

CAMEL CENTRAL PLAZA

24 W. Camelback Road • Phoenix, AZ



GREAT SUITE! GREAT LOCATION!

Camel Central Plaza is a retail strip just west of Central Avenue with frontage off Camelback Road. Both streets are major arterial streets and Interstate 17 and SR 51 Highway are nearby. Within easy accessibility are located the majority of Phoenix's high-rise buildings. The new campus of the Arizona State University is located within close proximity of the center.

Across the street, to the east at the corner with Central Avenue, is the site of a planned high-rise complex consisting of a hotel, offices, residential units and retail uses.

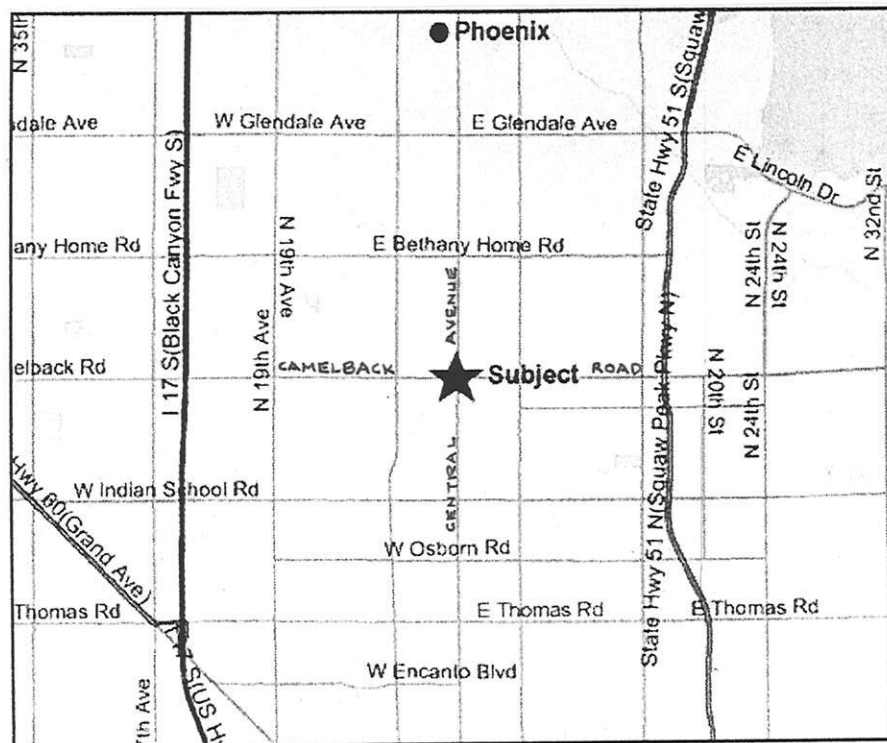
The Valley Metro Rail Station is located directly across the street and offers transfer facilities between the bus and light rail systems and contains a "park and ride" lot. All is designed within a beautifully landscaped public park with a large sculpture adjacent to Camelback Road.

The shopping center is readily seen by transit passengers as well as from the busy traffic along Camelback Road. Furthermore, the "U" turn going west leads directly into the parking lot entrance. Therefore, there is excellent ease of entry from both directions.

Regarding Suite 'A', there is the possibility of an exterior dining patio near Camelback Road which would lend even greater prominence and be a magnet for a restaurant at this location.

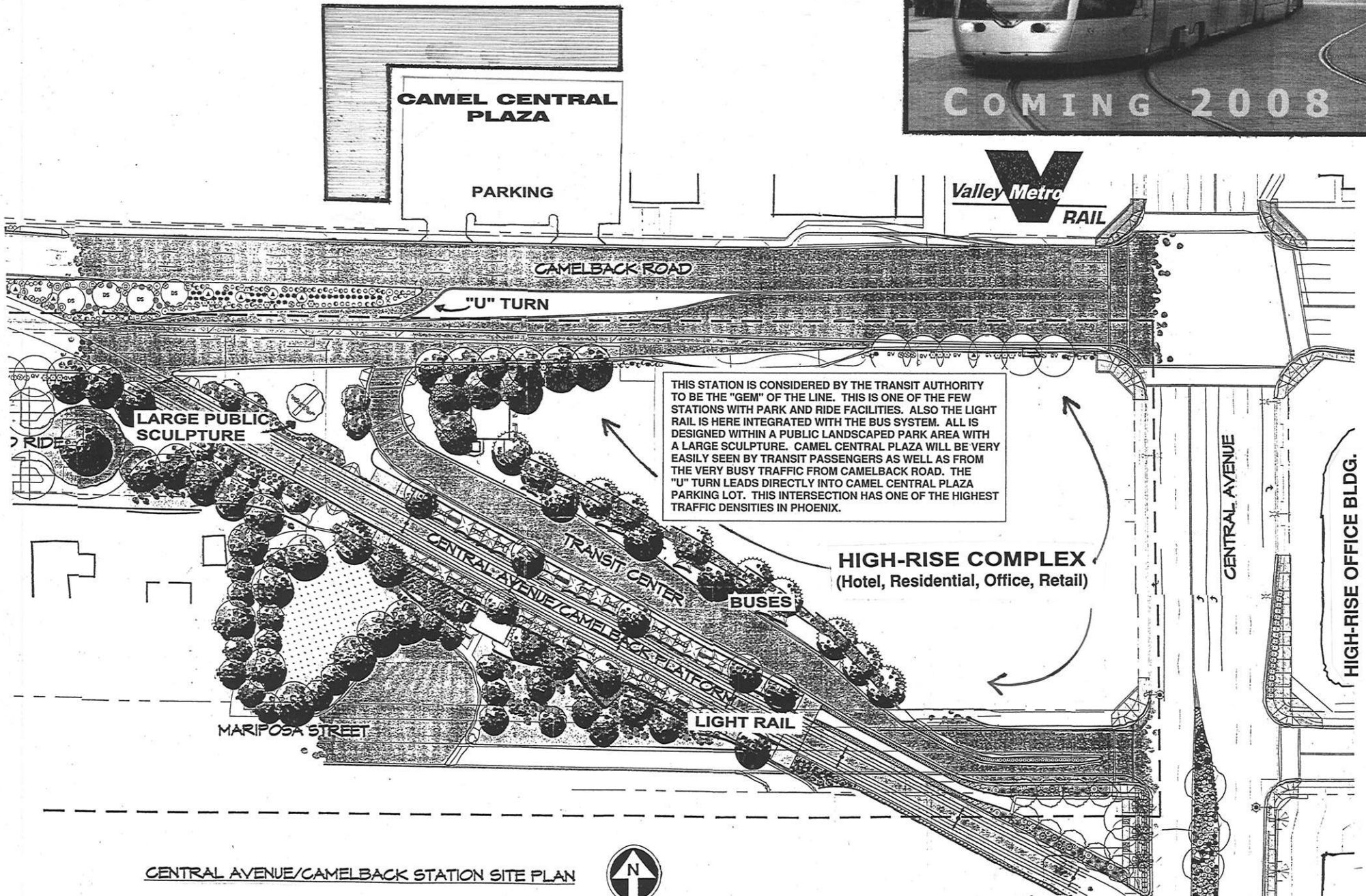
SITE HIGHLIGHTS

- **Great visibility**
- **Over 44,000 vehicles per day along Camelback Road**
- **Light rail station across the street**
- **In vicinity of high density commercial, office and residential**



CENTRAL AVE. / CAMELBACK STATION

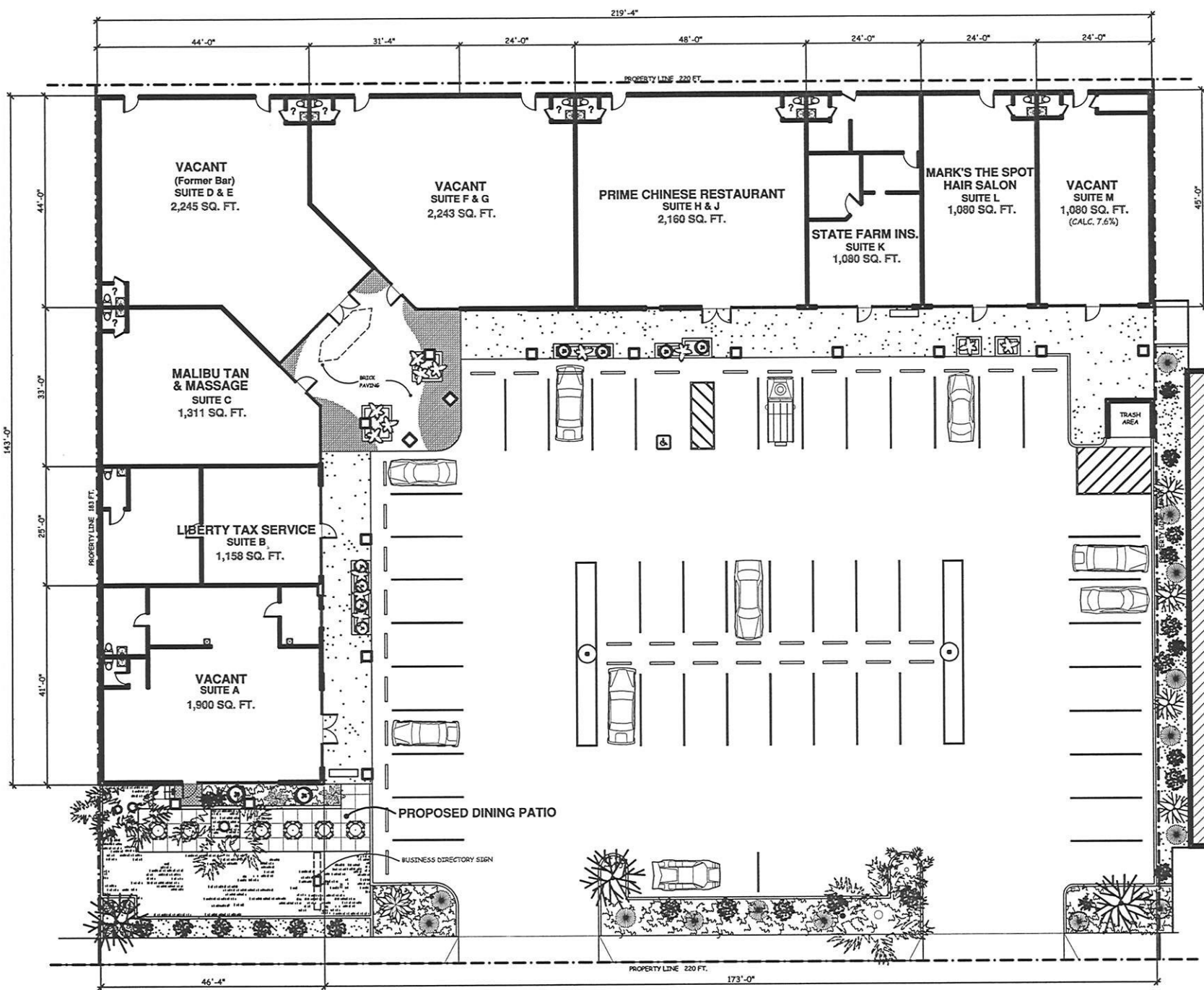
(as taken from the plan of Valley Metro Rail)



THIS STATION IS CONSIDERED BY THE TRANSIT AUTHORITY TO BE THE "GEM" OF THE LINE. THIS IS ONE OF THE FEW STATIONS WITH PARK AND RIDE FACILITIES. ALSO THE LIGHT RAIL IS HERE INTEGRATED WITH THE BUS SYSTEM. ALL IS DESIGNED WITHIN A PUBLIC LANDSCAPED PARK AREA WITH A LARGE SCULPTURE. CAMEL CENTRAL PLAZA WILL BE VERY EASILY SEEN BY TRANSIT PASSENGERS AS WELL AS FROM THE VERY BUSY TRAFFIC FROM CAMELBACK ROAD. THE "U" TURN LEADS DIRECTLY INTO CAMEL CENTRAL PLAZA PARKING LOT. THIS INTERSECTION HAS ONE OF THE HIGHEST TRAFFIC DENSITIES IN PHOENIX.

CENTRAL AVENUE/CAMELBACK STATION SITE PLAN





SITE DATA	
SITE AREA	40,260 SQ. FT.
TOTAL BUILDING AREA	14,257 SQ. FT.
PARKING SPACES	50

LEGAL DESCRIPTION	
LOTS 78 AND 79, SOUTH MEDLOCK PLACE, SUBDIVISION RECORDED IN BOOK 16 OF MAPS, PAGE 42, RECORDS OF MARICOPA CO., AR. (EXCEPT THE SOUTH 7 FEET THEREOF)	

SHEAR DESIGN ASSOCIATES

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CAMEL CENTRAL PLAZA SHOPPING CENTER
 24 WEST CAMELBACK ROAD • PHOENIX, ARIZONA

SITE PLAN

CAMEL CENTRAL PLAZA



Suite 'A' looking East

CAMEL CENTRAL PLAZA



Looking West Toward Suite 'A'

CAMEL CENTRAL PLAZA



From Street Toward West

CAMEL CENTRAL PLAZA



Suites 'D' & 'E'

CAMEL CENTRAL PLAZA



Looking North

CAMEL CENTRAL PLAZA



Suite 'M'

CAMEL CENTRAL PLAZA



Walkway Looking East

CAMEL CENTRAL PLAZA



Walkway Looking West Toward Suites 'D' & 'E'

CAMEL CENTRAL PLAZA



Looking West Toward Suites 'D' & 'E' with 'F' & 'G' to Right

46'-4"

LIBERTY TAX SERVICE
SUITE B

25'-0"

PLUMBING WALL

FL. SINK

PLUMB. WL.

FL. SINK

VACANT
SUITE A
1,900 SQ. FT.

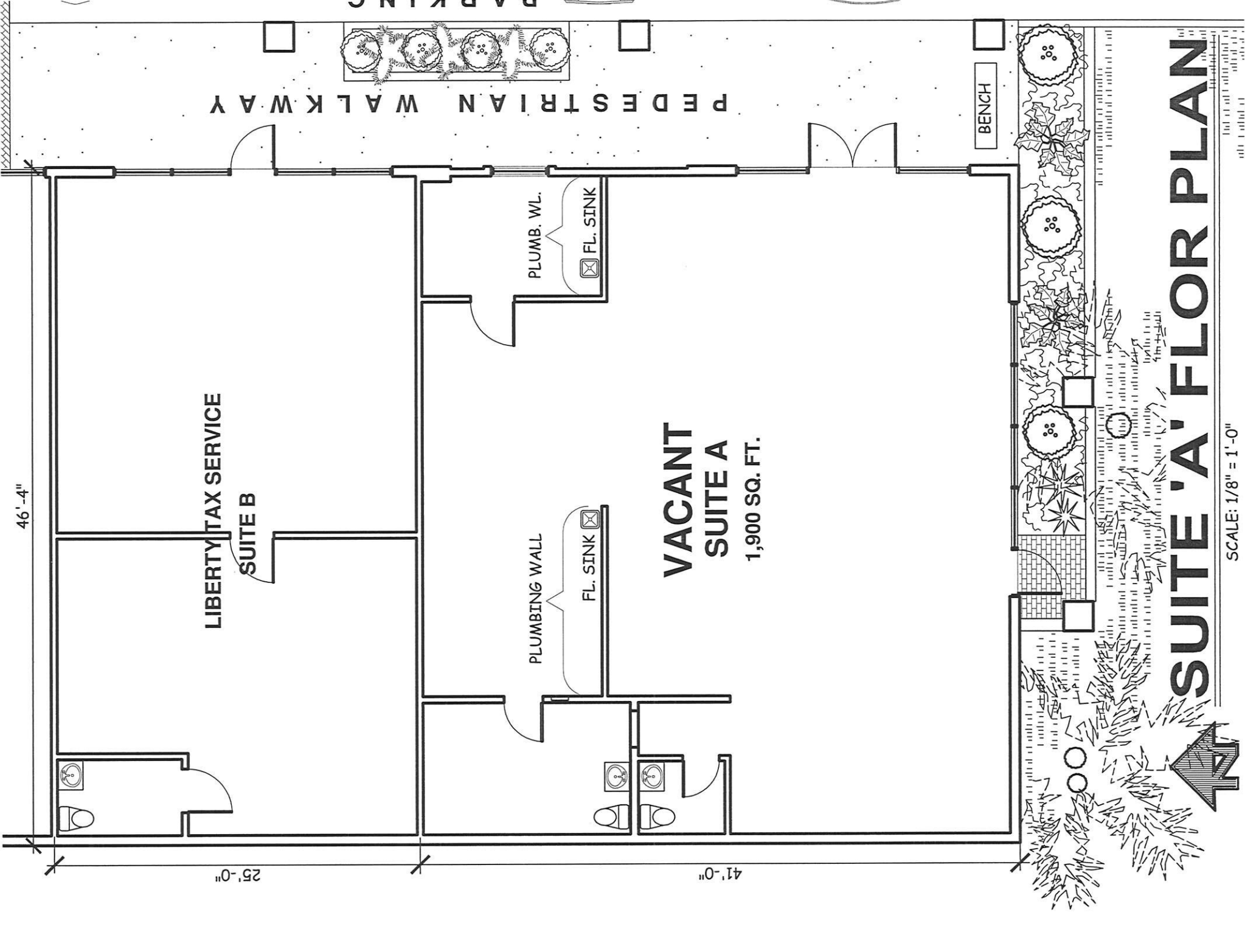
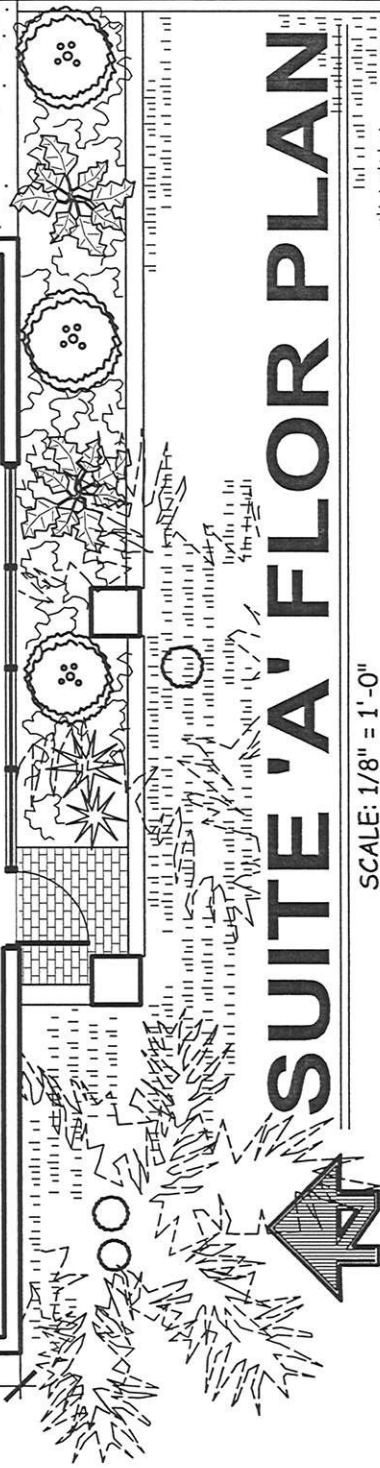
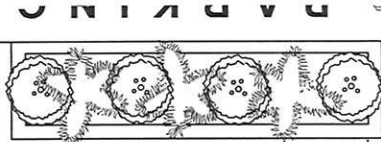
41'-0"

P E D E S T R I A N W A L K W A Y

BENCH

SUITE 'A' FLOR PLAN

SCALE: 1/8" = 1'-0"



44'-0"

VACANT
SUITE F & G
2,243 SQ. FT.

VACANT
(Former Bar)
SUITE D & E
2,245 SQ. FT.

MALIBU TAN
& MASSAGE
SUITE C

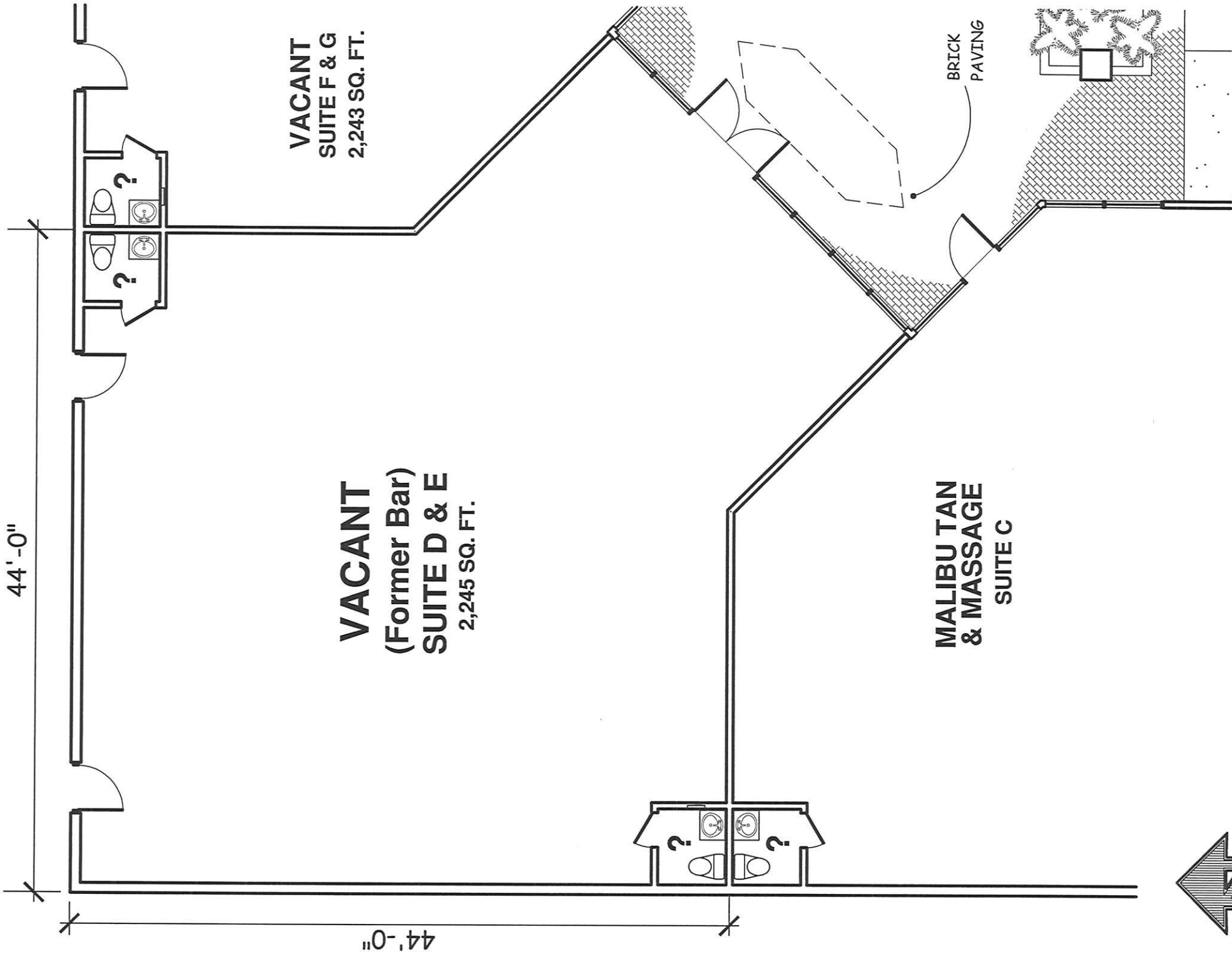
BRICK
PAVING

44'-0"

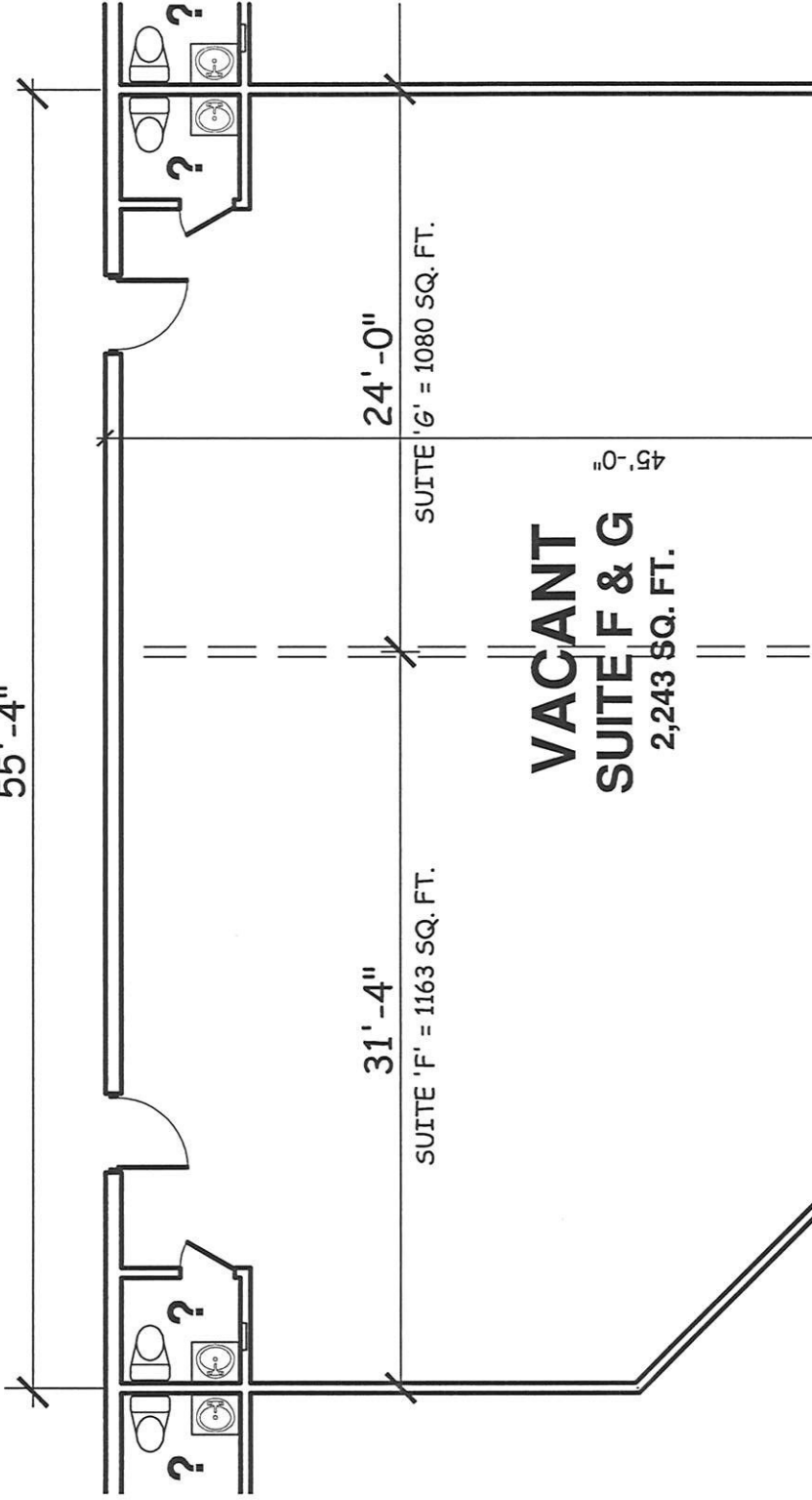


SCALE: 1/8" = 1'-0"

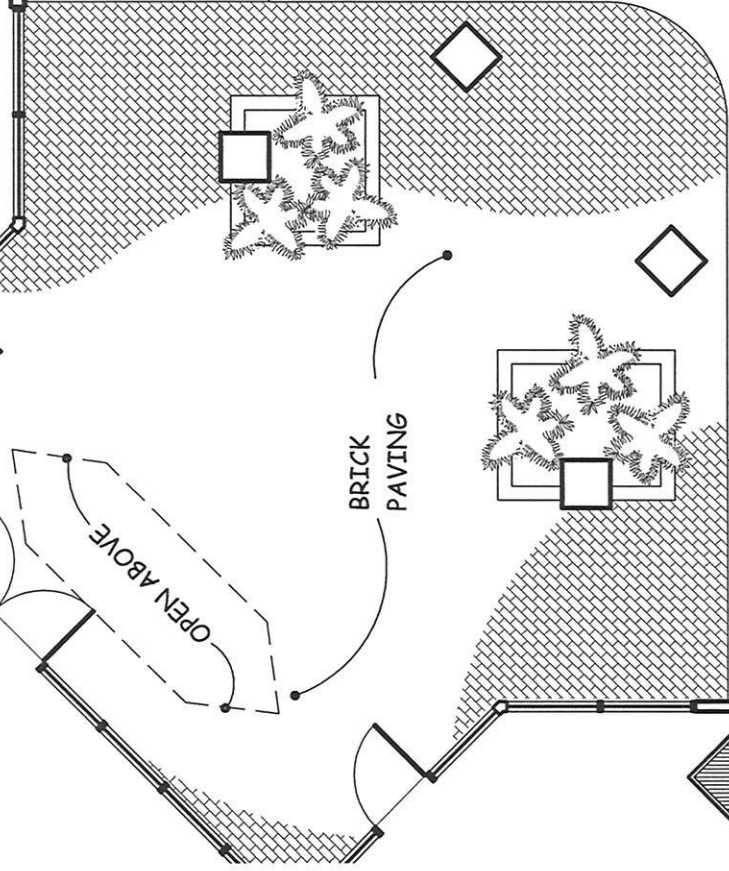
SUITES 'D' & 'E' FLOOR PLAN



55' -4"



VACANT
(Former Bar)
SUITE D & E
2,245 SQ. FT.



SUITES 'F' & 'G' FLOOR PLAN

SCALE: 1/8" = 1'-0"

24'-0"

45'-0"

VACANT
SUITE M
1,080 SQ. FT.

MARK'S THE SPOT
HAIR SALON
SUITE L

BENCH

PLANTERS

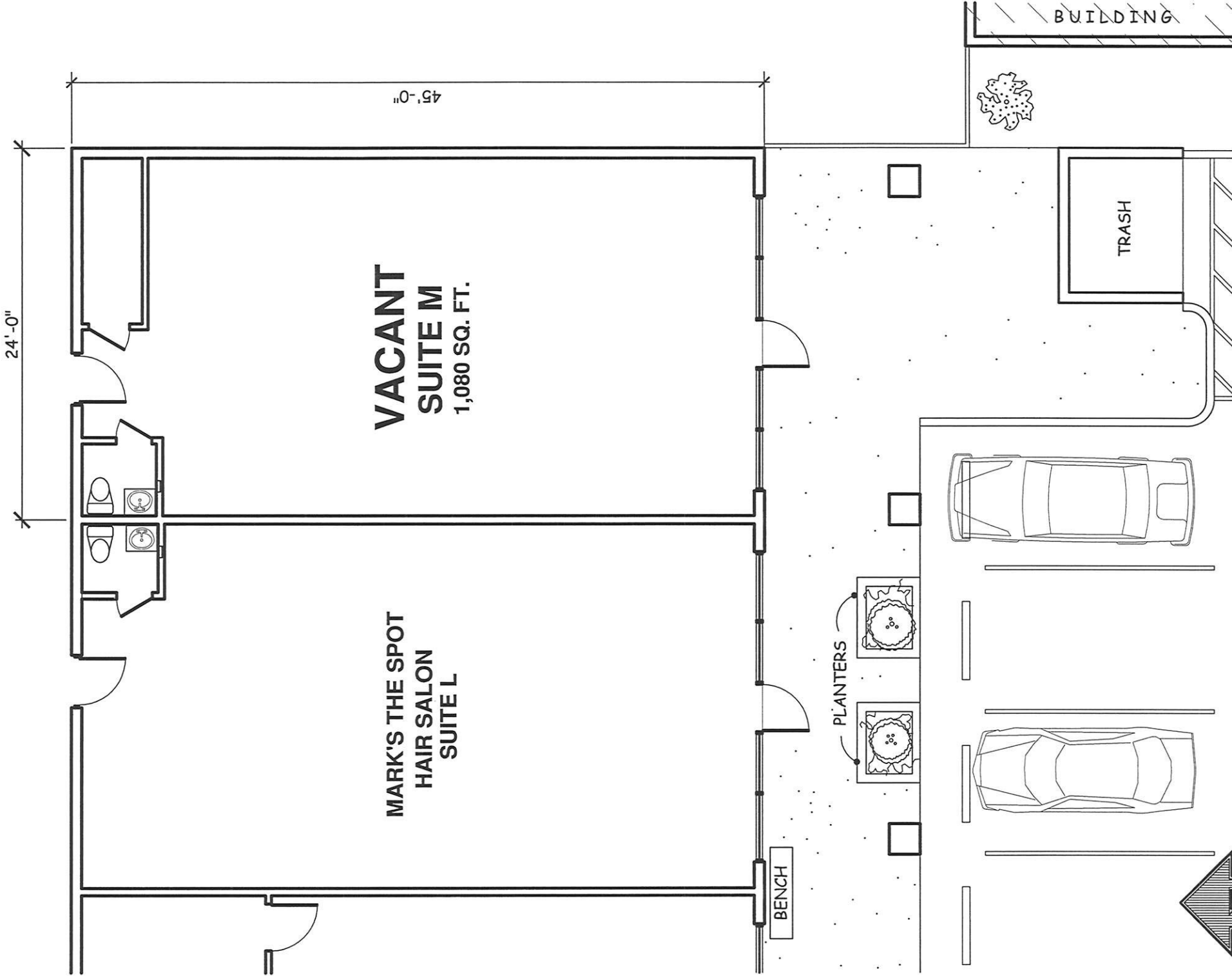
TRASH

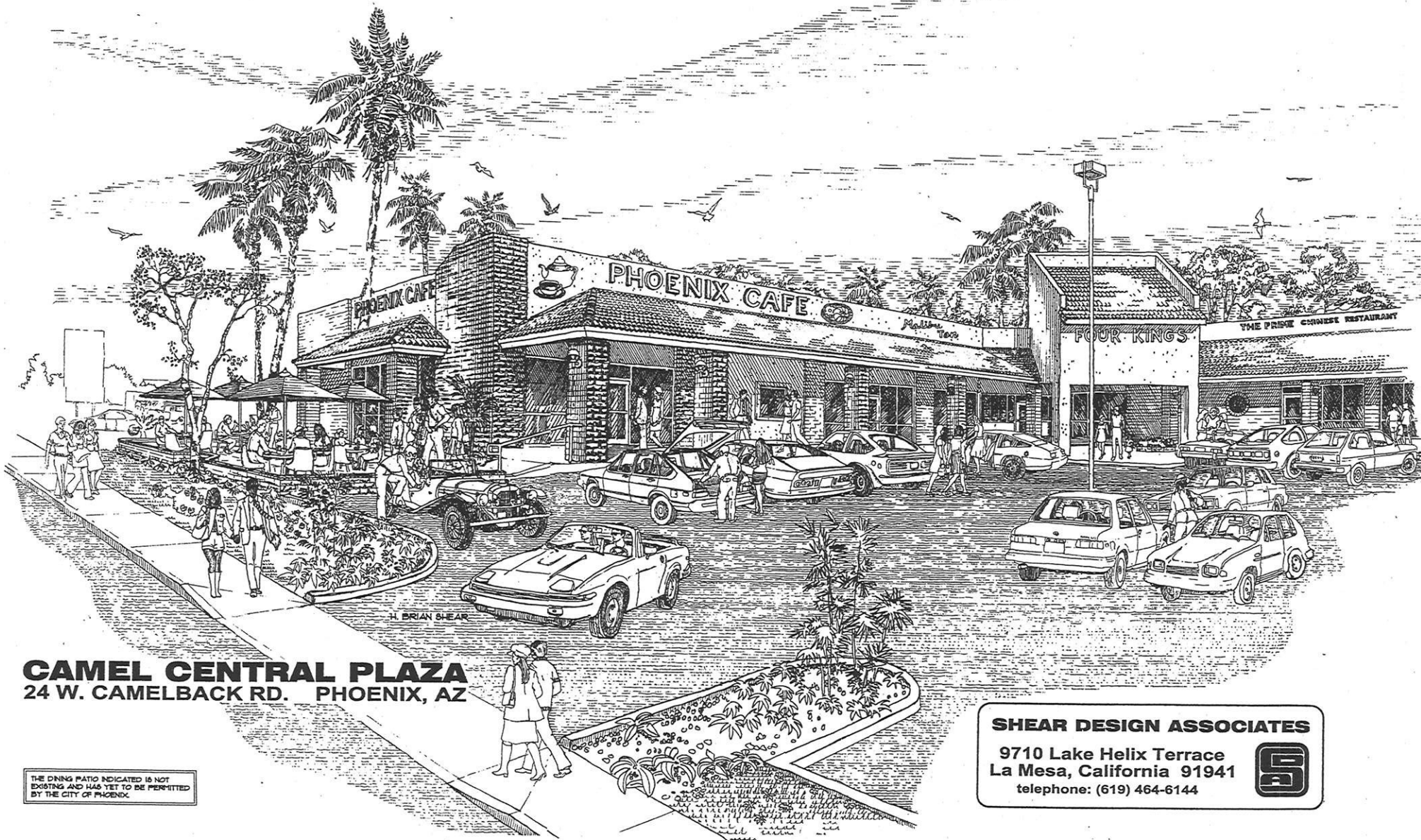
BUILDING



SCALE: 1/8" = 1'-0"

SUITE 'M' FLOOR PLAN





CAMEL CENTRAL PLAZA
24 W. CAMELBACK RD. PHOENIX, AZ

THE DINING PATIO INDICATED IS NOT EXISTING AND HAS YET TO BE PERMITTED BY THE CITY OF PHOENIX.

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