



**7307 WEST INDIAN SCHOOL ROAD**

PHOENIX, AZ 85033



**RETAIL INVESTMENT OPPORTUNITY**

*Offering Memorandum*



EXCLUSIVELY LISTED BY:



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- ***Property Overview***
- ***Tenant Summary***
- ***Submarket Overview***
- ***Demographics***

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# PROPERTY OVERVIEW

7307 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85033



# INVESTMENT HIGHLIGHTS

7307 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85033

- **Dense Infill Trade Area:**  
*The property is located within a densely populated area, with over 212,000 residents within a 3-mile radius, supporting a strong and established customer base.*
- **Functional Restaurant Asset:**  
*The property consists of a 2,990 square foot freestanding restaurant situated on a 29,621 square foot lot, offering ample parking and efficient site layout.*
- **Excellent Access & Exposure:**  
*The site features direct frontage along Indian School Road with prominent signage opportunities, providing strong visibility and accessibility.*
- **Attractive Rent Growth:**  
*The lease includes 3.0% annual rent increases, delivering consistent income growth and an effective hedge against inflation.*
- **High-Traffic Intersection:**  
*The property benefits from a prime location at a high-traffic intersection, providing strong visibility along both Indian School Road and 75th Avenue.*
- **Landlord Responsibilities (Reimbursable via NNN):**  
*The landlord is responsible for the parking lot/CAM, property taxes, insurance, roof, and structural components, with all such expenses reimbursed by the tenant under the NNN lease.*
- **Future Development Potential:**  
*The property presents a compelling redevelopment opportunity upon lease expiration in 2029, supported by strong demographics and high-traffic location.*



TOMAHAWK  
ELEMENTARY  
SCHOOL



N 75<sup>TH</sup> AVENUE - 36,207 VPD



SITE

W INDIAN SCHOOL RD - 42,712 VPD



ESTRELLA  
MIDDLE  
SCHOOL

DOWNTOWN  
PHOENIX



**GCU**



**fray's**

**DISCOUNT  
(TIRE)**

**SITE**

W INDIAN SCHOOL RD - 42,712 VPD

N 75<sup>TH</sup> AVENUE - 36,207 VPD



7349 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85033

**±2,990 SF**  
*GLA*

**1975**  
*Year Built*

**±42,000 VPD**  
*W Indian School Rd*  
**±36,000 VPD**  
*N 75<sup>TH</sup> Avenue*

**NNN**  
*Lease Type*

**\$69,960.00**  
*Annual Rent*



# TENANT SUMMARY

7307 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85033

**\$1,500,000**

List Price

**NNN**

Lease Type

**44 Months**

Term Remaining

**±29,621 SF**

Lot Size

## DETAILS

<b>Tenant</b>	Canton Dragon
<b>Lease Guarantor</b>	Personal
<b>Lease Type</b>	NNN
<b>Lease Commencement Date</b>	4/1/2002
<b>Lease Expiration Date</b>	11/30/2029
<b>Lease Term Remaining</b>	44 Months
<b>Annual Rent</b>	\$69,960.00
<b>Rent Increases</b>	3.0% Annually
<b>Parking Lot/CAM*</b>	Landlord Responsibility
<b>Property Tax*</b>	Landlord Responsibility
<b>Insurance*</b>	Landlord Responsibility
<b>Roof*</b>	Landlord Responsibility
<b>Structure*</b>	Landlord Responsibility

**\*ALL SUBJECT TO REIMBURSEMENT THROUGH NNN**





# SUBMARKET OVERVIEW

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# WEST PHOENIX RETAIL SUBMARKET

*The West Phoenix/Maryvale retail submarket continues to demonstrate strong fundamentals, highlighted by a low 3.4% vacancy rate and over 129,000 SF of positive net absorption in the past year, signaling healthy tenant demand. Limited new supply and no current construction have helped tighten availability, supporting steady rent growth of 5.4% year-over-year—outpacing the broader Phoenix market. Overall, the submarket remains stable and landlord-favorable, with continued rent growth and constrained supply positioning it well for sustained performance.*

**129K**

12 MONTH NET  
ABSORPTION IN SF

**3.4%**

VACANY RATE

**\$295**

AVG PRICE/SF

**6.0%**

AVG CAP RATE



# DEMOGRAPHICS

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## 5-MILE RADIUS



2025 POPULATION

**420,982**

AVERAGE AGE

**33.7**

2025 HOUSEHOLDS

**115,797**

AVG HOUSEHOLD INCOME

**\$80,971**

DAYTIME EMPLOYEES

**115,139**

BUSINESSES

**9,825**

*The property is supported by a dense and expanding population base, with over 420,000 residents within a 5-mile radius and continued growth projected through 2030. The area features a relatively young demographic profile, with a median age of approximately 31, which drives consistent consumer activity and long-term retail demand. Larger-than-average household sizes and a high concentration of families further contribute to strong daily needs-based spending, making the location well-suited for a variety of retail and service-oriented uses.*

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