

RETAIL LOCATED ON CENTRAL AVE - FREESTANDING BUILDING



# HIGHLIGHTS

- A Significant Stretch of North-South Central Avenue
- 60,000+ Employees in 3-Mile Radius
- Major Employers Include: High-tech companies, major banks, financial institutions, and several significant law firms and government agencies
- Free Standing Building with Easy Access to the Light Rail
- Close Proximity to amenities, restaurants, and freeway access

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### **Executive Summary**



#### **OFFERING SUMMARY**

Available SF: 2,064 SF

**Lease Rate:** \$20.00 SF/yr (MG)

**Lot Size:** 0.24 Acres

Year Built: 1915

**Building Size:** 6,349 SF

**Zoning:** C-2HRI, Phoenix

Market: Phoenix

Submarket: Midtown

#### **PROPERTY OVERVIEW**

This Retail/Office space is a freestanding building centrally located in Midtown Phoenix area at the intersection of Central & Thomas. This location boasts easy access to downtown, light rail, freeway, and local amenities.

Major employers in the area include: high tech companies, major banks, financial institutions, and several significant law firms and government agencies. 2501 N Central Avenue is currently seeking tenants including tax, insurance, hair salons, and yoga/pilates studios.

#### **LOCATION OVERVIEW**

**NEC Central & Ashland** 

Located halfway between the major arterial roads 7th Street and 7th Avenue, Central Avenue is the dividing line for Phoenix as well as other Maricopa County cities that do not have their own addressing system.

Central Avenue represents almost every architectural use and style found in Phoenix. Thriving strip centers, small old brick warehouses, industrial and commercial properties, single family homes and estates, and many of the city's high-rises all have Central Avenue addresses.

### **Additional Photos**



### **Available Spaces**

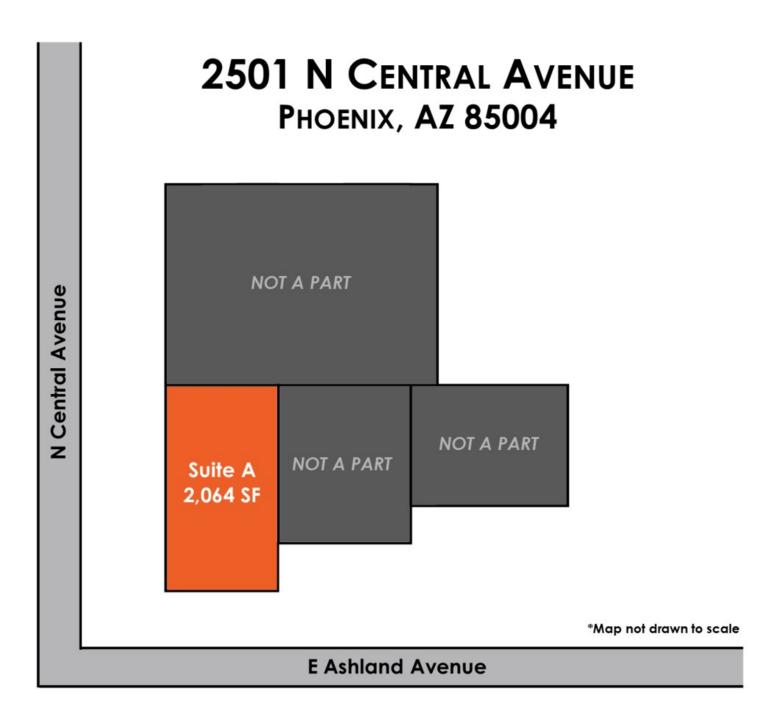
**Lease Rate: Total Space** 2,064 SF \$20.00 SF/YR (MG)

**Lease Type:** MG **Lease Term:** 36 - 60 months

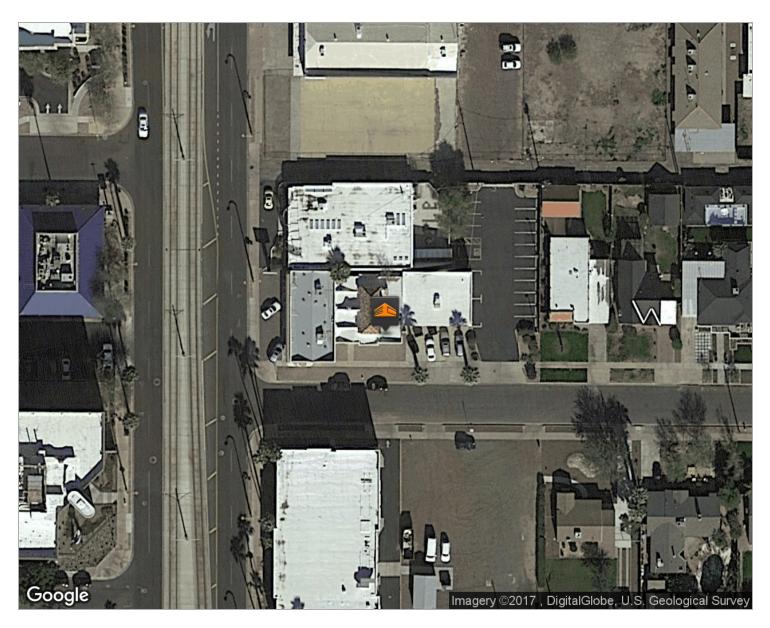
**SPACE SPACE USE LEASE RATE LEASE TYPE** SIZE (SF) **TERM COMMENTS** 

2501 N Central Ave Free Standing Building \$20.00 SF/YR Modified Gross 2,064 SF 36 to 60 months Suite A

#### Site Plan



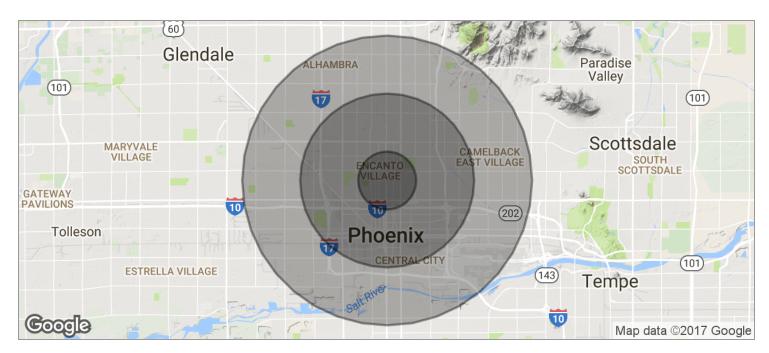
# **Location Maps**



#### **LOCATION DESCRIPTION**

NEC Central & Ashland

### **Demographics Map**



POPULATION	1 MILE	3 MILES	5 MILES	
TOTAL POPULATION	12,622	138,022	357,831	
MEDIAN AGE	37.9	32.1	31.2	
MEDIAN AGE (MALE)	37.3	32.2	31.1	
MEDIAN AGE (FEMALE)	38.0	32.2	31.4	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
TOTAL HOUSEHOLDS	6,776	54,812	129,627	
# OF PERSONS PER HH	1.9	2.5	2.8	
AVERAGE HH INCOME	\$60,494	\$48,654	\$51,400	
AVERAGE HOUSE VALUE	\$364,013	\$321,197	\$314,421	
RACE	1 MILE	3 MILES	5 MILES	
% WHITE	80.3%	72.3%	73.4%	
% BLACK	7.6%	7.4%	6.6%	
% ASIAN	2.9%	2.5%	1.9%	
% HAWAIIAN	0.1%	0.2%	0.2%	
% INDIAN	2.8%	3.5%	3.0%	
% OTHER	3.4%	12.2%	12.8%	
ETHNICITY	1 MILE	3 MILES	5 MILES	
% HISPANIC	23.1%	48.1%	52.9%	

<sup>\*</sup> Demographic data derived from 2010 US Census