

SouthGate Center - N/NEC Central Ave & Baseline Rd

Phoenix, AZ — EXTERIOR REMODEL JUST COMPLETED!



Highlights: ·Food City completed full interior remodel
 ·Complete exterior remodel

Property Size: 97,695 SF

Available:

Majors: 9,500 SF with New Anchor Tower Element

Shops: 755 SF—2,558 SF on Central Ave
 1,350 SF 3,950 SF SF Inline

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	17,494	91,591	165,658
Daytime Population	3,664	20,333	138,073
Avg. Income:	\$42,927	\$47,650	\$49,612

Traffic Counts

Central Ave	26,954 VPD
Baseline Rd	27,706 VPD

Location: -Just South of Downtown Phoenix on Central Ave
 -Limited opportunities in Trade Area with Grocery Anchor
 -Great Visibility to Street
 -Strong Vibrant Community Feel to Neighborhood

HINKSON COMPANY, LLC
 15455 N. Greenway Hayden Loop, Suite C-2, Scottsdale, AZ
 85260

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Southgate Center

N/NEC Central Ave & Baseline Rd, Phoenix, AZ



Site Plan

HINKSON COMPANY, LLC

WWW.HinksonCompany.Com (480) 794-1887

Southgate Center

N/NEC Central Ave. & Baseline Rd. Phoenix, AZ



Existing Monument Sign



New Monument Sign



Location of New Monument Sign

Southgate Center

N/NEC Central Ave & Baseline Rd, Phoenix, AZ



New Junior Anchor Tower
for available 9,500 SF

New Tower Element for End
Cap Space on Central Avenue



New Remodeled Elevations

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N/NEC Central Ave & Baseline Rd, Phoenix, AZ

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for available 9,500 SF

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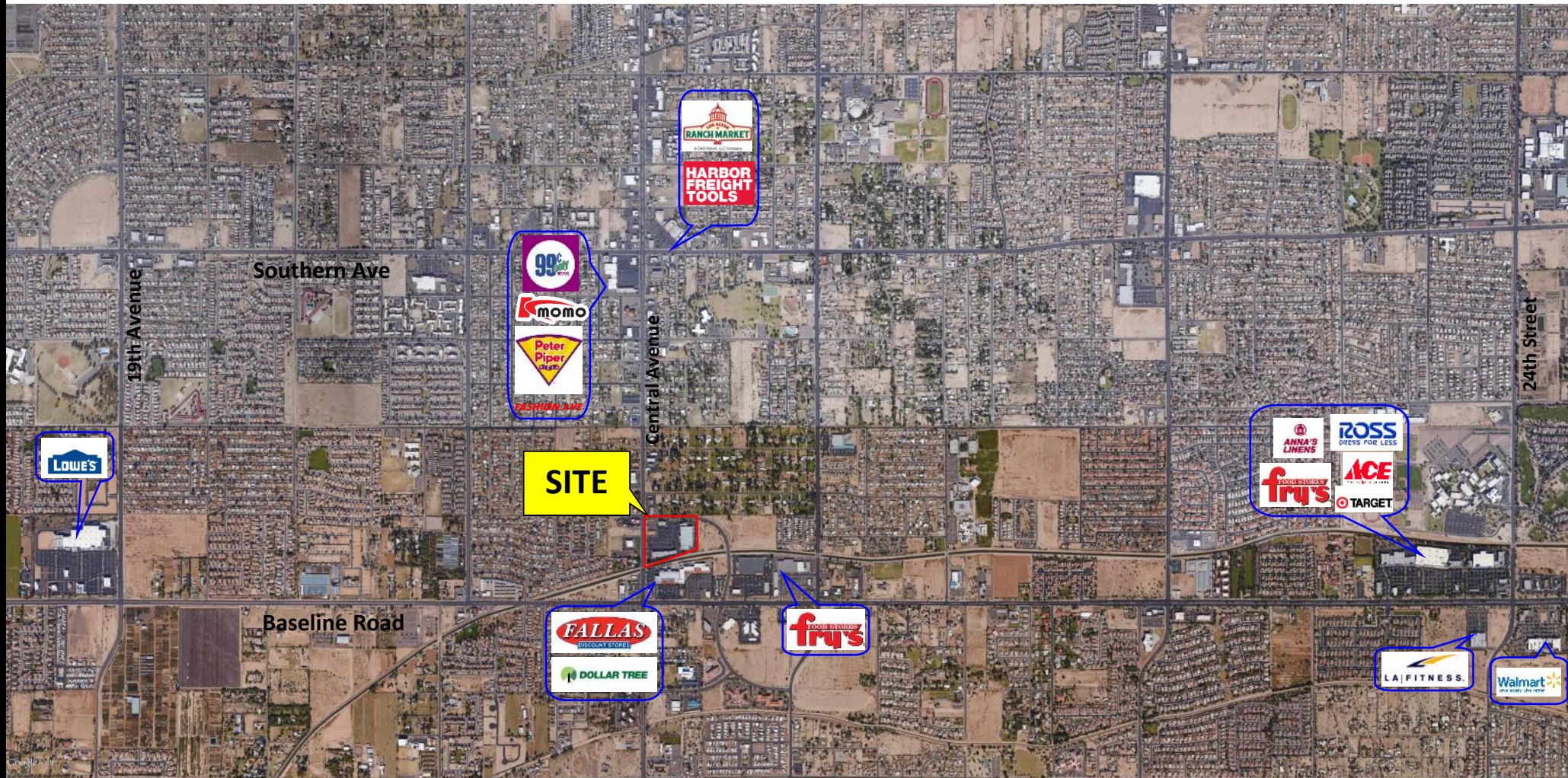


New Remodeled Elevations

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Trade Area Aerial View

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Trade Area Aerial

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