



ARCADIA 33

3301 E. INDIAN SCHOOL
PHOENIX, AZ 85018

ARCADIA'S NEWEST RETAIL
DEVELOPMENT WELCOMES...



OSTEO  STRONG®

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASING INFORMATION CONTACT:

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FOR LEASE

3249-3301 EAST INDIAN SCHOOL ROAD

PHOENIX, AZ 85018

OVERVIEW

AVAILABLE: 900 SF
RATES: Call For Rates
DESIRED USES: Retail, Medical

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,024	157,033	295,791
5-Year Growth Forecast	7.1%	6.9%	8.4%
Median Age	38.7	34.3	36.3
No. of Households	10,303	63,401	127,998
Average HH Income	\$62,125	\$73,450	\$77,574
5-Year AHHI Growth Forecast	17.3%	16.4%	15.85%
Average Home Value	\$298,151	\$388,429	\$428,115

FEATURES

- Join Beaut Burger, Bristlecone & Osteostrong!
- Located along the Highly Sought after Indian School Road Retail Corridor
- Near the Arcadia Lite & Arcadia Neighborhoods
- 5-Mile Population of 295,791
 - 5-Mile AHHI of \$77,574
 - 5-Mile AHHI expected to increase by nearly 16% in the next five years.
 - 5-Mile Average Home Value of \$428,115
- C-1 Zoning
- ±4.95 / 1,000 Parking Ratio

TRAFFIC COUNTS

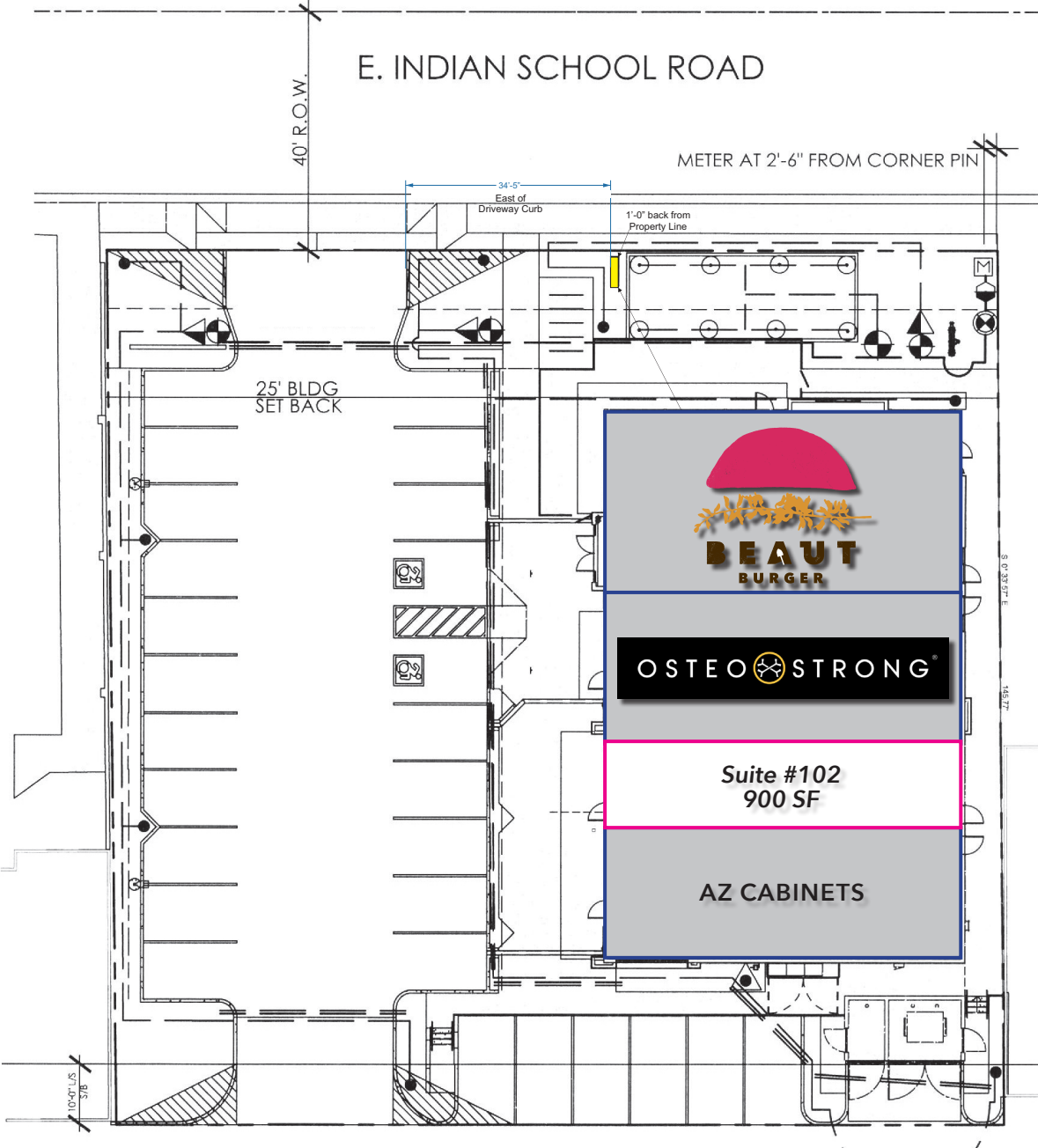
Indian School Road 37,775 VPD



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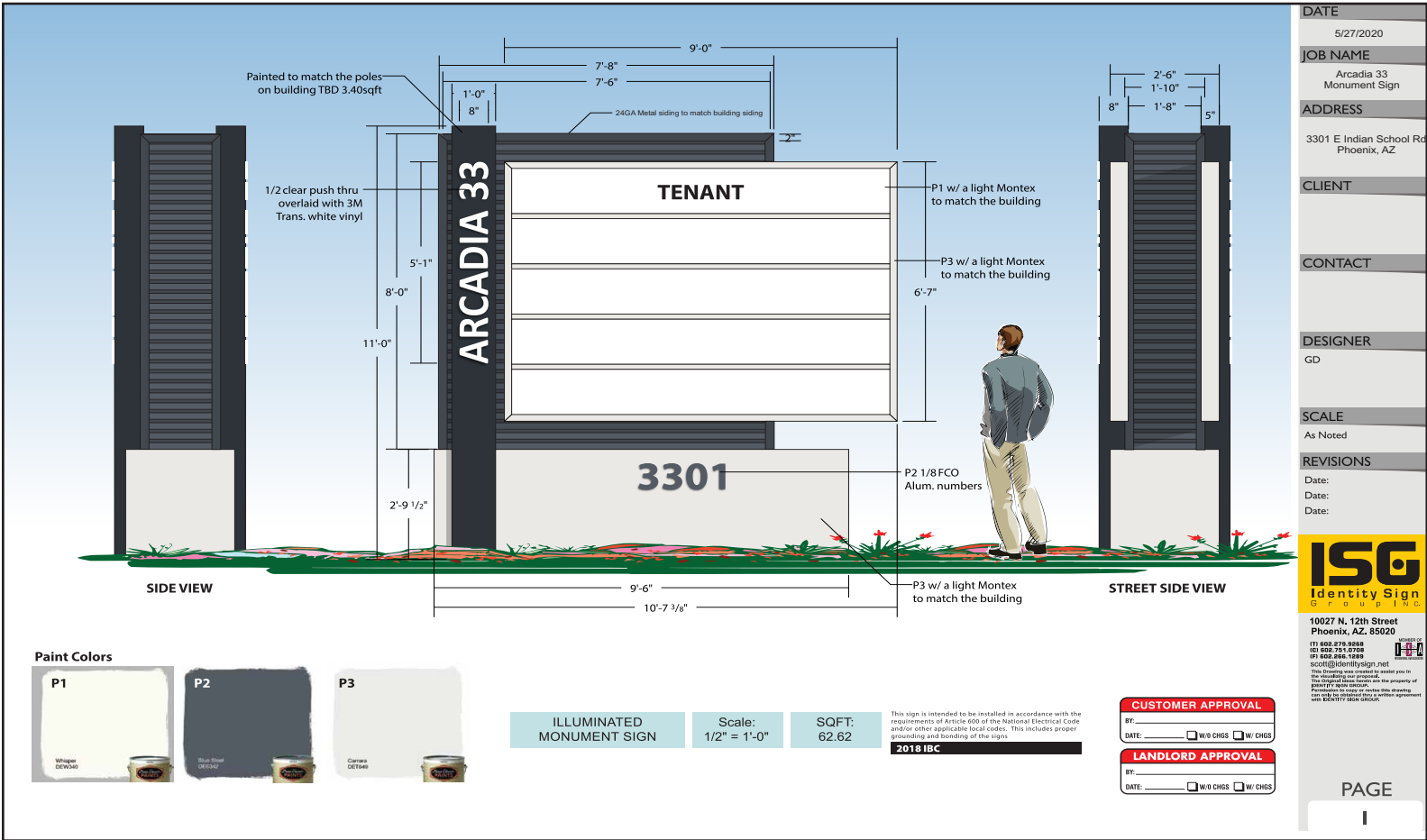
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SITE PLAN

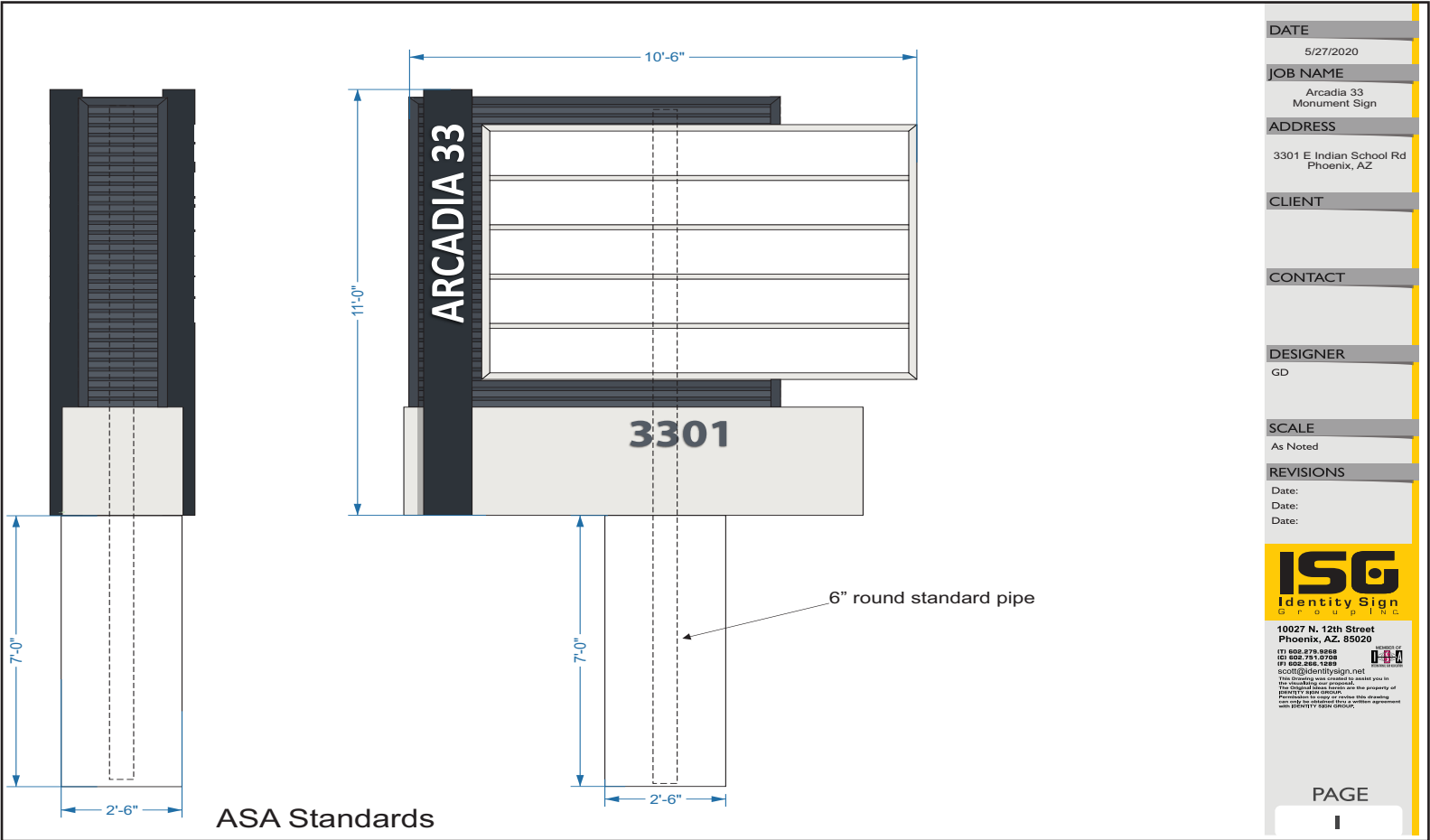


SITE DATA

GLA: 5,458 SF
 PARKING: 27 Spaces
 4.95/1,000 SF



DATE	5/27/2020
JOB NAME	Arcadia 33 Monument Sign
ADDRESS	3301 E Indian School Rd Phoenix, AZ
CLIENT	
CONTACT	
DESIGNER	GD
SCALE	As Noted
REVISIONS	Date: _____ Date: _____ Date: _____
ISG Identity Sign Group, Inc. 10027 N. 12th Street Phoenix, AZ, 85020 Tel: 602-978-8888 Fax: 602-751-0708 www.isggroup.com scott@identitysign.net	
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PAGE	I





LOS TAQUITOS
comida mexicana

Massage Envy
S.P.A.

CHASE

b
bertha's cafe

edible
arrangements

bluepearl
specialty + emergency
pet hospital

d'art **HEALTHY ON THE GO.**

FRASHER'S
SMOKEHOUSE

SUBJECT
INDIAN S

SAJAD AND GO **CELEBRITY TANNING**

SPROUTS
FARMERS MARKET

PAPA JOHN'S
PIZZA

FIREHOUSE SUBS
FOUNDED BY FIREMEN

cricket
wireless

MANUEL'S
MEXICAN RESTAURANT

STARBUCKS
COFFEE

Filiberto's
MEXICAN FOOD

ACE
Hardware

ZORO
DRESS

CHIPOTLE
MEXICAN GRILL

Dutch Bros
Coffee

POTTERY BARN
LOUISIANA

McDonald's

PH
PROTEIN-HOUSE

Tuesday Morning
First Quality Service Savings. Every Day.

BARRO'S
PIZZA

The

28TH ST.

32ND ST.



NORTH

POSTINO arcadia

LA GRANDE ORANGE

Stand **OPEN**

K

radi8 HOT YOGA

GOLD BEERS & CHEESEBURGERS

ARCADIA MEAT MARKET QUALITY MEATS & PROVISIONS

lola COFFEE

Sip COFFEE BEER CIGARETTES

CENTURY GRAND

BoSa DONUTS

ALLSTATE SELF STORAGE

ZIPPS SPORTS GRILL

Beckett's Table
come together

THE VIG

The Porch

ROSS FOR LESS

O'Reilly AUTO PARTS PROFESSIONAL. WASTES PEOPLE.

PeYes MEXICANA KITCHEN

DICKEY'S BARBECUE PIT

Jersey Mike's SINCE 1996 SUBS

Banner Urgent Care

Tile Shop

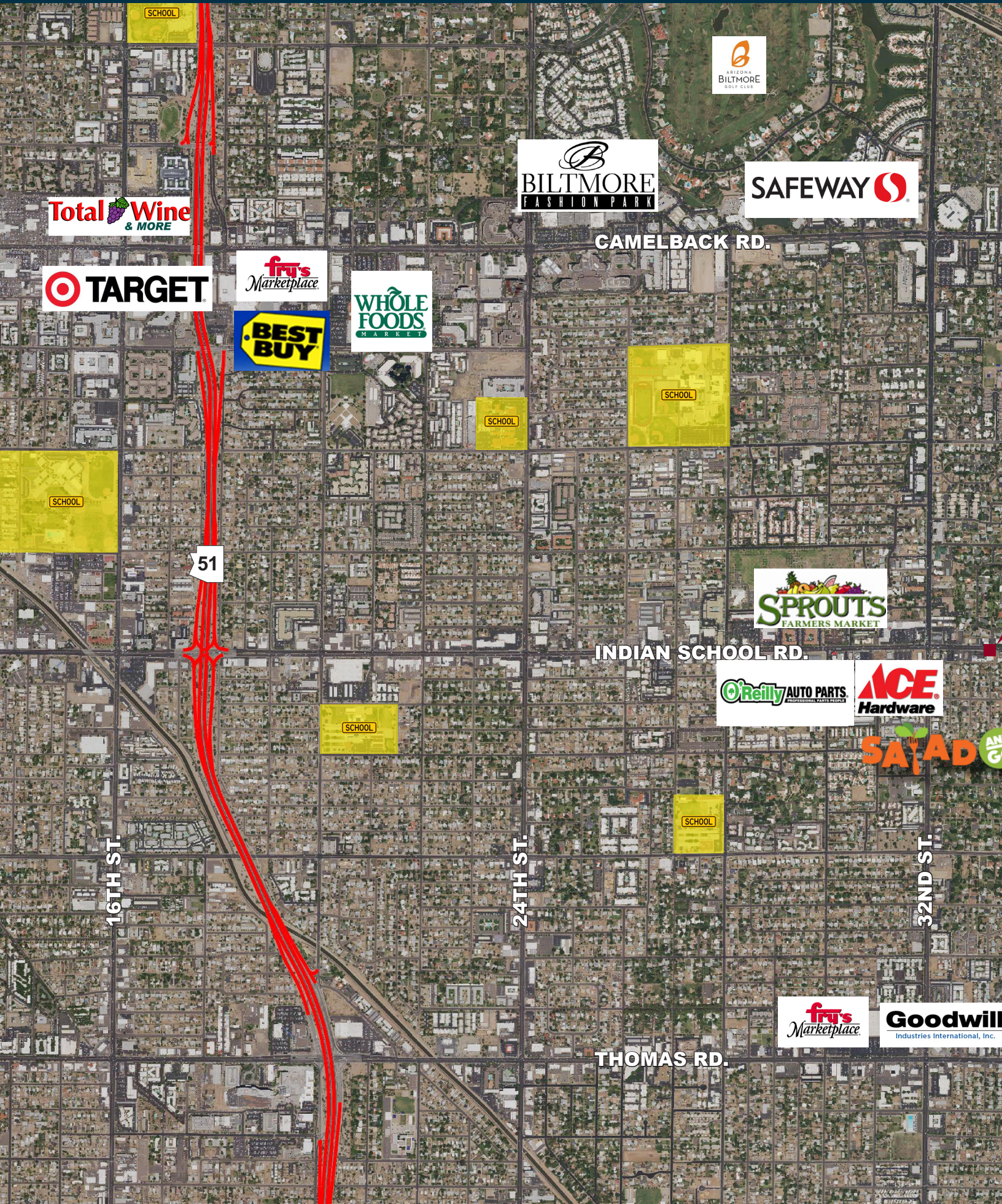
ANYTIME FITNESS

SCHOOL RD.

36TH ST.

40TH ST.

MACRO AERIAL



SCHOOL



CAMELBACK RD.



SCHOOL

SCHOOL

SCHOOL

51



INDIAN SCHOOL RD.



SCHOOL



SCHOOL

16TH ST.

24TH ST.

32ND ST.



THOMAS RD.



SCHOOL

Steak
44



SUBJECT



SCHOOL

SCHOOL

40TH ST.

44TH ST.





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