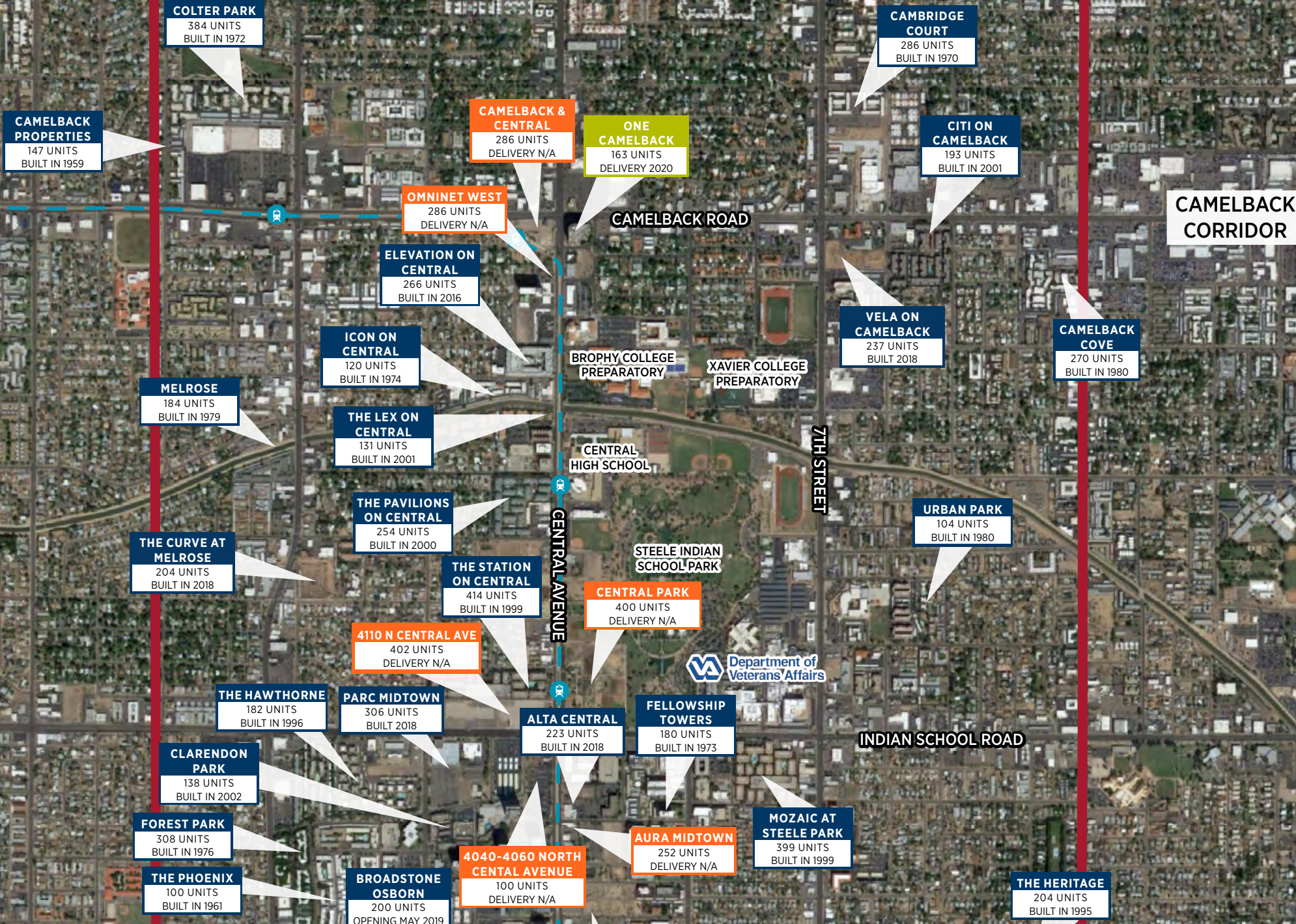


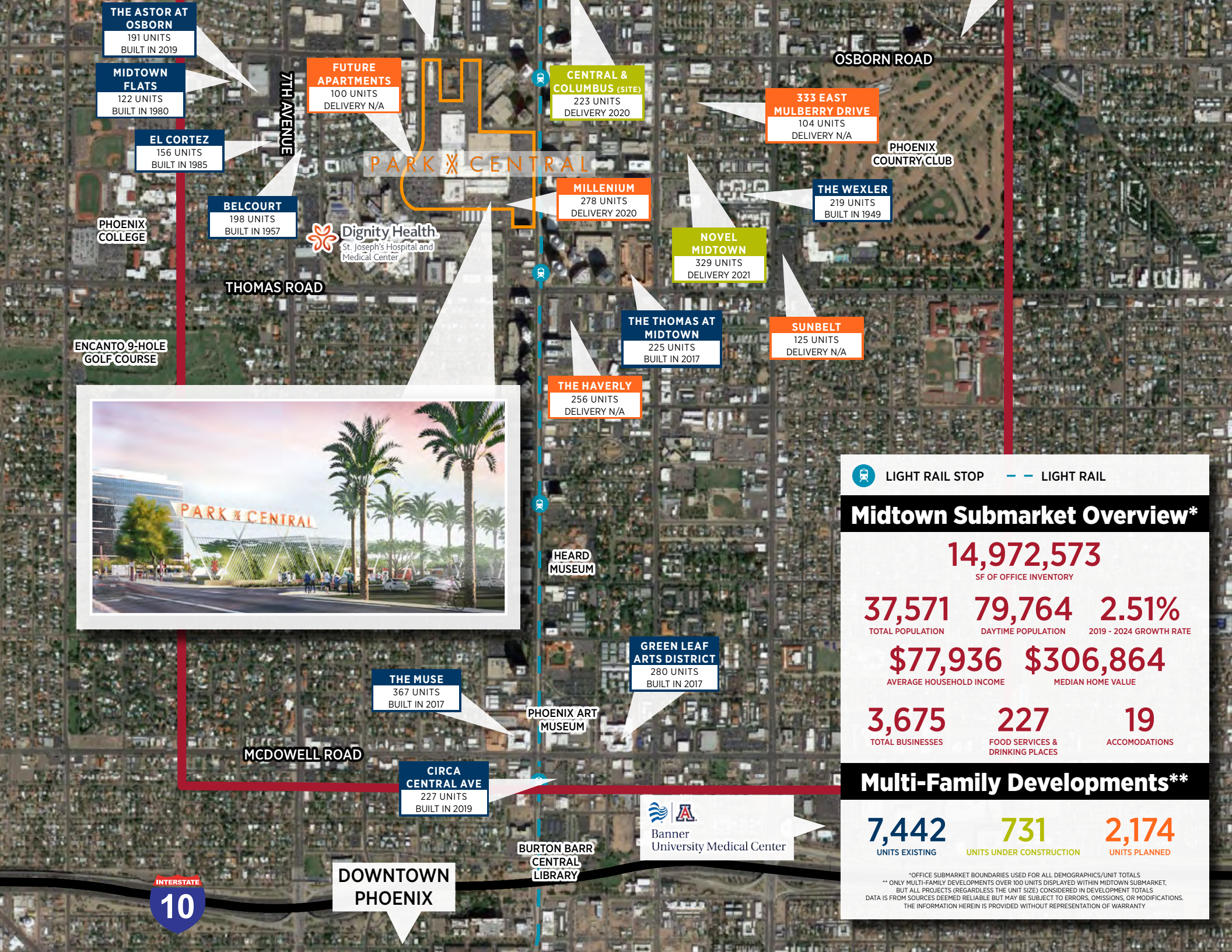
PARK ✖ CENTRAL
RESTAURANT / RETAIL OPPORTUNITIES



**ONE OF PHOENIX'S
MOST ICONIC PROPERTIES, REBORN.**

MIDTOWN SUBMARKET





THE ASTOR AT OSBORN
191 UNITS
BUILT IN 2019

MIDTOWN FLATS
122 UNITS
BUILT IN 1980

EL CORTEZ
156 UNITS
BUILT IN 1985

BELCOURT
198 UNITS
BUILT IN 1957

FUTURE APARTMENTS
100 UNITS
DELIVERY N/A

CENTRAL & COLUMBUS (SITE)
223 UNITS
DELIVERY 2020

333 EAST MULBERRY DRIVE
104 UNITS
DELIVERY N/A

THE WEXLER
219 UNITS
BUILT IN 1949

NOVEL MIDTOWN
329 UNITS
DELIVERY 2021

MILLENIUM
278 UNITS
DELIVERY 2020

THE THOMAS AT MIDTOWN
225 UNITS
BUILT IN 2017

SUNBELT
125 UNITS
DELIVERY N/A

THE HAVERLY
256 UNITS
DELIVERY N/A

GREEN LEAF ARTS DISTRICT
280 UNITS
BUILT IN 2017

THE MUSE
367 UNITS
BUILT IN 2017

CIRCA CENTRAL AVE
227 UNITS
BUILT IN 2019

Banner University Medical Center

DOWNTOWN PHOENIX

BURTON BARR CENTRAL LIBRARY

INTERSTATE 10



PARK CENTRAL

Dignity Health
St. Joseph's Hospital and Medical Center

LIGHT RAIL STOP LIGHT RAIL

Midtown Submarket Overview*

14,972,573
SF OF OFFICE INVENTORY

37,571 **79,764** **2.51%**
TOTAL POPULATION DAYTIME POPULATION 2019 - 2024 GROWTH RATE

\$77,936 **\$306,864**
AVERAGE HOUSEHOLD INCOME MEDIAN HOME VALUE

3,675 **227** **19**
TOTAL BUSINESSES FOOD SERVICES & DRINKING PLACES ACCOMMODATIONS

Multi-Family Developments**

7,442 **731** **2,174**
UNITS EXISTING UNITS UNDER CONSTRUCTION UNITS PLANNED

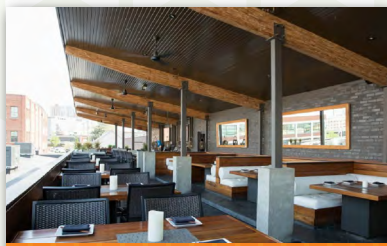
*OFFICE SUBMARKET BOUNDARIES USED FOR ALL DEMOGRAPHICS/UNIT TOTALS
** ONLY MULTI-FAMILY DEVELOPMENTS OVER 100 UNITS DISPLAYED WITHIN MIDTOWN SUBMARKET, BUT ALL PROJECTS (REGARDLESS THE UNIT SIZE) CONSIDERED IN DEVELOPMENT TOTALS
DATA IS FROM SOURCES DEEMED RELIABLE BUT MAY BE SUBJECT TO ERRORS, OMISSIONS, OR MODIFICATIONS.
THE INFORMATION HEREIN IS PROVIDED WITHOUT REPRESENTATION OF WARRANTY

MARQUEE RESTAURANT & RETAIL SUITES





INDOOR/OUTDOOR BAR WITH GARAGE ABOVE



LARGE BOOTH SEATING



GREENERY DIVIDER



BAR HEIGHT TABLES SUPPORTED FROM WALL



COMBINATION OF LARGE BOOTH SEATING AND FIREPITS

- Premier mixed-use development
- Central Ave. frontage available
- Prime Spaces:
±2,572 SF Fronting Central Avenue
- Flexible suite sizes from 1,200 SF - 35,000 SF
- Major renovations complete
- Join ±337,000 SF of integrated mixed-use
- Direct Light Rail access
- Ample surface and structure parking
- Innovative design with flexible facade

EAST FAÇADE



PRIVATE DINING WITH WINE DISPLAY



SHOW KITCHEN



LIQUOR DISPLAY SURROUND ABOVE BAR

THE NEW PARK CENTRAL

The new Park Central will combine its rich mid-century-modern history with a new focus on technology, innovation and design, including all the most sought-after features in today's office and retail market. Park Central's original design as an outdoor regional mall provides a unique opportunity to utilize features that are attractive to today's "new economy".

Park Central has exceptional "bones." Its mid-century-modern initial design thoughtfully incorporated a number of elements that make it an ideal target for revitalization. The new Park Central will return the existing buildings to their mid-century-modern roots while incorporating some exceptional new design features designed to make the project feel innovative, high-tech and creative. The 337,000 square feet to be revitalized is separated into several distinct districts, each with its own identity.

The new Park Central is embracing its very successful base of existing restaurants and adding more to enhance its position as the beating heart of central Phoenix, with a vibrant mix of office and retail tenants, exceptional foot traffic, an affluent nearby population and an unmatched location in the heart of the central business district. It's the perfect spot for restaurant and retail tenants looking to attract customers morning, noon and *night*.



PARK X CENTRAL





DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	14,966	168,278	424,876
Average Household Income	\$64,869	\$54,530	\$57,489
Total Households	7,871	67,046	152,390

TRAFFIC COUNTS

North of Thomas on Central Ave: 22,486
 South of Thomas on Central Ave: 20,795
 East of Central Ave on Thomas: 30,769
 West of Central Ave on Thomas: 32,169

LIGHT RAIL STATS

Light Rail (# of Boarding's and Departures in 2016)
 Osborn Rd/Central Ave Light Rail Station: 7,540
 Thomas Rd/Central Ave Light Rail Station: 11,655

CONTACTS

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