

**4420 N CENTRAL AVENUE
PHOENIX, AZ 85012
FOR SALE & LEASE**

**FOR SALE
& LEASE**
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COMMERCIAL REAL ESTATE

TCN
WAREHOUSE
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PROPERTY OVERVIEW

W CAMPBELL AVE ±1,950 VPD

N 3RD AVE ±2,773 VPD

SITE



PROJECTED DEVELOPMENT

N CENTRAL AVE ±20,407 VPD



XAVIER COLLEGE PREP
±1,156 STUDENTS
BROPHY COLLEGE PREP
±1,407 STUDENTS



CENTRAL HIGH SCHOOL
±1,901 STUDENTS

STEELE INDIAN SCHOOL PARK



PRICING DETAILS:
Call for Details



PARCEL:
155-30-101A



LOT SIZE:
±0.47 AC



BUILDING SIZE:
±12,000 SF



AVAILABILITY:
±12,000 SF



ZONING:
C-2

PROPERTY HIGHLIGHTS

- Monument Signage Available
- Close to State Route 51, I-10 and I-17.
- Blocks from Downtown Phoenix with options for sports, food, and entertainment
- Adjacent to Light Rail & Central High School

N CENTRAL AVE ±20,407 VPD

CHIPOTLE BMO francesca's SHAKE SHACK
 New York Community Bank WELLS FARGO CHASE SHERWIN-WILLIAMS
 Denny's Culver's Chevron DQ
 CIRCLE K Walgreens Sunblossom PAINTS

ARIZONA 51

KURA FIVE GUYS TORCHY'S TACOS
 Rack CAVA PNC Bath & Body Works
 Chevron FLOOR DECOR five BEL'W IHOP
 BAJA FRESH CVS pharmacy Orangetheory FITNESS GNC LIVE WELL

SALLY BEAUTY McDonald's food stores
 LA FITNESS THE HENRY SHAKE SHACK
 FLOWER CHILD

E CAMELBACK RD ±47,000 VPD

XAVIER COLLEGE PREP ±1,156 STUDENTS
 BROPHY COLLEGE PREP ±1,407 STUDENTS
 XAVIER HIGH SCHOOL NEW YORK 1847
 TROPHY BRONCOS

CHASE SALLY BEAUTY Great Clips
 ZUPAS ULTA CHIPOTLE QT TARGET
 McDonald's food stores MEN'S WEARHOUSE OLD NAVY
 Comerica Bank of America BEST BUY Chick-fil-A

SITE

CENTRAL HIGH SCHOOL ±1,901 STUDENTS

VETERANS HOSPITAL SERVES ±139,000 VETERANS

N 16TH ST

SAJAD McDonald's TACO BELL
 FAMILY DOLLAR NATURAL GROCERS QT 7 ELEVEN
 QuikTrip

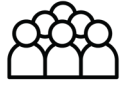
CVS pharmacy PRADA EXPRESS
 McDonald's Chevron
 CIRCLE K Jack in the box

ARIZONA 51

E INDIAN SCHOOL RD

F45 Orangetheory FITNESS
 SAFEWAY Great Clips peter piper pizza

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



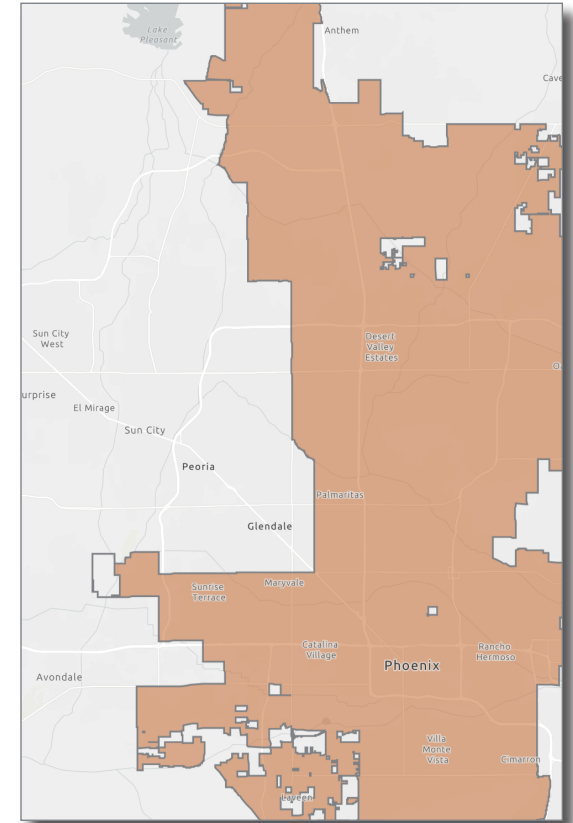
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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