

RETAIL PROPERTY FOR SALE OR LEASE

5001 SOUTH PLAZA

5001 S Central Ave | Phoenix, AZ 85040

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WESTERN RETAIL ADVISORS

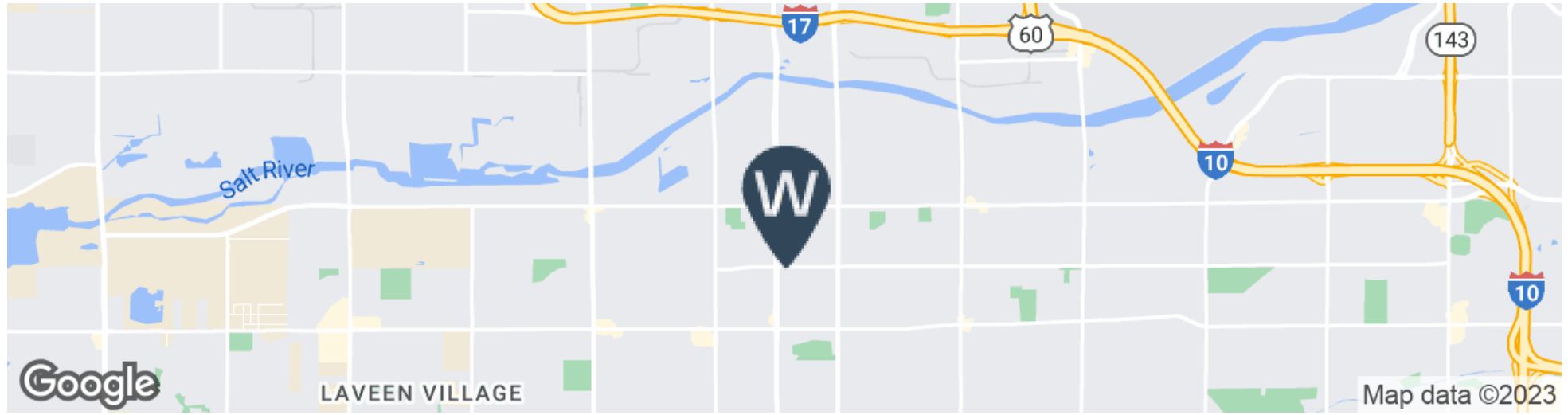
2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

5001 S CENTRAL AVE

Phoenix, AZ



LOCATION DESCRIPTION

Central Ave - Phoenix

PROPERTY HIGHLIGHTS

- Freestanding Building for Sale or Lease with Central Ave Frontage
- Located less than 2 Miles South of the I-17
- Former Auto Use with 4 Bays
- 7,440 SF on ±0.92 Acres
- Zoned Commercial C-3 District—General Commercial
- Monument Signage Available
- Located along the Valley Metro Light Rail - Estimated to carry over 45K passengers per day

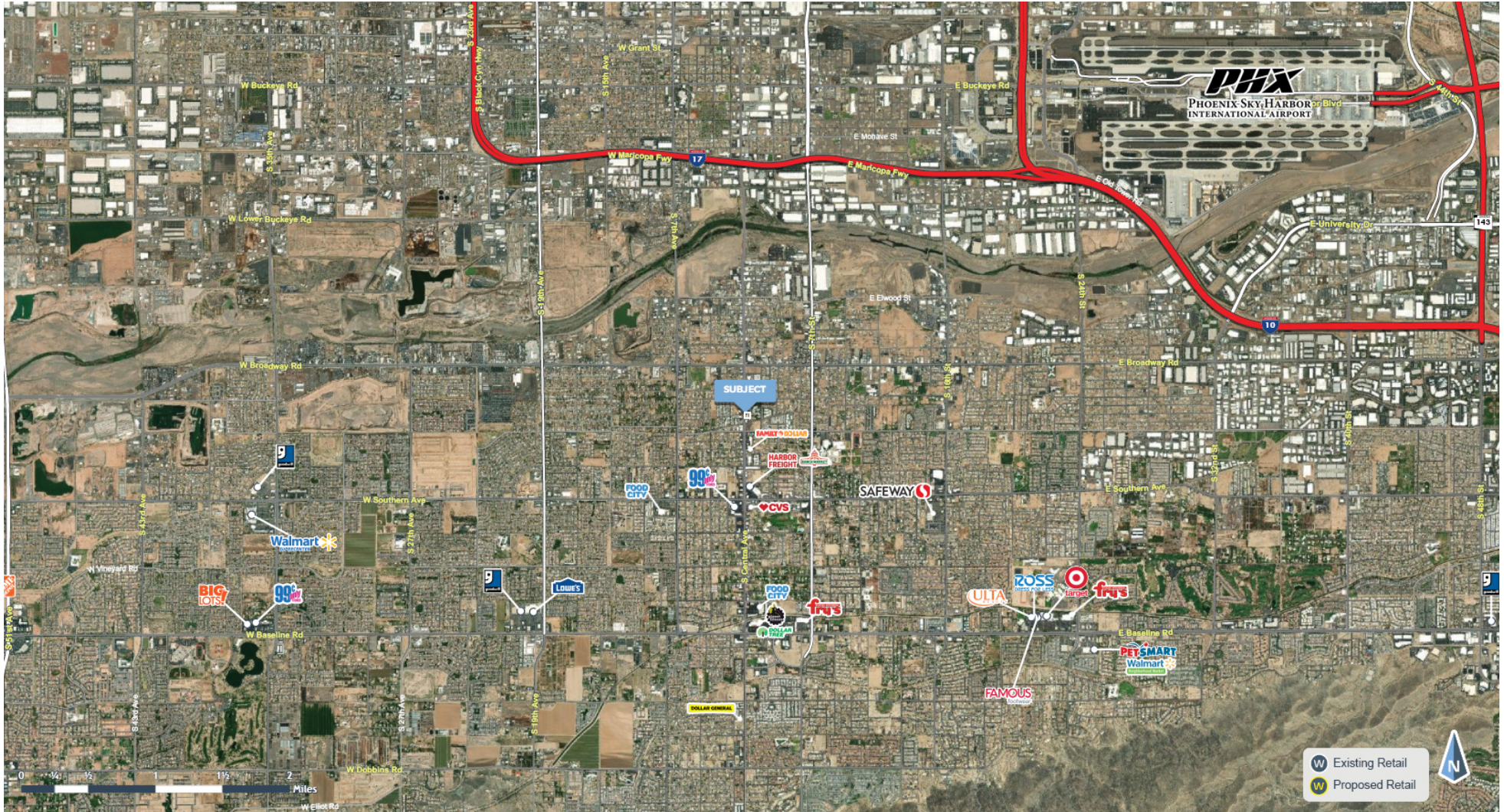
AREA CO-TENANTS



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,946	110,565	228,112
Median Age	28.8	30.6	31.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$43,026	\$55,443	\$54,962
Average	\$61,637	\$77,295	\$78,528



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	402	2,595	9,481
Employees	7,210	42,962	211,472
Daytime Population	19,093	113,798	355,723



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	12%	24%	29%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	36.18%	47.31%	51.99%
Services	25.16%	21.81%	19.99%
Blue Collar	38.64%	30.88%	28.03%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,573	34,157	74,224
Median Home Value	\$165,816	\$253,179	\$262,967

* 2022 Demographic data derived from ESRI

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