



Property Highlights

- Located along the planned light rail expansion
- High traffic counts at the intersection
- Newer construction
- Across the street from Los Altos Ranch Market.
- Near South Mountain Community College

Demographics

	1 Mile	3 Mile	5 Mile
2020 Population	21,809	105,217	211,553
2020 Households	6,119	30,560	62,711
Average Household Income	\$52,453	\$69,392	\$65,930

ESRI, 2020

Traffic Counts

North on Central Avenue:	224,892 VPD
South on Central Avenue:	23,145 VPD
East on Southern Avenue:	28,585 VPD
West on Southern Avenue:	32,236 VPD

ESRI: 2020

Ryan Tanner

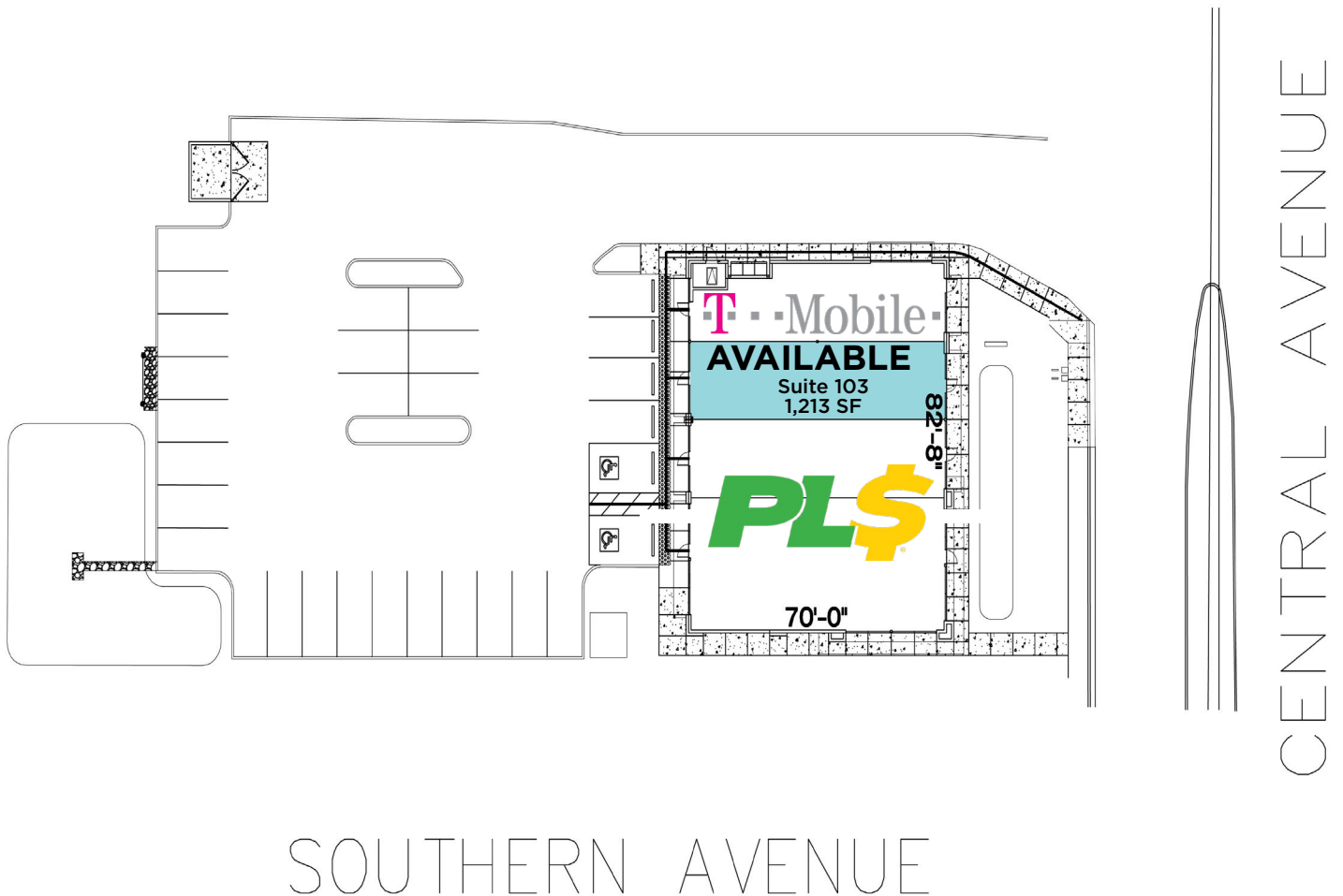
Associate
+1 602 224 4489
ryan.tanner@cushwake.com

Regan Amato

Senior Director
+1 602 468 8548
regan.amato@cushwake.com

2555 E Camelback Rd, Ste 400
Phoenix, AZ 85016
main: +1 602 954 9000
fax: +1 602 253 0528
cushmanwakefield.com

Site Map



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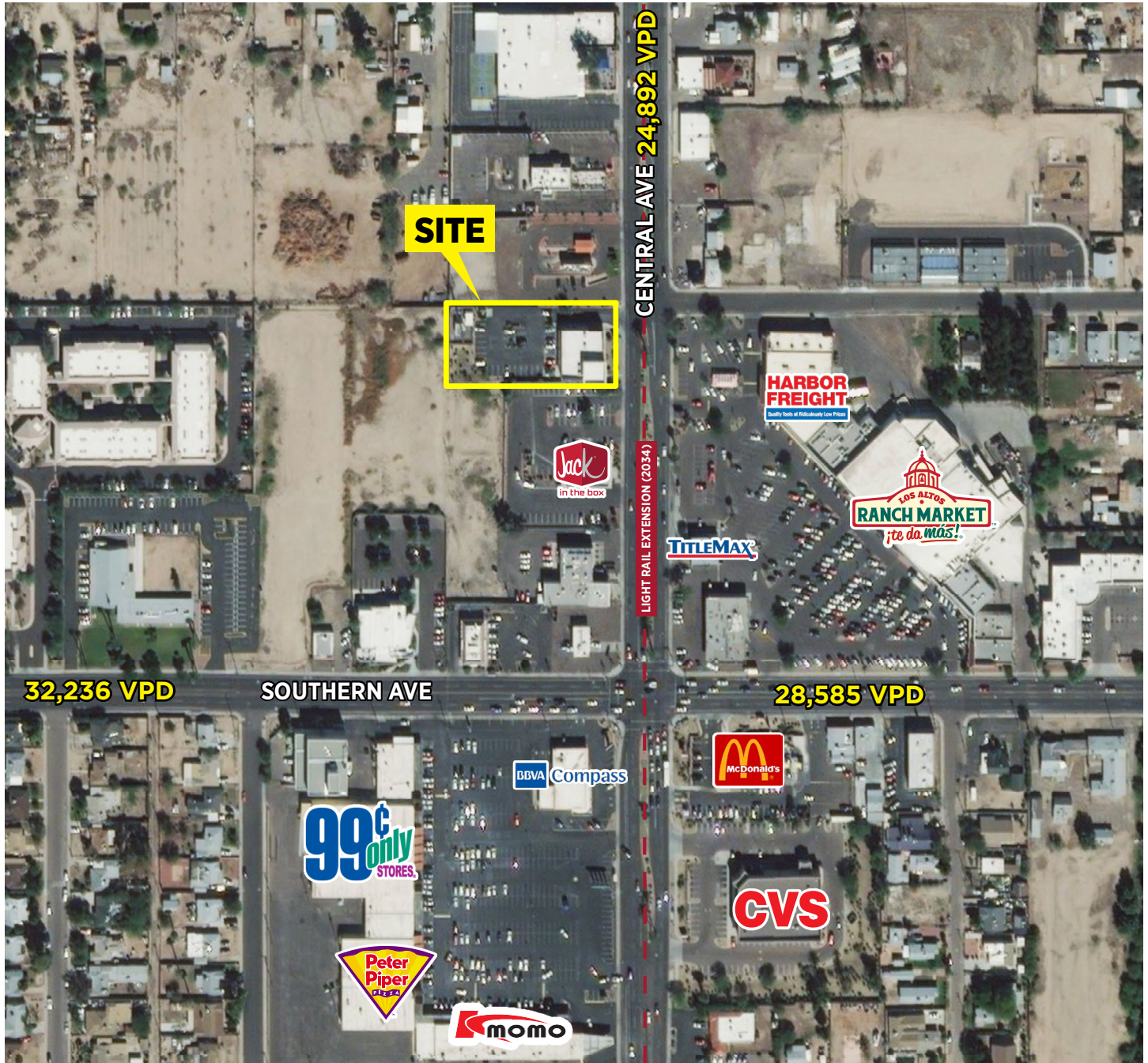
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Aerial Map



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