

# C-2 Pad Site Available

Prime Location on S. Central Avenue Fronting  
South Central Extension/Downtown Hub | Valley Metro

NWC Central Avenue and Vineyard  
6650 S. Central Avenue  
Phoenix, Arizona  
Signalized Corner

## DEVELOPMENT OPPORTUNITY

**Location:** NWC Central Avenue and Vineyard  
6650 S. Central Avenue, Phoenix, Arizona  
New Signalized Intersection

**Zoning:** C-2, City of Phoenix

**Land Size:** Approximately 24, 413 sq. ft.

**Ground Lease:** \$65,000 per year NNN

**Purchase:** \$750,000

**Area:** Strong activity with dense existing and proposed commercial and residential activity in immediate area. New light rail extension, which had major grand opening celebration on June 7, 2025, will further enhance this market opportunity. Site has new full signalized access at this new intersection.

**Major Nearby Retailers:** Fry's Food and Drug, Walgreen's, Burger King, Food City, KFC, Discount Tire, Taco Bell, Wells Fargo Bank, Chase Bank, McDonald's, Family Dollar, Ace Hardware, and more.

**Light Rail:** See link for further details  
<https://share.google/rAH5BhfxSAAVRXmhG>

**Summary:** Excellent opportunity to develop prime site on S. Central Avenue, with further enhancement provided by long awaited expansion of Valley Metro Light Rail, directly in front of subject property. Affordably priced, site is well suited for retail, office, as well as residential development purposes. Site benefits from full access, at new signalized intersection.

For More Information Please Contact:

**DIAMOND  
PROPERTIES, INC.**  
Commercial real estate brokerage

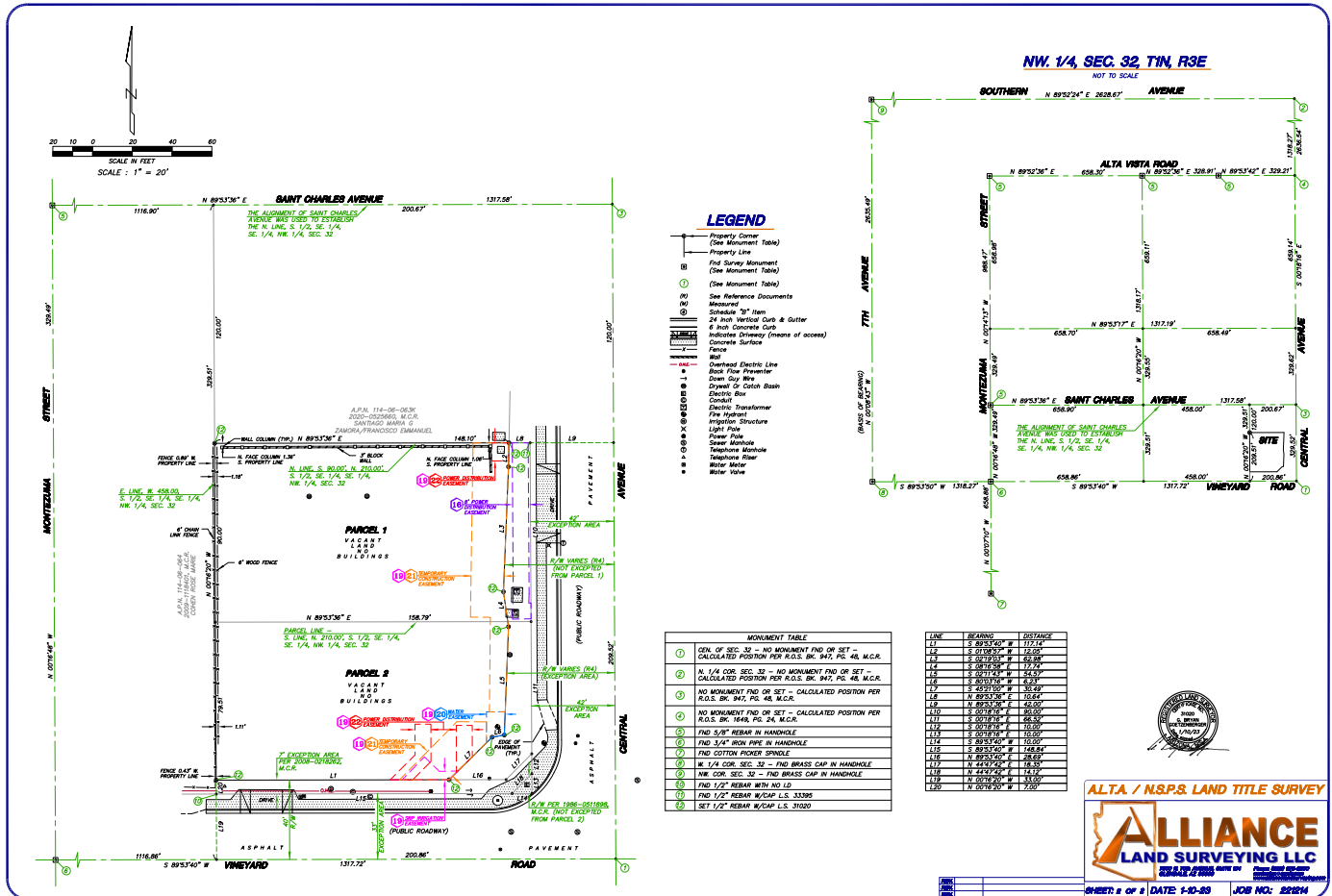
Diamond Properties, Inc.  
1110 E Missouri Ave | Suite 180  
Phoenix, Arizona 85014  
P: 602 265 0011

**Chip Diamond**  
rediamond@aol.com  
M: 602 430 5625

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## Survey



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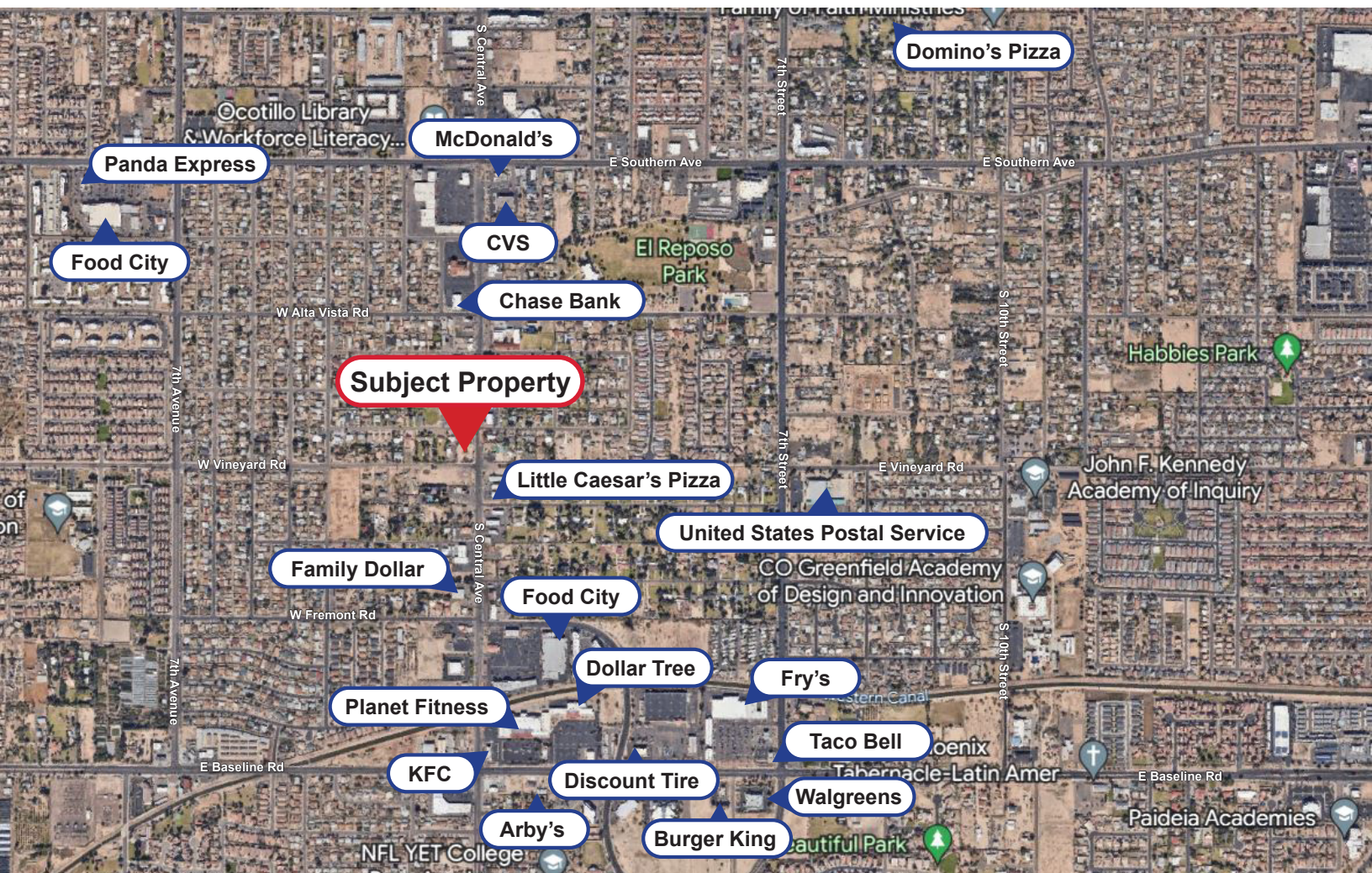
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## Location Map



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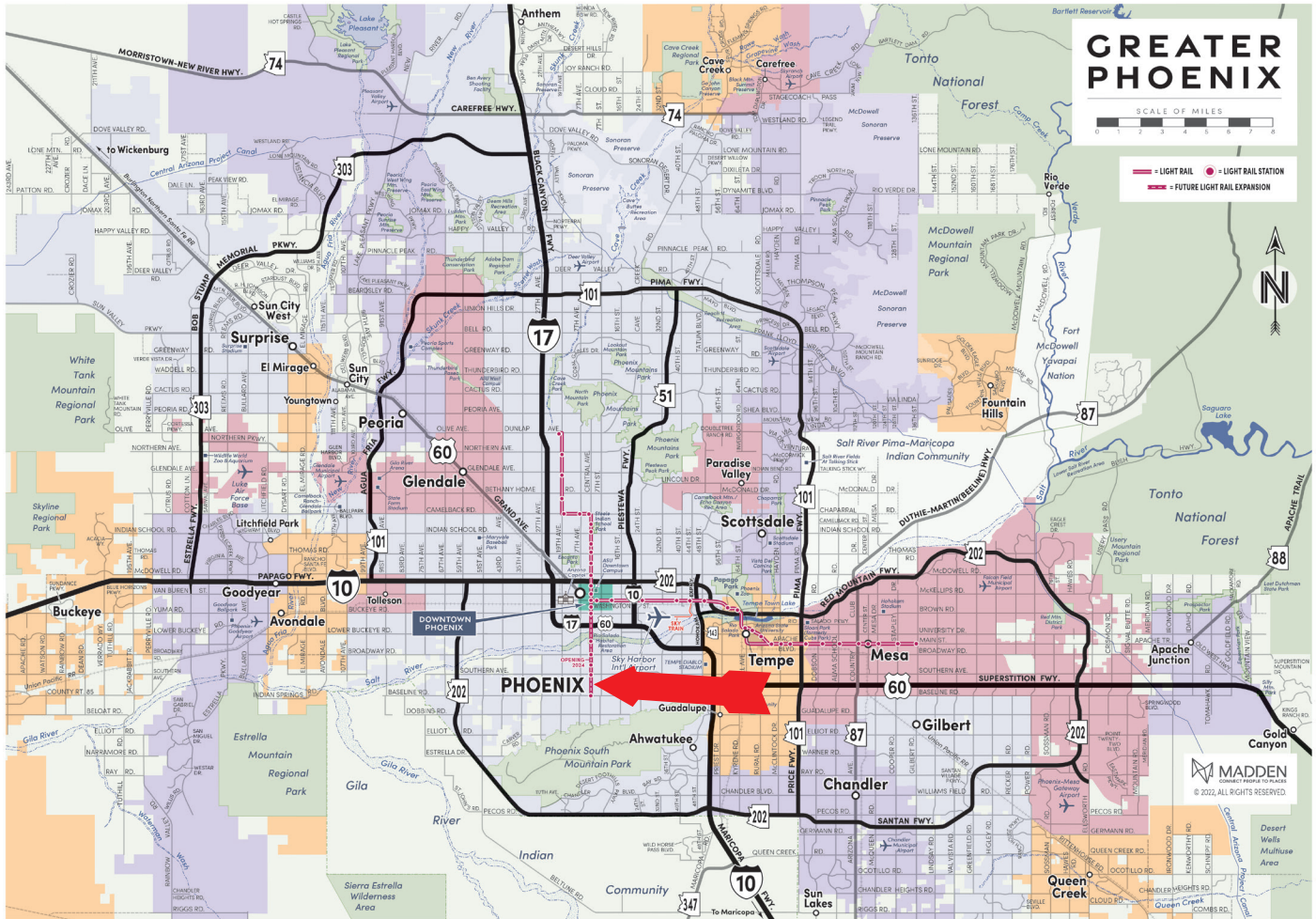
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## City Map



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