

#### **Features**

In the Heart of Phoenix, this Opportunity Zone building is zoned for potential use as a Restaurant, Office, Retail, Outdoor Dining, Brewery, Medical, Banking, and more.

POPULATION

1 Mi

3 Mi:

5 Mi:

26,144

149,200

436,271

LEASE RATE \$45 PSF N N N / Y R

HOUSHOLD INCOME 1 Mi: \$38,870 3 Mi: \$38,468 5 Mi: \$38,692

Brandon Koplin D 480.214.1103 M 602.373.4717 bkoplin@cpiaz.com

Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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HOUSEHOLDS

12.695

56,356

151.664

1 Mi:

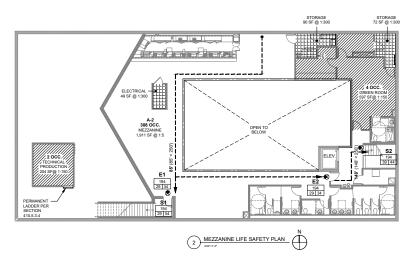
3 Mi:

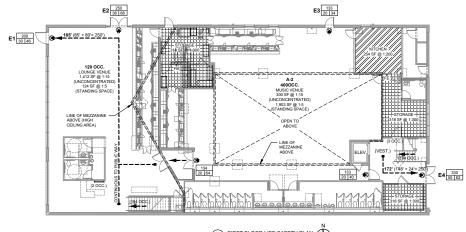
5 Mi:



# 915 N CENTRAL AVE PHOENIX, AZ 85004

## 13,124 SF Retail Building For Lease







exclusive contacts:

Brandon Koplin D 480.214.1103 M 602.373.4717 bkoplin@cpiaz.com



#### Property Location

Located on the SEC of Roosevelt and Central in the heart of the Phoenix Submarkets; Roosevelt Row. Adjacent to the lightrail stop, a high volume traffic intersection, and many entertainment, art, restaurant, nightlife, and mulit-use buildings.

#### **Property Details**

- ±13,124 SF
- Outdoor dining area
- 2 Stories w/Elevator
- Built out kitchen with 8' hood
- Sprinklered
- 7 Restrooms (one w/shower)
- 3 Bars

### Property Use

- Zoned DTC
- Retail, restaurant, office, brewery, medical, banking, etc.
  \*Not for nightclub use
- Equipment in building bay be leased or purchased in addition to the rent.
- Contact an agent for full details









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