



OVERVIEW

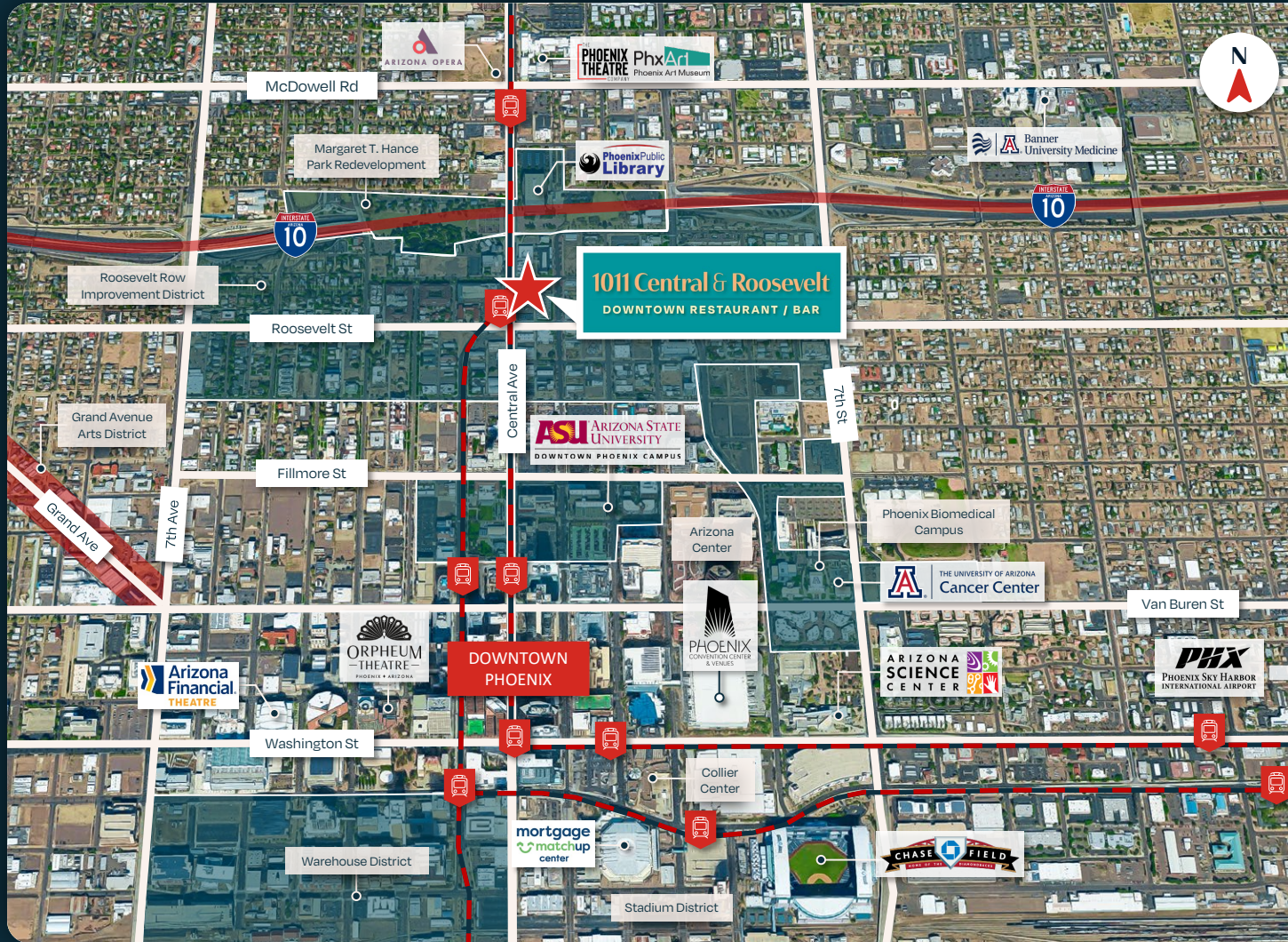
Offering Price	\$1,600,000
Per LSF	\$319.74
Built	1960
Building Area	±1,959
Total Acreage	±0.11
Total LSF	±5,004

PROPERTY HIGHLIGHTS

- Restaurant / Bar Redevelopment Opportunity at the High-Visibility Corner of Central Avenue & Roosevelt in the Heart of Downtown Phoenix
- ±1,959 Square Feet of Interior Space Plus a Rooftop Deck — A Rare and Highly Marketable Amenity for Food & Beverage Concepts
- ±5,004 SF Lot With Adjacent Land That May Support Future Expansion (Subject to Seller Discussion)
- Excellent Existing Signage Fronting Central Avenue for Maximum Exposure to Vehicle & Foot Traffic
- Three Dedicated Parking Spaces Plus Access to an Adjacent Parking Garage
- Single-Story, Single-Building Configuration Built in the 1960s
- A Prospective Tenant Has Expressed Interest in Leasing the Space Once Built Out, Offering a Clear Path to Income
- Seller Willing to Deliver a Turnkey Build-Out for the Buyer at an Estimated Cost of Approximately \$250,000

1011 CENTRAL & ROOSEVELT - DOWNTOWN RESTAURANT / BAR

1011 NORTH CENTRAL AVENUE | PHOENIX, AZ 85004



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