

**RETAIL SPACE
AVAILABLE
FOR SUBLEASE
PHOENIX, AZ**

FORMER CVS/pharmacy®

7434 W INDIAN SCHOOL ROAD
PHOENIX, AZ



PROPERTY INFORMATION

FEATURES:

- FREESTANDING FORMER CVS WITH DRIVE-THRU
- BUILT IN 2001
- SIGNALIZED INTERSECTION
- MONUMENT SIGNAGE
- DENSE POPULATION
- STRONG FREEWAY ACCESS LESS THAN 3 MILES FROM THE I-10 FWY AND LOOP 101 FWY
- ±1 MILE FROM DESERT SKY MALL

SPACE/TERM AVAILABLE:

- ±18,257 SF AVAILABLE FOR SUBLEASE
- ±1.82 ACRES (79,279 SF)
- TERM UNTIL 1/31/2032

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	32,260
3 MILE:	207,702
5 MILE:	410,371

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$52,341
3 MILE:	\$59,155
5 MILE:	\$60,099

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON 75TH AVENUE: 44,066
E/W ON INDIAN SCHOOL RD: 36,978

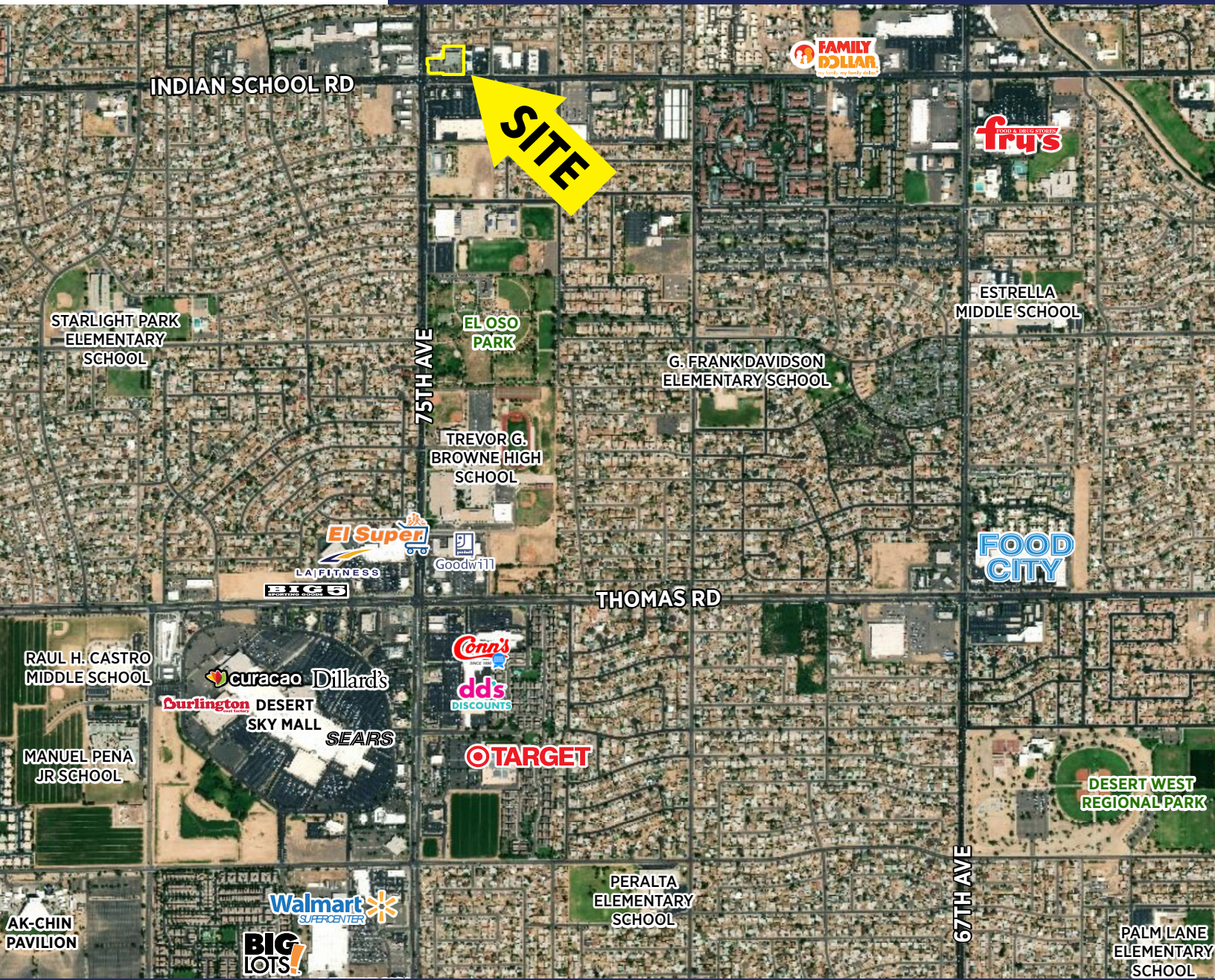
BRENT MALLONEE

brent.mallonee@cushwake.com
+1 602 224 4437

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2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com



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