



# 6601 WEST INDIAN SCHOOL ROAD

PHOENIX, ARIZONA 85033

1,120 Square Feet, Suite A103

Strong Area Demographics

High Traffic Counts

Dynamic West Valley Trade Area

Signalized Intersection

Excellent Area Co-Tenancies

Easy Access to I-10 & Loop 101

Densely Populated Area

Close Proximity to Grand Canyon University, Desert Sky Mall, Talking Stick Amphitheater

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	28.4	29.5	30.2
POPULATION:	29,453	218,943	445,604
AVERAGE HH INCOME:	\$77,411	\$77,899	\$80,074

TRAFFIC COUNTS	VPD
N 67TH AVENUE:	37,608
W INDIAN SCHOOL ROAD:	36,978

YEAR BUILT	1999
ZONING	PSC
PRIMARY USE	Retail
APN	131-01-087 & 103-01-085

**Matt Harper, CCIM**

Senior Vice President

623.692.9435

matt@citywidecre.com

**Leah Motsinger**

Senior Associate

602.423.3619

leah@citywidecre.com

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SUITE	TENANT	SF
A-101	LUXUS JEWELERS	1,075 SF
A-102	VINA NAILS	870 SF
<b>A-103</b>	<b>FORMER BARBERSHOP - AVAILABLE W NOTICE</b>	<b>1,120 SF</b>
A-104/105	EL TACO LOKO	4,283 SF
B-106	GG&D FINANCIAL	5,200 SF
B-107	MIN'S SMOKE & WATER SHOP	975 SF
B-108	JOYERIA	975 SF
B-109	MJ'S BARBERSHOP	1,000 SF
B-110	CRICKET WIRELESS	1,150 SF
B-111	PIZZA HUT	1,500 SF
B-112	CASH TIME TITLE LOANS	1,700 SF

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