

FOR LEASE

# NEC Central Avenue & Virginia Avenue

2601 N. Central Ave | Phoenix, Arizona



## Overview

**AVAILABLE RATES** 3,300 SF  
Contact Broker

## Demographics

	1 MILE	3 MILE	5 MILE
Population	13,011	167,256	416,893
Households	6,840	65,633	148,435
Average HH Income	\$58,242	\$37,170	\$38,658
Daytime Population	45,010	335,915	653,578

Year: 2018 | Source: Esri

## Traffic Counts

Thomas Road	32,169 VPD
Central Avenue	20,795 VPD

Year: 2017 | Source: MPSI

## Contact

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### ED BEEH

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## Description

- Former restaurant space with patio fronting Central Ave. in Downtown Phoenix
- High daytime population with over 45,000 employees within 1 mile and 335,000 within 3 miles
- Area employers include St. Joseph's Hospital & Medical Center, U-Haul Corporate, Cigna Healthcare, Century Link, and many more
- Located along Light Rail route with 2 stations nearby
- Over 2,000 residential units under construction or planned

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This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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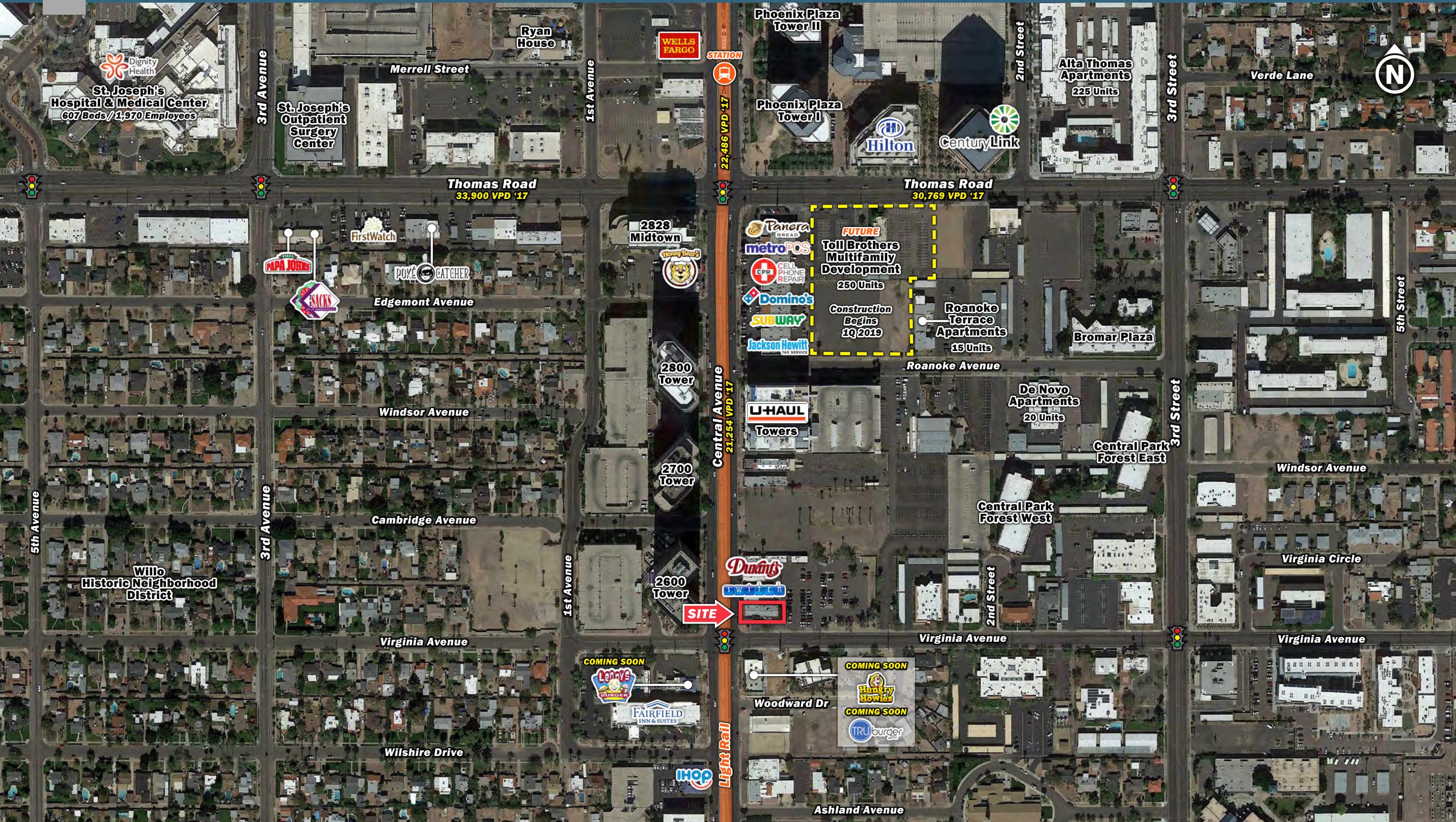


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Central Avenue  
22,486 VPD '17  
21,254 VPD '17  
Light Rail

Dignity Health  
**St. Joseph's Hospital & Medical Center**  
607 Beds / 1,970 Employees

**St. Joseph's Outpatient Surgery Center**

**Thomas Road**  
33,900 VPD '17

**Thomas Road**  
30,769 VPD '17

**FUTURE**  
Toll Brothers Multifamily Development  
250 Units  
Construction Begins 1Q 2019

**Roanoke Terrace Apartments**  
15 Units

**De Novo Apartments**  
20 Units

**Central Park Forest East**

**Central Park Forest West**

**Willo Historic Neighborhood District**

**Virginia Avenue**

**Virginia Avenue**

**Virginia Avenue**

COMING SOON  
**Denny's**

**FAIRFIELD INN & SUITES**

COMING SOON  
**Hungry Howies**  
COMING SOON  
**TRU burger**

**Woodward Dr**

**Ashland Avenue**

**SITE**

**2828 Midtown**

**2800 Tower**

**2700 Tower**

**2600 Tower**

**First Watch**

**PAPA JOHN'S**

**POKE CATCHER**

**Edgemont Avenue**

**Windsor Avenue**

**Cambridge Avenue**

**Wilshire Drive**

**Ryan House**

**WELLS FARGO**

**Phoenix Plaza Tower II**

**Phoenix Plaza Tower I**

**Hilton**

**CenturyLink**

**Alta Thomas Apartments**  
225 Units

**Bromar Plaza**

**Panera BREAD**

**metro PCS**

**CELL PHONE REPAIR**

**Dominos**

**SUBWAY**

**Jackson Hewitt TAX SERVICE**

**U-HAUL Towers**

**Duani's**

**switch**

**ihop**

