

EXCLUSIVE OFFERING

FOR SALE

SOUTH PHOENIX MARKET



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LEVROSE
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

The former South Phoenix Market site presents a premier infill redevelopment opportunity in the heart of Phoenix. Featuring ±182 feet of frontage along Central Avenue and immediately adjacent to the Broadway/Central Light Rail B-Line Station, the property offers exceptional visibility and direct access to public transit.

Located within an Opportunity Zone and a Qualified Census Tract (QCT), the site offers compelling financial incentives for investors and developers.

There is a strong probability of rezoning approval to high-density residential, creating significant potential for multifamily or mixed-use development.

10 minutes from Downtown Phoenix and Phoenix Sky Harbor International Airport, this property offers transit-oriented advantages, city connectivity, and strong development fundamentals in one of Phoenix's growing corridors.



PROPERTY DETAILS

ADDRESS	4302 S CENTRAL AVE PHOENIX, AZ 85040
SALE PRICE	\$3,625,000 (\$17.98/SF)
BUILDING SIZE	Four (4) buildings totaling ±9,467 SF
SITE AREA	±4.63 AC (±201,575 SF)
PARCEL	113-07-121-A
ZONING	68% R1-6, 32% C-3



PROPERTY HIGHLIGHTS

- 182' Frontage on Central Avenue
- Adjacent to Broadway/Central Light Rail B-Line Station
- Strong probability of Rezoning Approval to high-density residential
- Property located within an Opportunity Zone and Qualified Census Tract (QCT)
- Within 10 minutes of Downtown Phoenix and Sky Harbor International Airport





ASCENT ON BROADWAY

ED PASTOR TRANSIT CENTER

LIGHT RAIL B-LINE (2025)



DOWNTOWN PHOENIX

ENCANTO VILLAGE

BILTMORE FASHION PARK

Old Town SCOTTSDALE

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

CHASE FIELD HOME OF THE DIAMONDBACKS

Phoenix Public Library

Arizona Financial THEATRE

THE VIG

BLANCO TACOS + TEQUILA

ARIZONA SCIENCE CENTER

Never stop wondering. Never stop imagining.

VAN BUREN PHOENIX

PHOENIX CONVENTION CENTER & VENUES

Children's Museum of Phoenix

PLAYMAKERS MAKING PLAY GREAT!

mortgage match up center

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

Dutch Bros HEADQUARTERS

STATE FARM AT MARINA HEIGHTS

SOUTH TIER TEMPE TOWN LAKE

TEMPE MARKETPLACE

ASU Arizona State University

TRAMMEL CROW 12TH ST & ELWOOD COMMERCE PARK

E BROADWAY RD

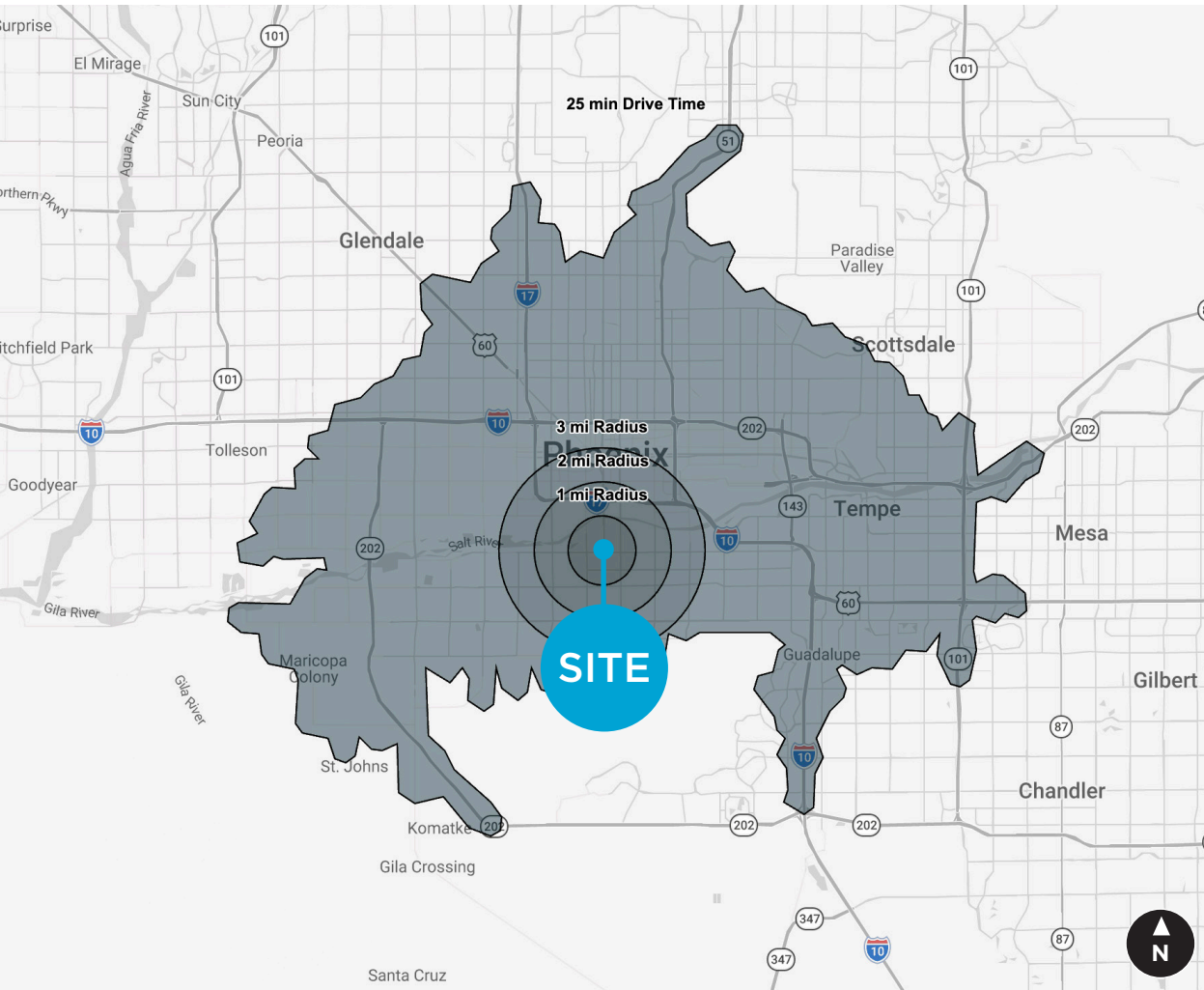
SITE

S CENTRAL AVE

THE LEGACY GOLF CLUB RAVEN GOLF CLUB PHOENIX



DEMOGRAPHICS



POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	14,403	50,814	111,907	986,381
2030	14,553	52,123	116,232	989,352

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	4,579	15,564	36,210	379,013
2030	4,753	16,306	39,262	389,474

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$72,368	\$78,239	\$89,334	\$106,912
2030	\$71,971	\$78,109	\$89,564	\$106,575

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	4,375	18,117	64,814	583,962

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	437	1,709	4,961	54,932

*2025 Statistics from SitesUSA.com

PHOENIX CITY OVERVIEW

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$7 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.



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