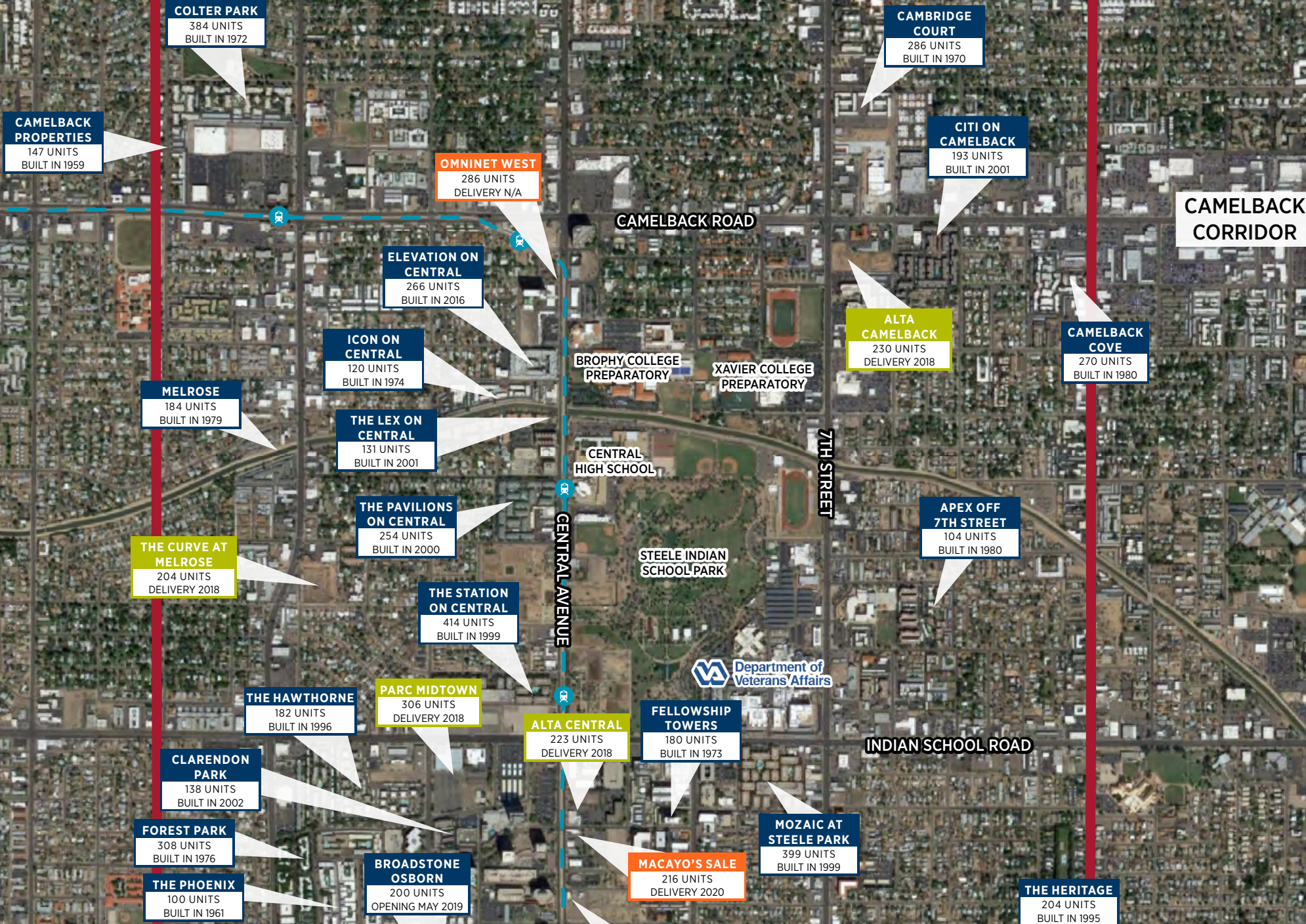


PARK ✖ CENTRAL  
*RESTAURANT / RETAIL OPPORTUNITIES*



**ONE OF PHOENIX'S  
MOST ICONIC PROPERTIES IS ABOUT TO BE REBORN.**

# MIDTOWN SUBMARKET





LIGHT RAIL STOP    LIGHT RAIL

### Midtown Submarket Overview\*

<b>10,884,482</b> SF OF OFFICE INVENTORY		
<b>34,316</b> TOTAL POPULATION	<b>76,301</b> DAYTIME POPULATION	<b>1.88%</b> 2017 - 2022 GROWTH RATE
<b>\$62,675</b> AVERAGE HOUSEHOLD INCOME	<b>\$238,106</b> MEDIAN HOME VALUE	
<b>3,732</b> TOTAL BUSINESSES	<b>203</b> FOOD SERVICES & DRINKING PLACES	<b>19</b> ACCOMMODATIONS

### Multi-Family Developments\*\*

<b>9,111</b> UNITS EXISTING	<b>1,208</b> UNITS UNDER CONSTRUCTION	<b>1,509</b> UNITS PLANNED
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\*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





**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:  
±4,532 SF  
±3,153 SF
- Flexible suite sizes from 1,200 SF - 35,000 SF
- Major renovations under way
- 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







**DOWNTOWN TEMPE**

**10 MINUTES TO**

**PHX** PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

**BANNER UNIVERSITY MEDICAL CENTER**

**LIGHT RAIL**

**CHASE FIELD**

**DOWNTOWN PHOENIX**

**PHOENIX COUNTRY CLUB**

**CENTRAL AVENUE**

**LIGHT RAIL**

**BARROW NEUROLOGICAL INSTITUTE**

**DIGNITY ST. JOSEPH'S HOSPITAL AND MEDICAL CENTER**

**DEMOGRAPHICS**

	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Population</b>	14,966	168,278	424,876
<b>Average Household Income</b>	\$64,869	\$54,530	\$57,489
<b>Total Households</b>	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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