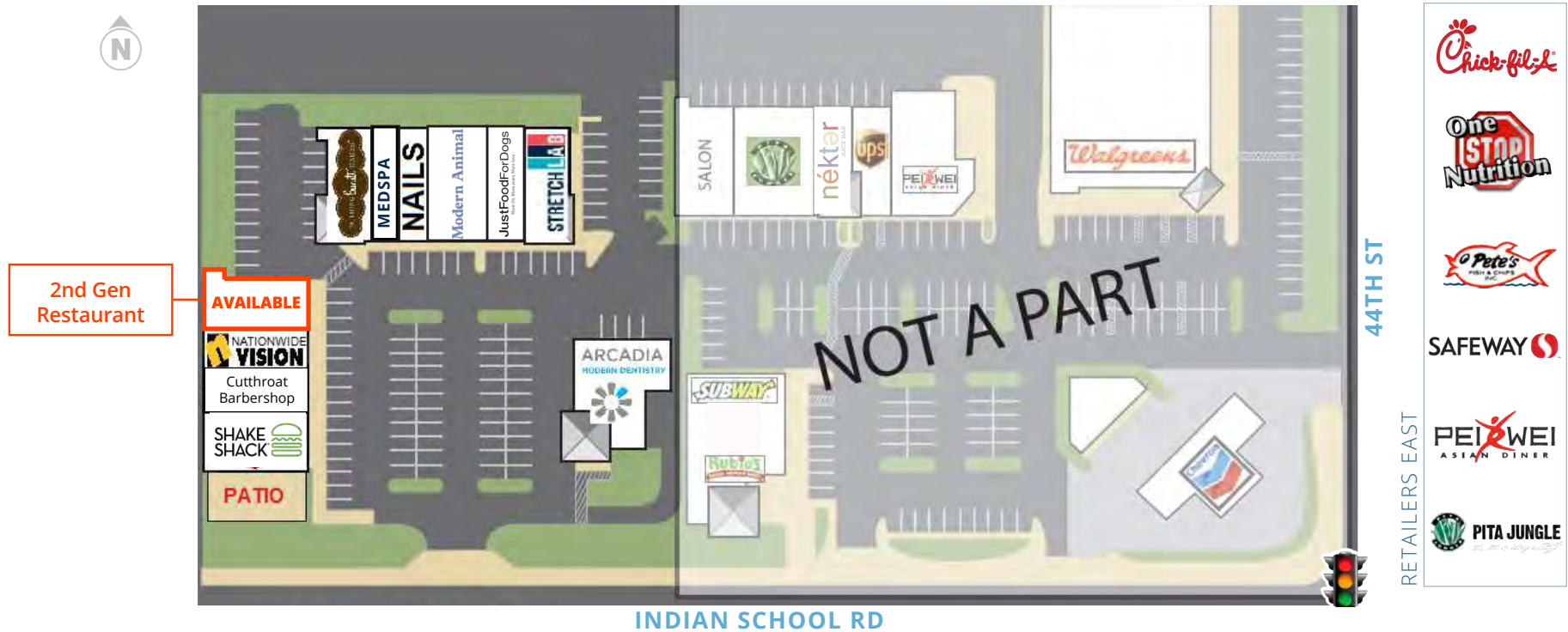
Chick-fil-A

Hash Kitchen
Creative Breakfast & Bar

SUBWAY

NATIONWIDE VISION
SMART LOOKS. SMART PRICE.

CAVA



RETAILERS SOUTH



SUITE	TENANT NAME	SIZE/SF
4280-101	Shake Shack	2,627
4280-105	Cutthroat Barbershop	897
4280-107	Nationwide Vision Center	1,976
4280-108	AVAILABLE OCTOBER 2027 (DO NOT DISTURB TENANT)	2,000
4310 (PAD)	Arcadia Modern Dentistry	3,586

SUITE	TENANT NAME	SIZE/SF
4290-101	Nothing Bundt Cakes	1,682
4290-111	Bellagio Medspa	918
4290-113	Chic Nails	1,000
4290-117	Modern Animal Veterinary	4,200
4290-119	Just Food for Dogs	1,200
4290-121	StretchLab	1,400

TOTAL - ± 21,486 SF

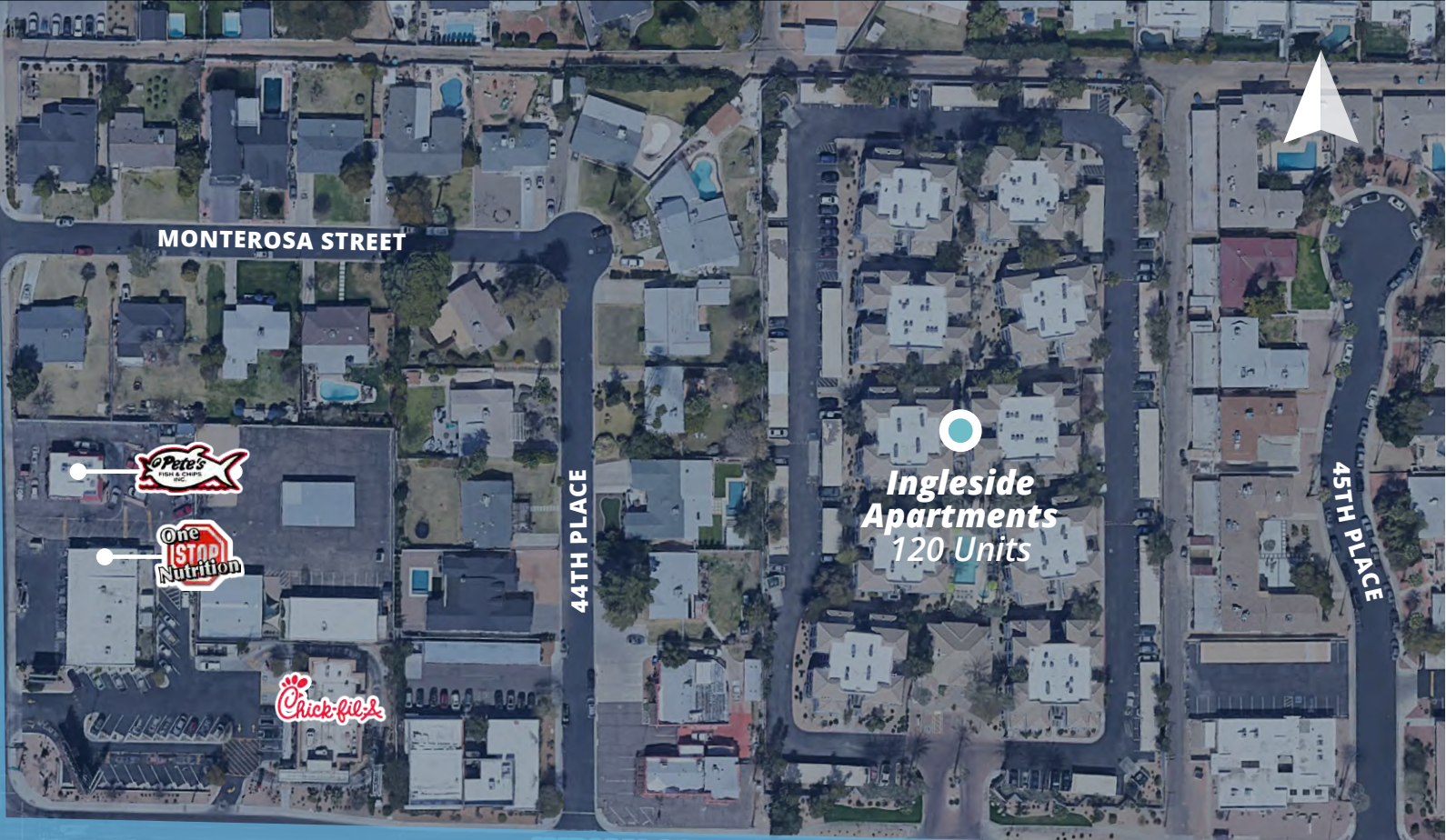
Arcadia Commons

NWC Indian School Road & 44th Street | Phoenix, Arizona 85018



INDIAN SCHOOL ROAD
37,966 VPD '25

44TH STREET
45,613 VPD '25



INDIAN SCHOOL ROAD
31,571 VPD '25



44TH STREET
44,578 VPD '25



Arcadia Commons

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Arcadia Commons

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Area Snapshot

1 MILE

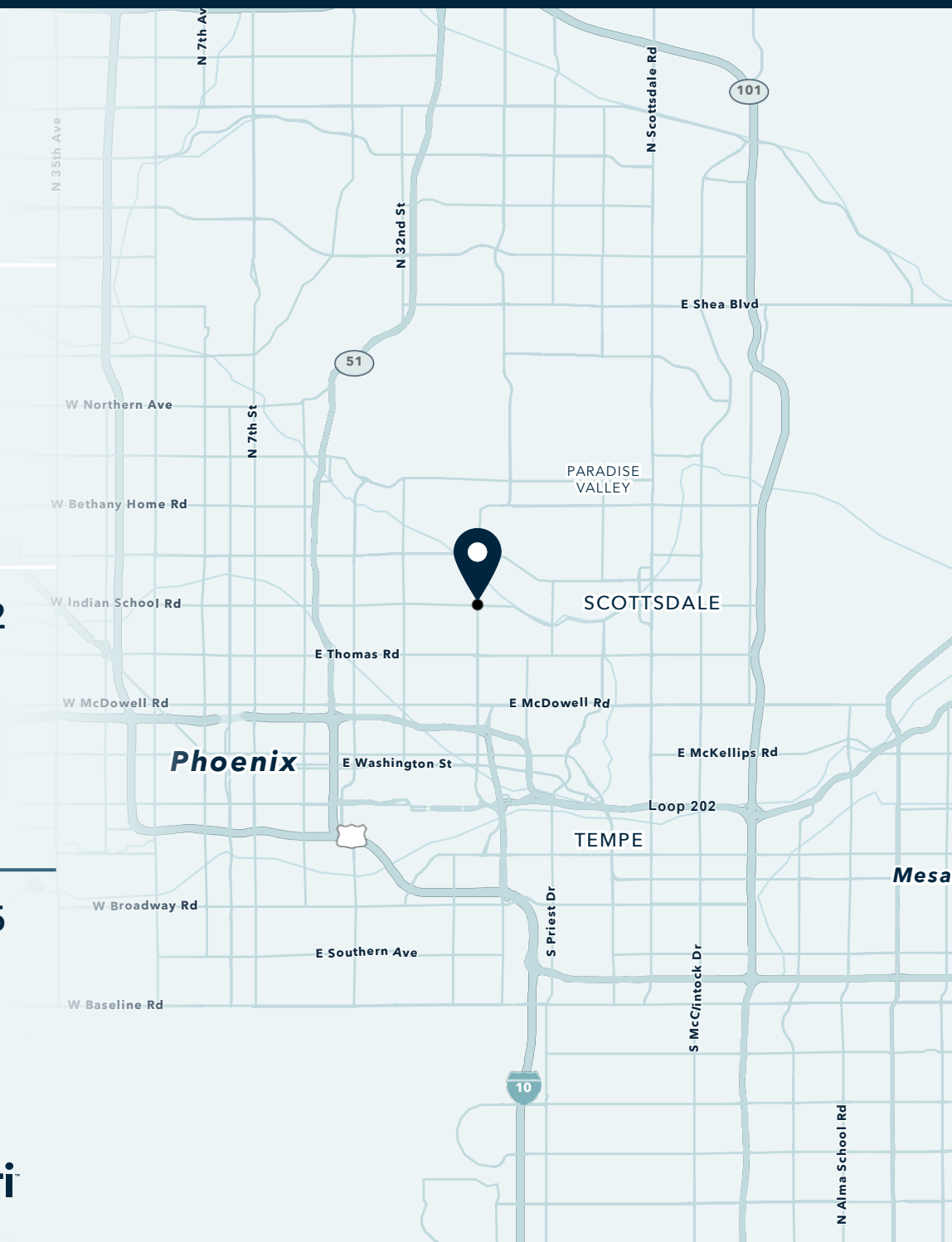
15,954	16,237	\$200,789	18,397
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

121,150	124,878	\$159,869	146,652
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

286,546	298,644	\$149,242	406,055
2026 Population	2030 Population	Average Household Income	Daytime Population





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