

ARCADIA TOWNE CENTER

4730-4750 E INDIAN SCHOOL RD
PHOENIX, AZ 85018

RETAIL PROPERTY FOR LEASE

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ARCADIA TOWNE CENTER

CVS PHARMACY ANCHORED | 4730-4750 E INDIAN SCHOOL RD, PHOENIX, AZ 85018



PROPERTY DESCRIPTION

Arcadia Towne Center is located in the heart of Arcadia in Phoenix, Arizona, considered one of the state's most affluent submarkets. The Property's prime location on a major arterial with excellent frontage and visibility offers easy access and unobstructed views of Camelback Mountain.

PROPERTY HIGHLIGHTS

- Prime leasing opportunity at Arcadia Towne Center, located in the exclusive Arcadia neighborhood of Phoenix, renowned for its high income demographics and home values.
- Conveniently situated just two miles east of the famed Biltmore resort, offering upscale boutiques, trendy restaurants, and majestic views of Camelback Mountain.
- Anchored by Safeway and CVS, two powerhouse brands with long-term leases, generating a steady stream of traffic for the property.
- Desirable trade area with strong schools, high historical occupancy, and limited developable land, highlighting the stability and prosperity of the neighborhood.

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OFFERING SUMMARY

Building Size:	2,468 SF
Vehicles Per Day:	30,158 via E Indian School RD
Major Tenants:	Safeway, CVS Pharmacy, Tutor Time

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$178,602	\$131,021	\$122,237
Total Population	16,455	119,578	286,225
Total Households	6,975	55,283	132,563

**Demographics data derived from 2024 ESRI



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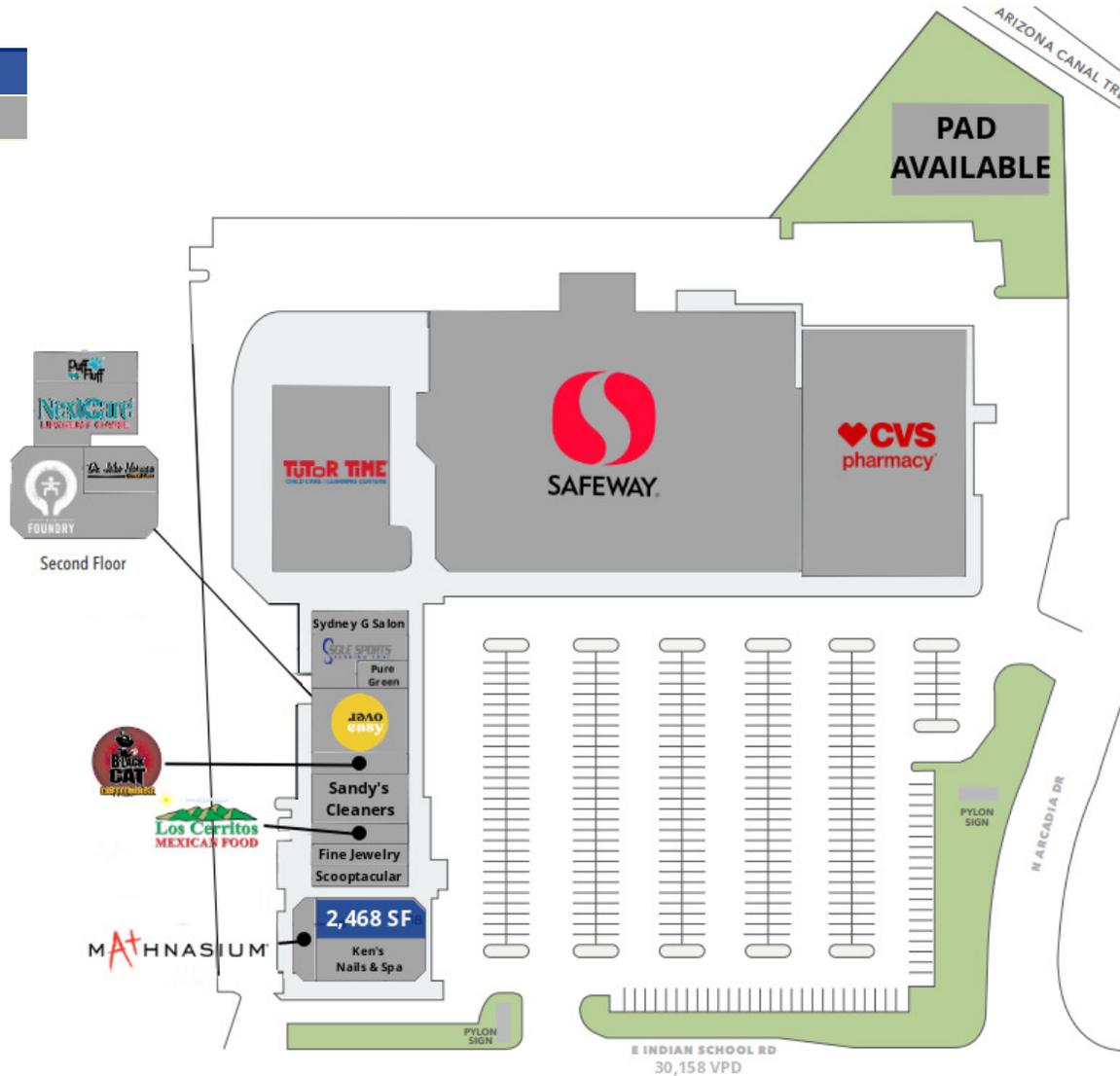
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LEGEND

Available

Unavailable



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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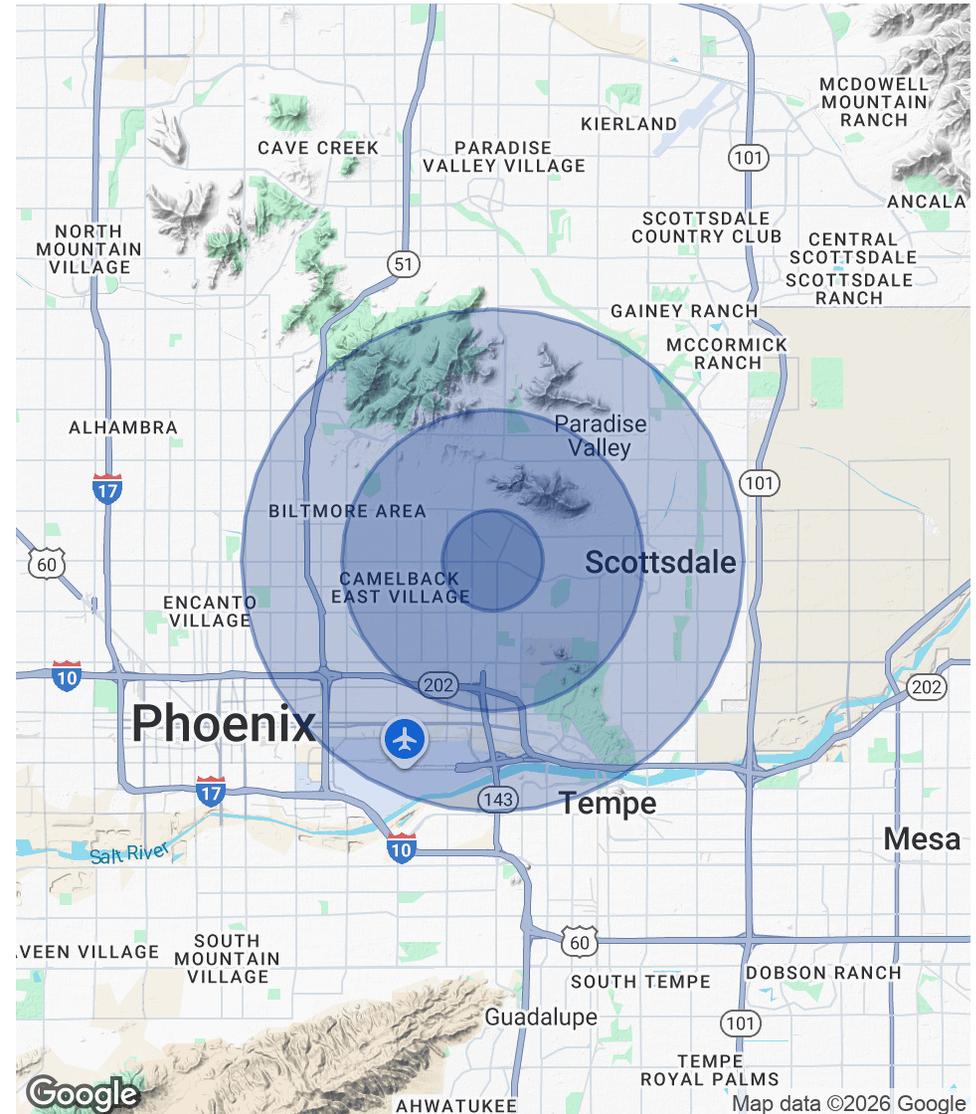


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POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	16,455	119,578	286,225
Median Age	39.3	36.8	35.9
Daytime Population	19,531	163,360	400,388
Workers	12,802	114,240	283,902
Residents	6,729	49,120	116,486
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	6,975	55,283	132,563
# of Person per HH	2.36	2.15	2.13
Average HH Income	\$178,602	\$131,021	\$122,237
Average House Value	\$934,837	\$770,558	\$721,028



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