

CENTRAL AVE. + DRIVE-THRU PAD OPPORTUNITIES FOR LEASE



ONE OF
PHOENIX'S
MOST ICONIC
PROPERTIES,
REBORN

PARK X CENTRAL

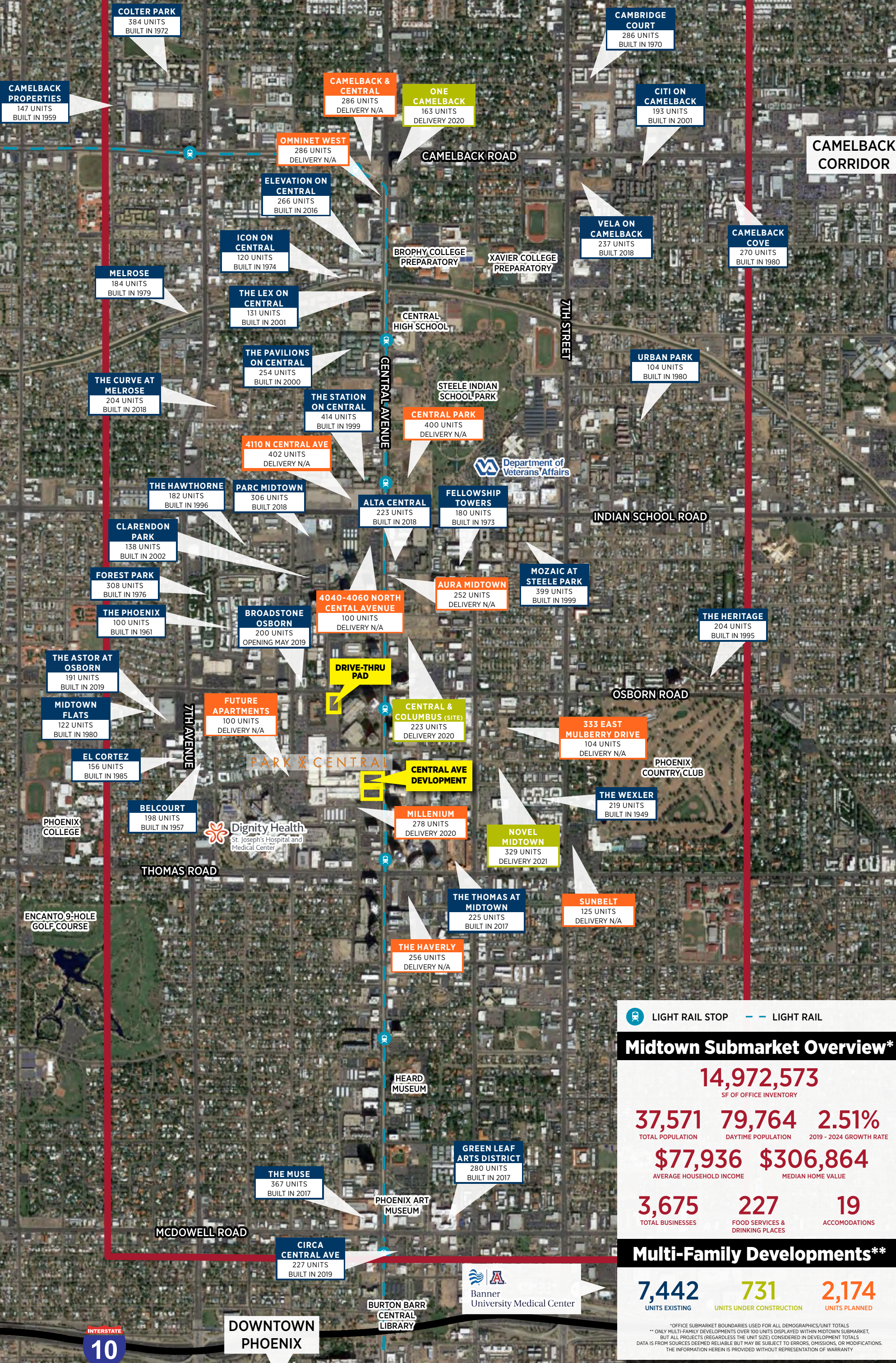
SWC CENTRAL AVE & OSBORN RD | PHOENIX, AZ

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MIDTOWN SUBMARKET



Midtown Submarket Overview*

14,972,573
SF OF OFFICE INVENTORY

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

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

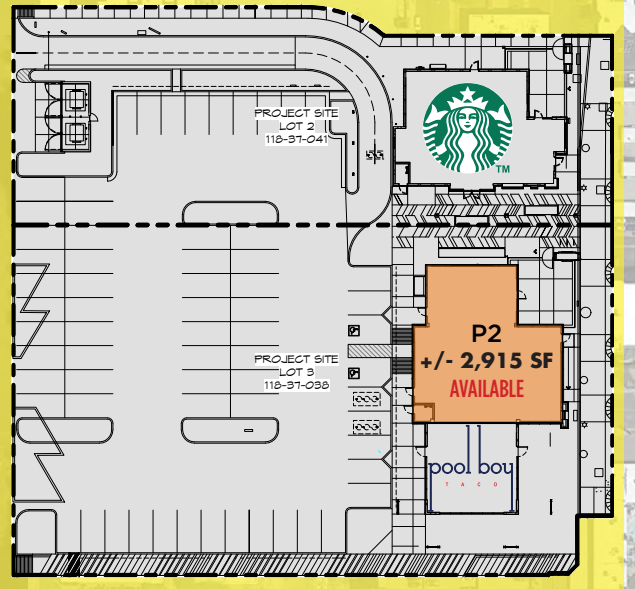
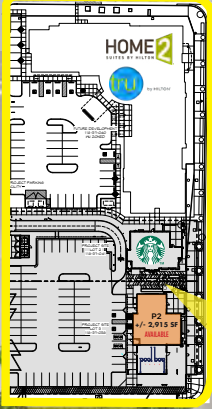
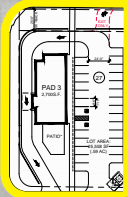
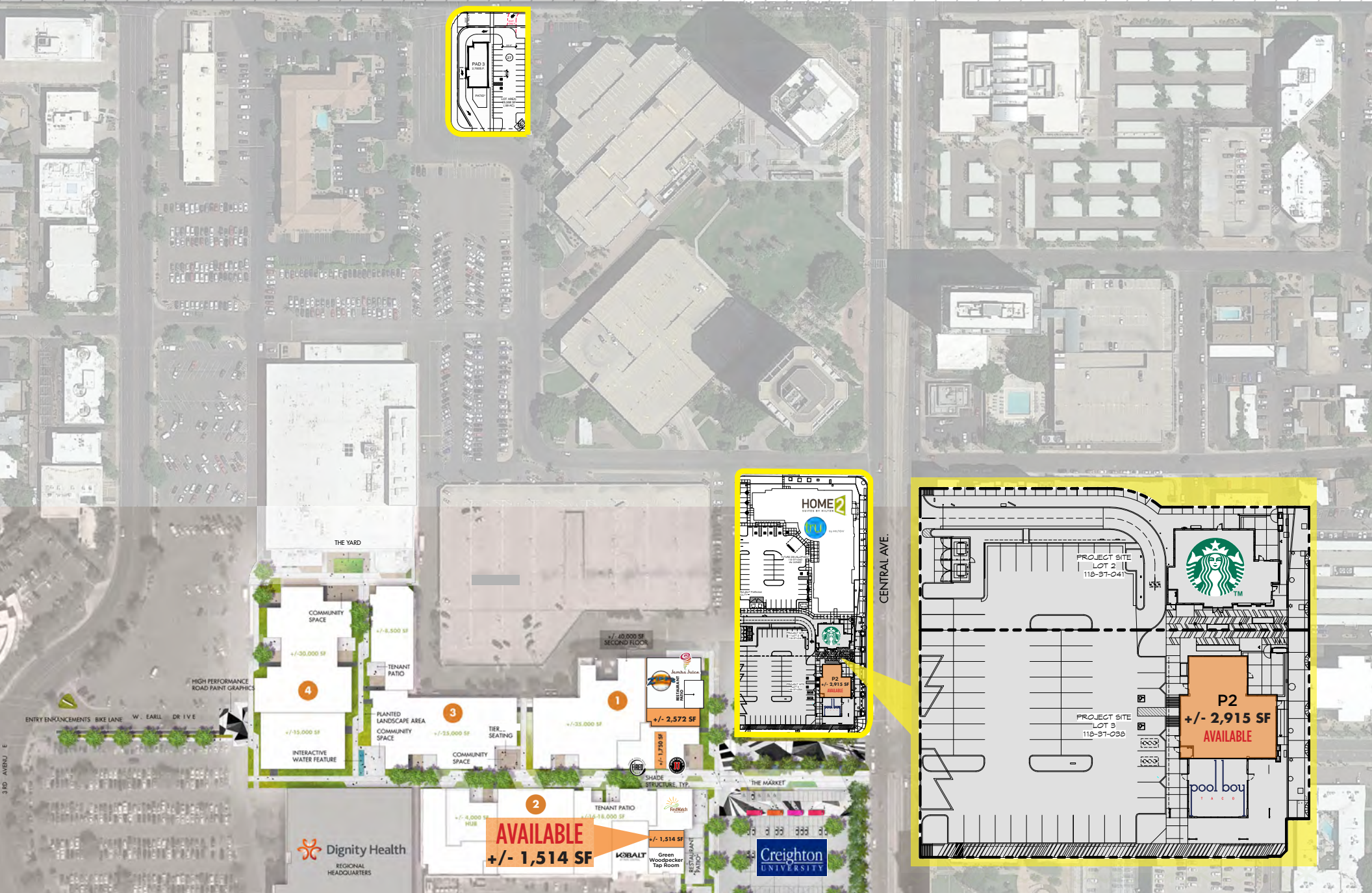
3,675 TOTAL BUSINESSES **227** FOOD SERVICES & DRINKING PLACES **19** ACCOMMODATIONS

Multi-Family Developments**

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



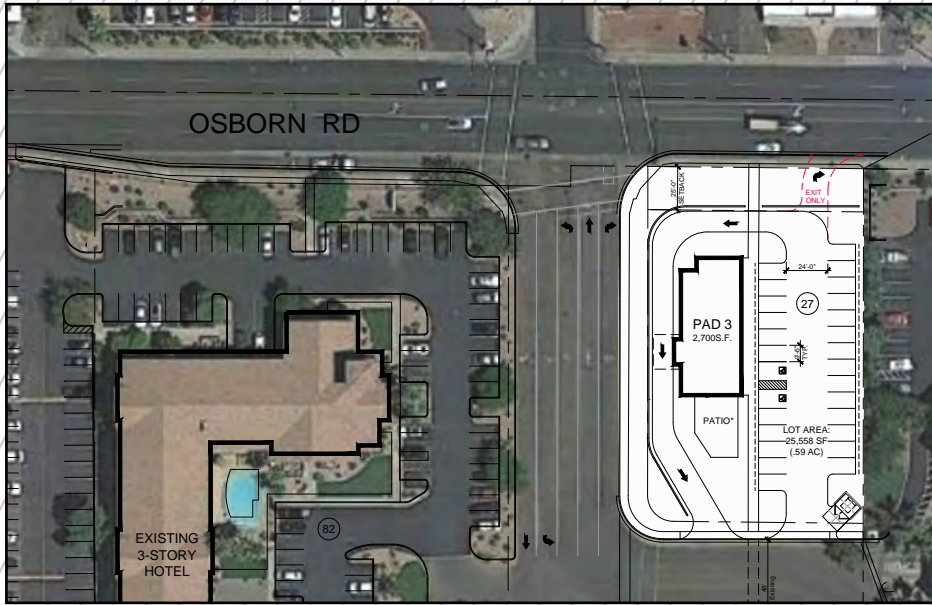
AVAILABLE
+/- 1,514 SF

P2
+/- 2,915 SF
AVAILABLE

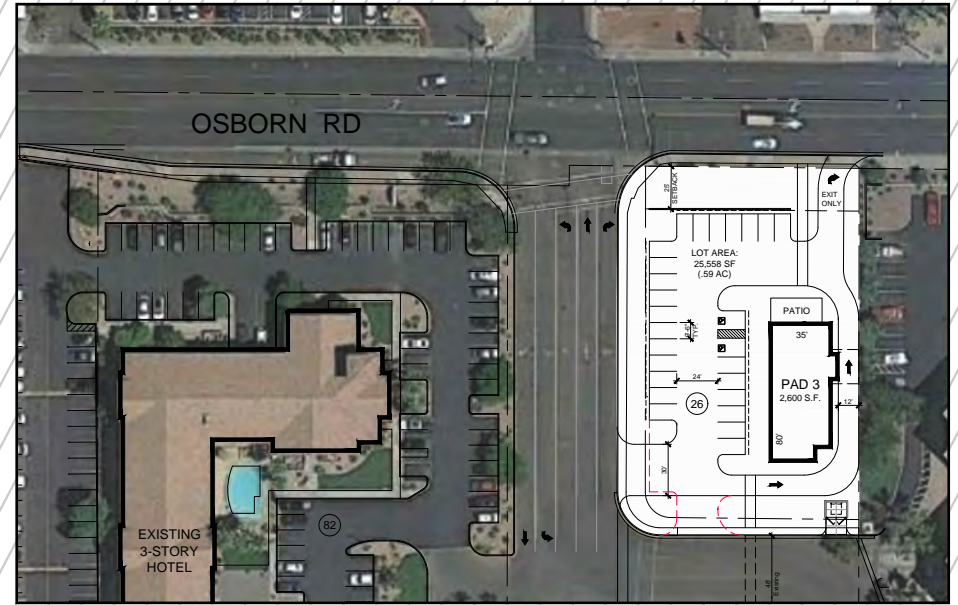
 **Dignity Health**
REGIONAL HEADQUARTERS

 **Creighton UNIVERSITY**

DRIVE-THRU SITE PLAN OPTIONS



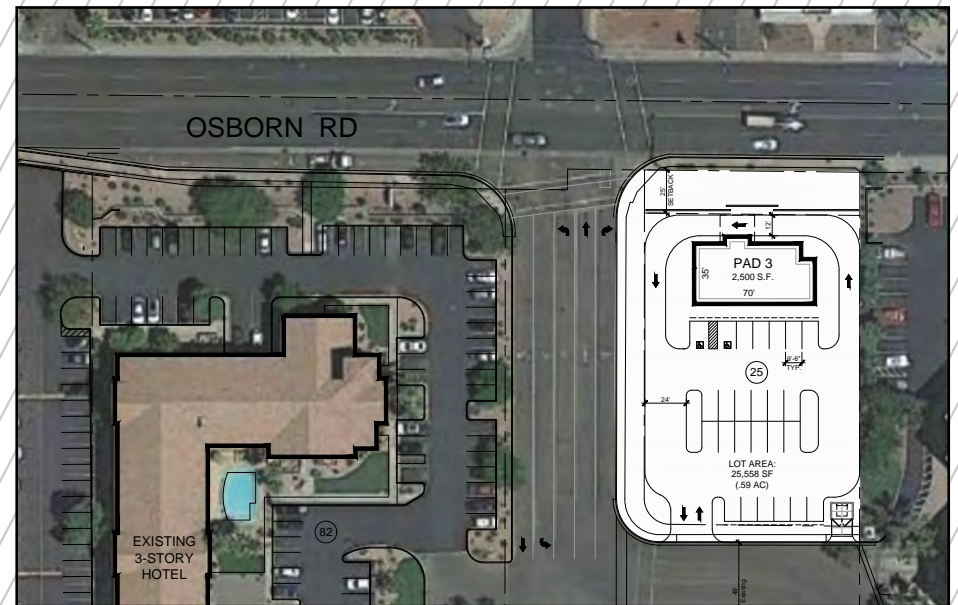
OPTION 1



OPTION 2

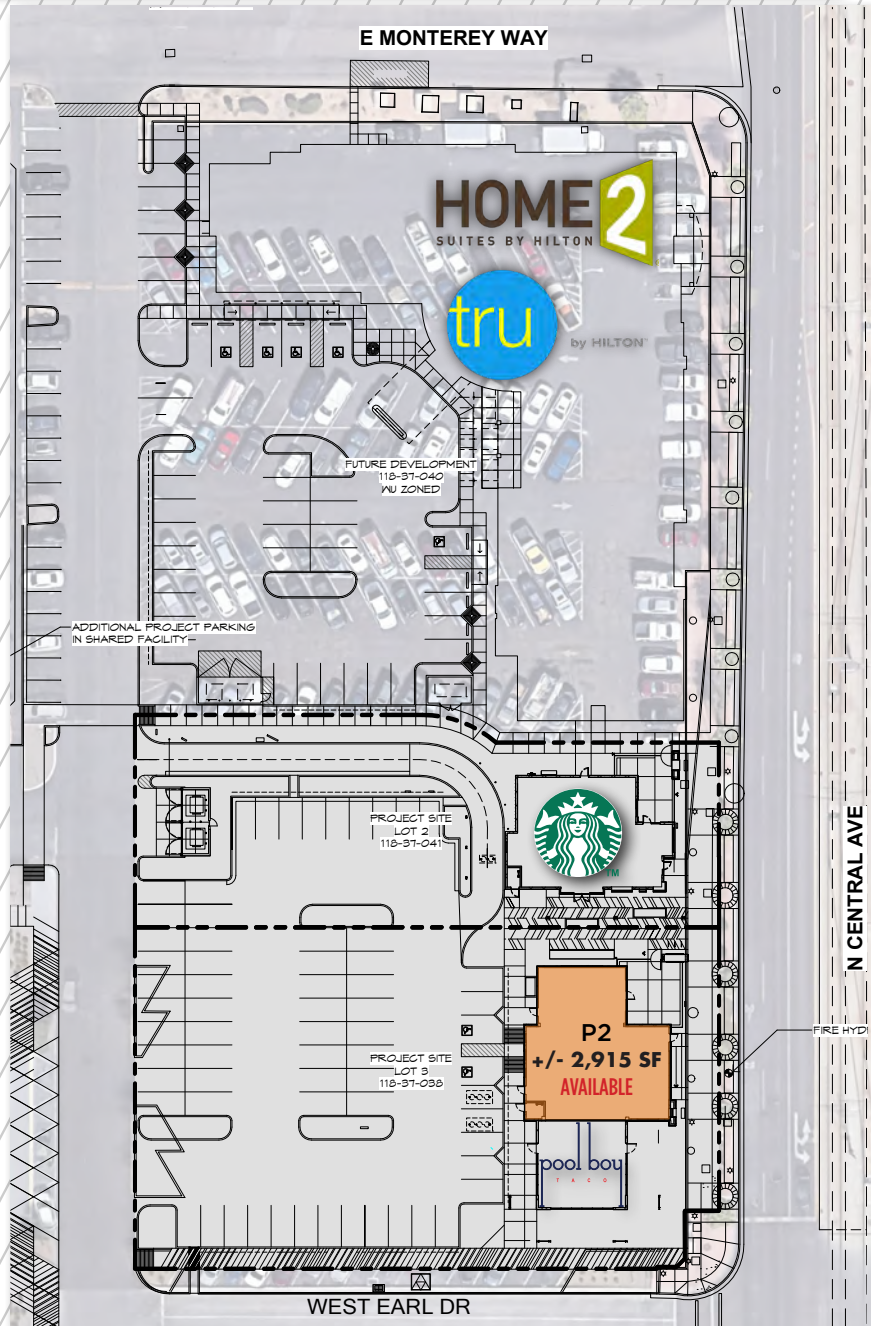


OPTION 3



OPTION 4

CENTRAL AVE. DEVELOPMENT



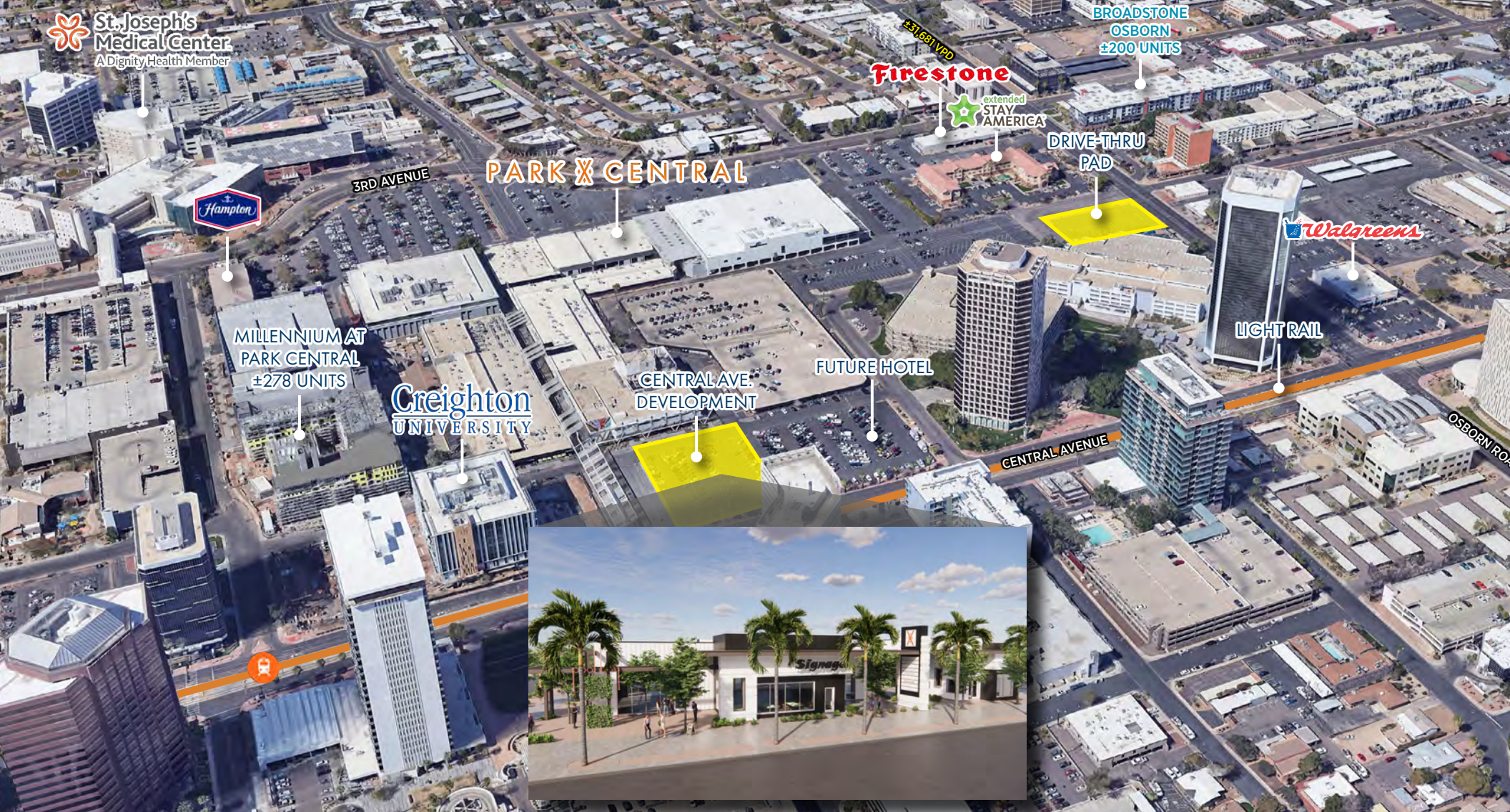
THE NEW PARK CENTRAL

The new Park Central combines 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 revitalized 337,000 square feet is separated into several distinct districts, each with its own identity.

The new Park Central embraces 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*.





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

CONTACTS

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