

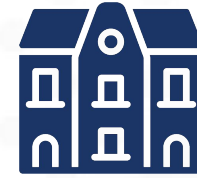
MULTI-TENANT RETAIL SPACE FOR LEASE

2441 E INDIAN SCHOOL RD

PHOENIX, AZ

±3,173 SF AVAILABLE





±1,286 - Suite 102

±1,887 - Suite 101

RETAIL BUILDING SF



\$26.00/NNN - Suite 101 & 102 Separated

\$24.00/NNN - Suite 101 & 102 Combined

ANNUAL ASKING RENT/SF



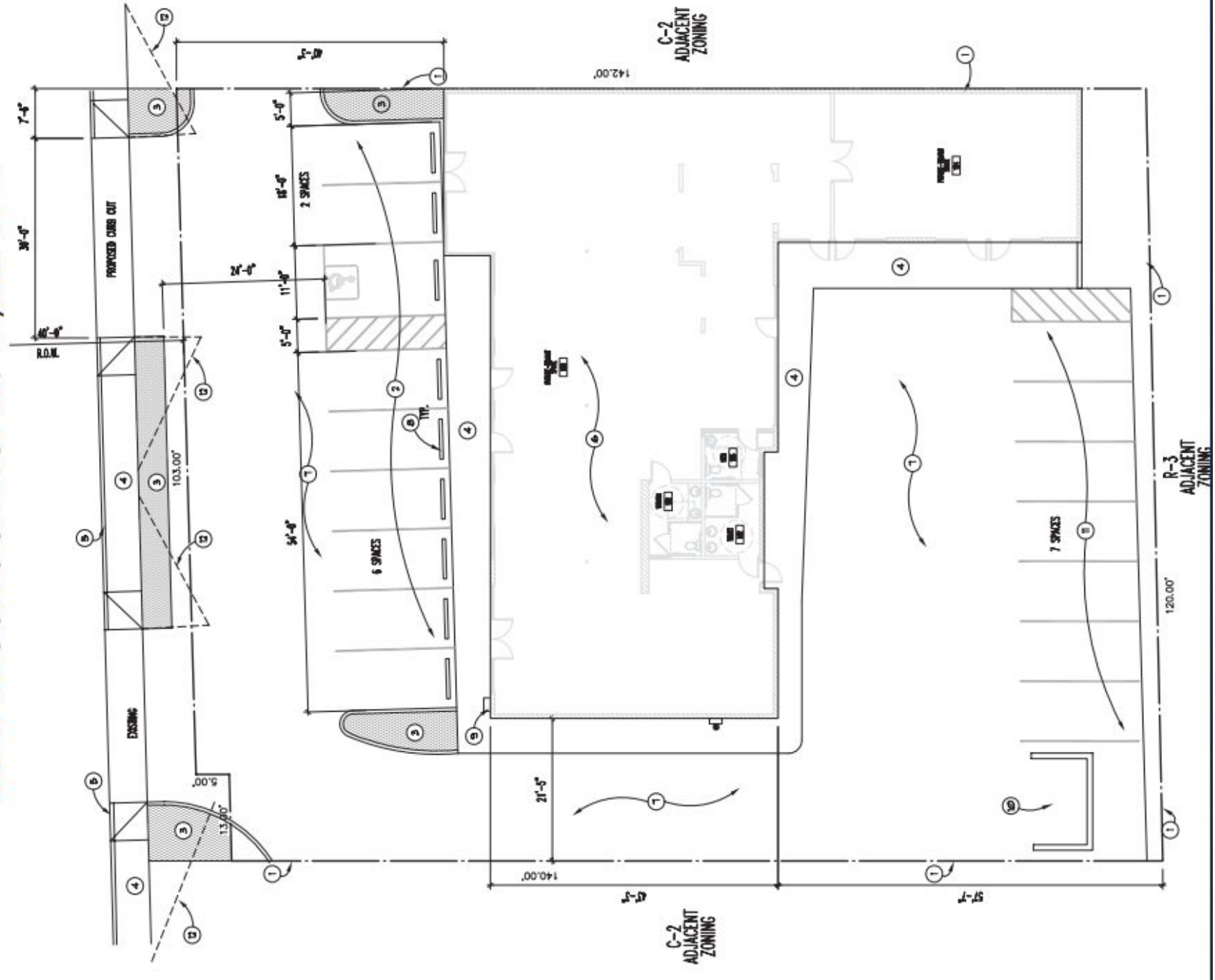
FLEXIBLE ON TERM

HIGHLIGHTS

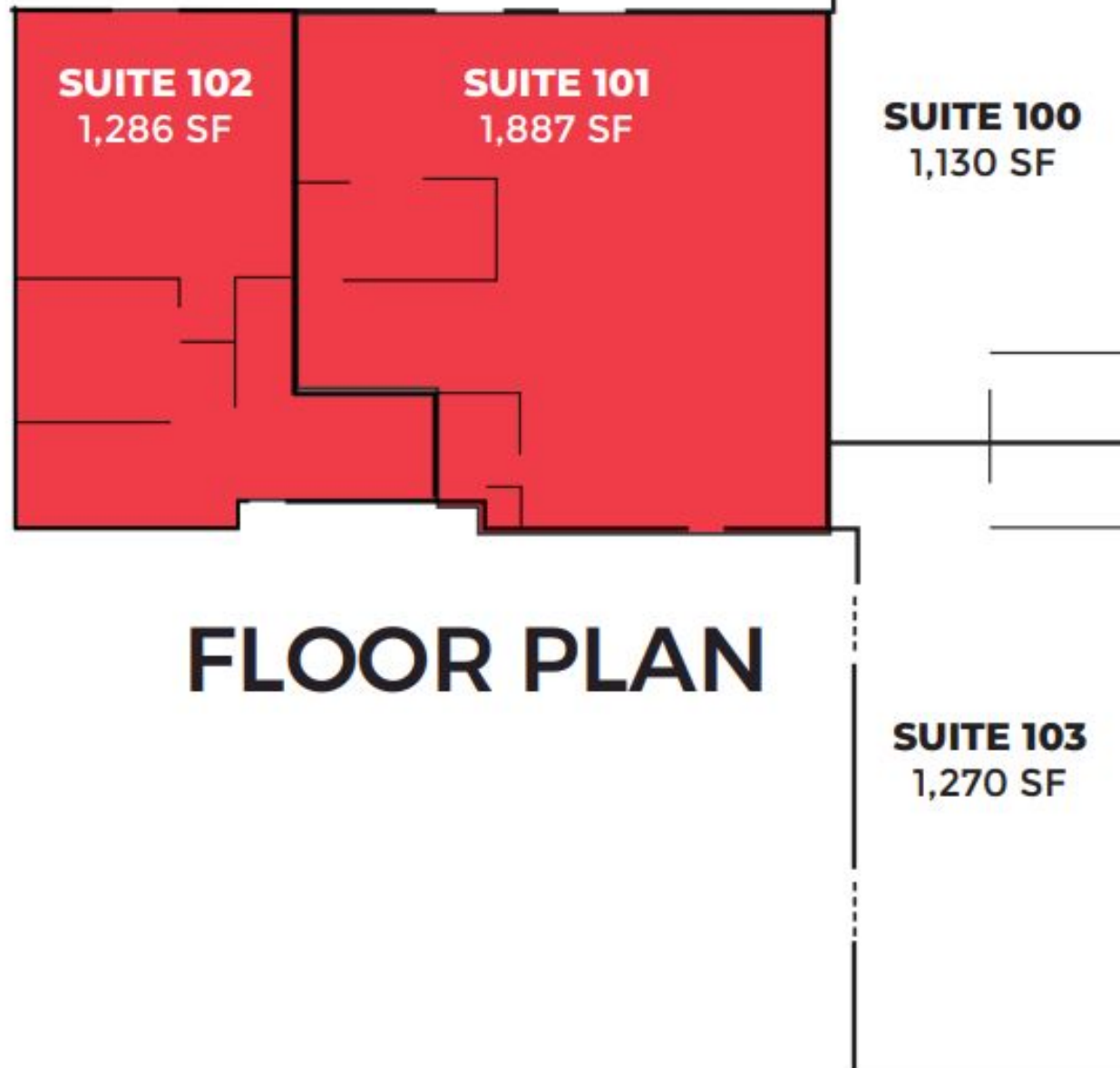
- Currently combined shell space - ownership is open to re-demising
- Monument signage panels available fronting Indian School Rd
- ±3,173 SF creative space available with ample store frontage
- Favorable retail demographics with the 1-mile household income average at \$87,149
- Excellent business identity being positioned along Indian School Rd-Arcadia Lite
- Nearly ±46,000 vehicles per day along Indian School Rd
- Only ±2 minutes from Interstate-51 capturing strong morning and evening traffic
- ±4 minutes South from Office Complex Camelback Esplanade with strong daytime worker population (also undergoing extensive new renovations)

SITE PLAN

INDIAN SCHOOL ROAD: 45,612 VPD



up to 3,173 SF



FLOOR PLAN

INTERIOR PHOTOS



#58 MOST DIVERSE CITIES IN AMERICA

(Niche, 2022)

#19 BEST PLACE TO RAISE A FAMILY IN PHOENIX AREA

(Niche, 2022)



PHOENIX, AZ

With a population of more than 1.6 million residents, the city of Phoenix is the capital and the most populous city in Arizona. It is also the fifth-most populous city in the nation. The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is centered on the city of Phoenix, which includes much of the central part of the U.S. state of Arizona. The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), defining it as Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe, and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain, and Piestewa Peak.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	19,560	176,631	442,650
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	10,183	76,226	168,034
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$87,149	\$94,139	\$100,099

MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Banner Health	45,918
State of Arizona	41,606
Wal-Mart Stores Inc.	36,995
Arizona State University	35,474
Fry's Food Stores	20,235
City of Phoenix	16,432
Wells Fargo & Co	16,300
University of Arizona	16,021
City of San Diego	15,403
Kaiser Permanente	13,648



ECONOMY

The Phoenix Metropolitan area has historically been the center of the state's economy. As with the state of Arizona, the area relied on the five C's (copper, cattle, climate, citrus, and cotton) for its economic growth and expansion. After World War II, the area entered the manufacturing industry, which spurred the growth of what would eventually be one of the largest urban areas in the nation. The economy in Phoenix is growing, as 200 new residents each day move to the state as renters search for affordability.

The technology and service industries currently account for almost 77% of total employment in the region. Phoenix also has a significant business sector. It is home to several headquarters of Fortune 1000 companies, which include Avnet, Freeport-McMoRan, Republic Services, Magellan Health, Sports Farmers Market, ON Semiconductor, Knight-Swift Transportation Holdings, and Pinnacle West Capital. According to Forbes, Phoenix has a gross metro product of \$255.9 billion.

OFFERING MEMORANDUM

MULTI-TENANT RETAIL SPACE FOR LEASE

2441 E INDIAN SCHOOL RD

Phoenix | AZ

EXCLUSIVE LEASING AGENTS

CHAD TORRES

Associate

direct +1 (602) 314-8374

mobile +1 (949) 205-5635

chad.torres@matthews.com

License No. SA692424000 (AZ)

BROKER OF RECORD

Simon Assaf

License No. CO701910000 (AZ)

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of Center Name located at **2441 E INDIAN SCHOOL RD, PHOENIX, AZ** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.