

RETAIL SPACE AVAILABLE FOR LEASE OR SALE



**FIRECREEK**  
COFFEE COMPANY

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**NOW OPEN**

# CITY-SQUARE

S/SWC CENTRAL AVE & INDIAN SCHOOL RD  
PHOENIX, AZ

BARKER  
PACIFIC  
GROUP



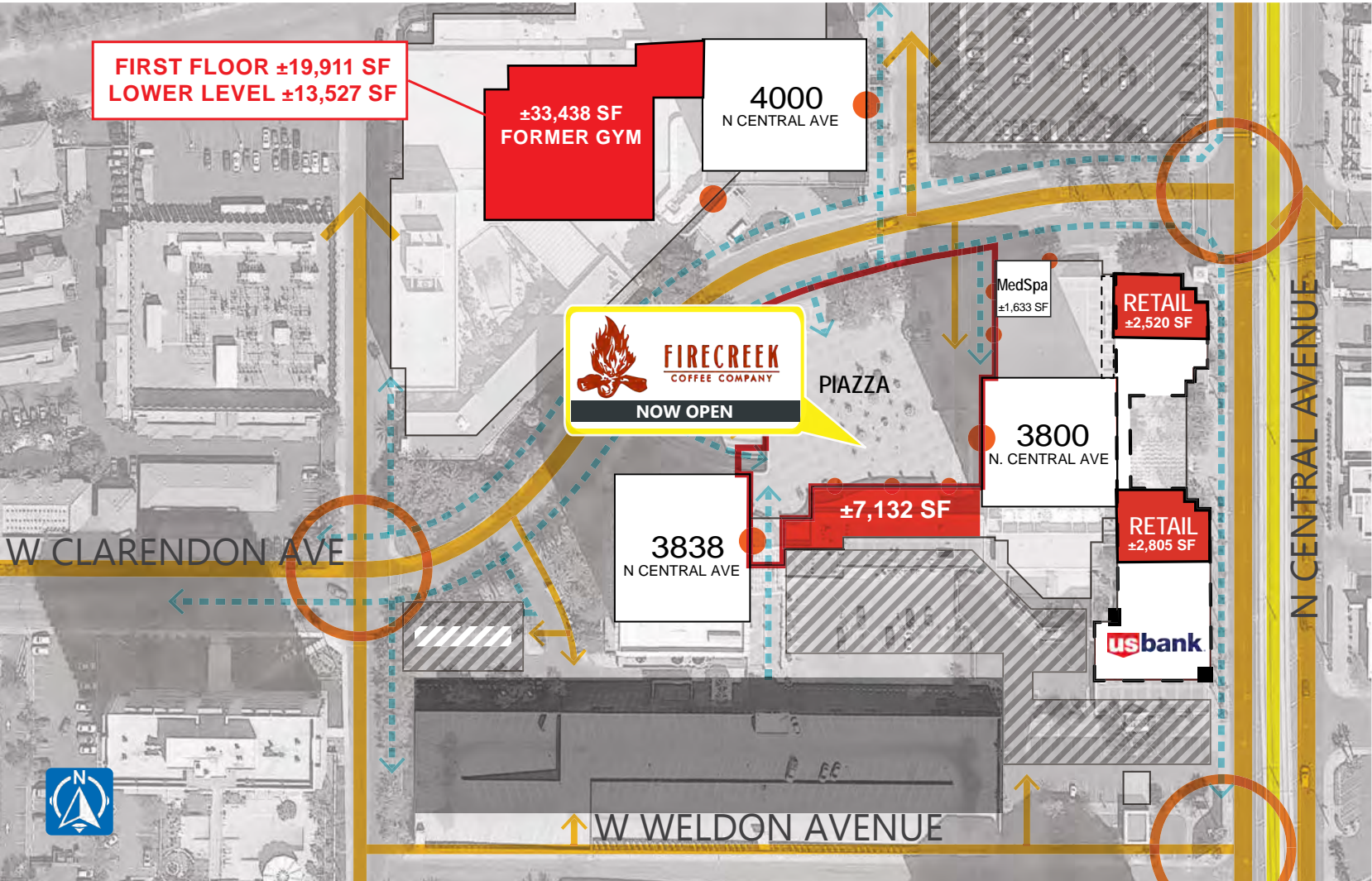
**PCA**  
PHOENIX COMMERCIAL ADVISORS





**AVAILABLE**

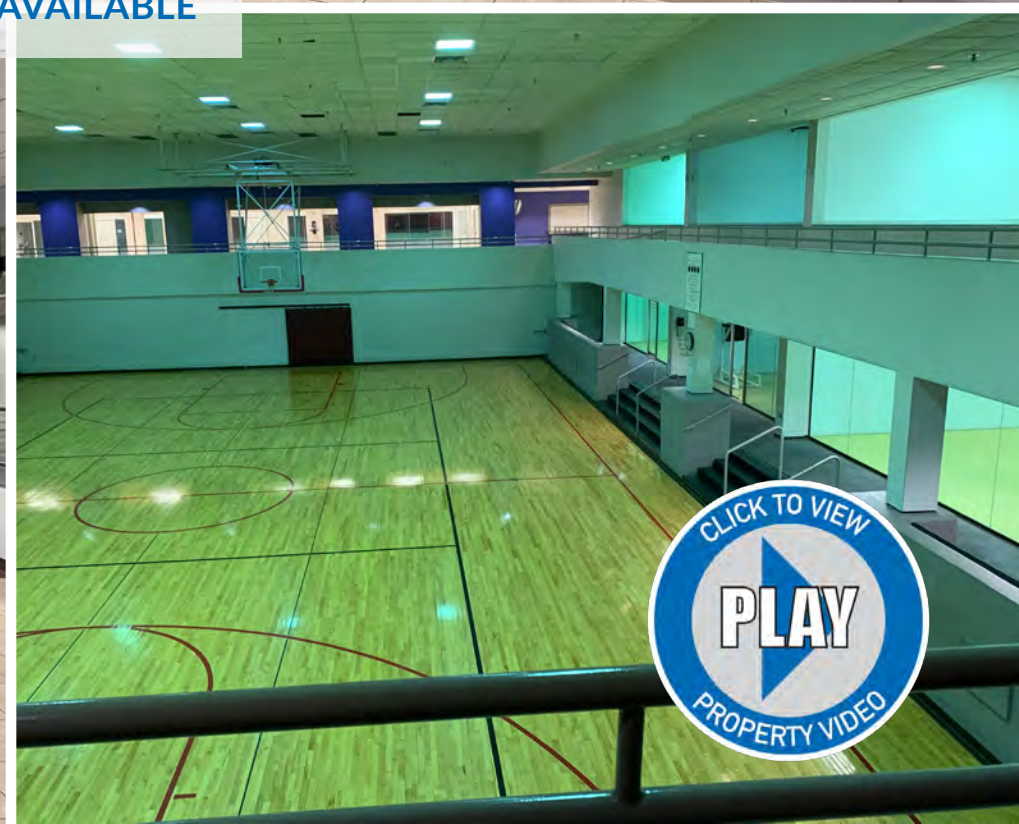
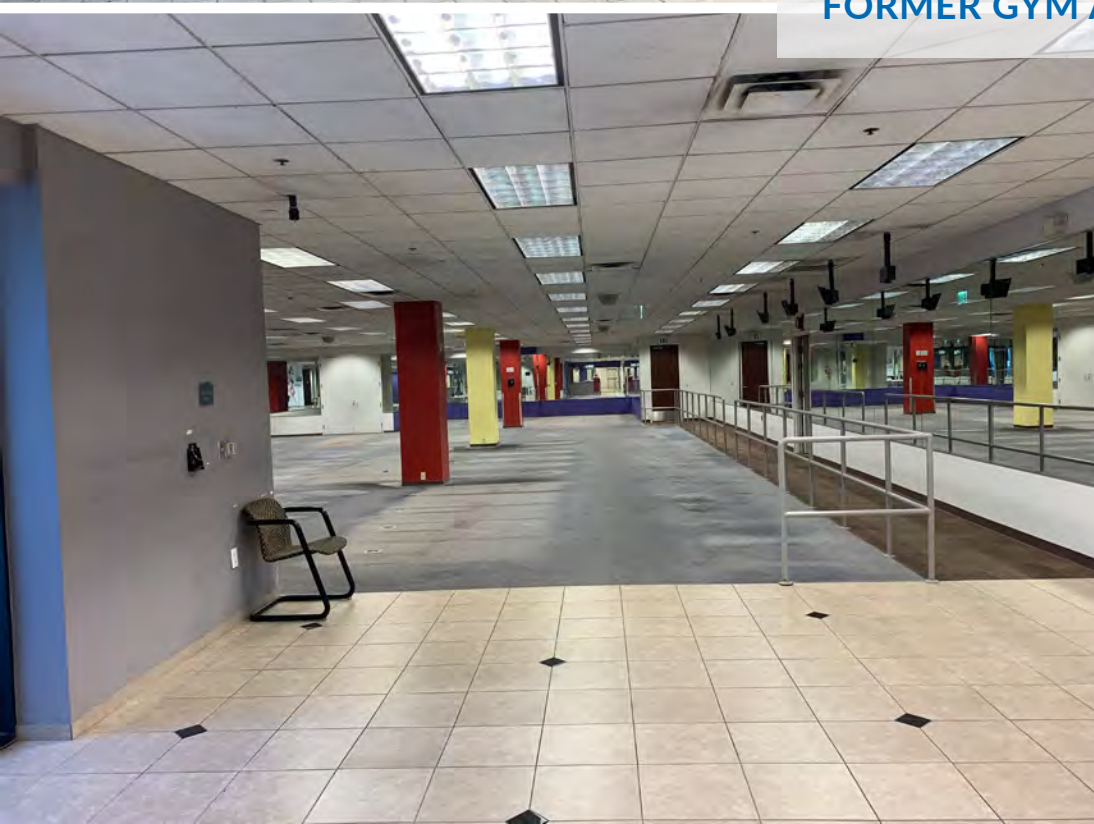
- ±33,438 SF Former Gym  
(First Floor ±19,911 SF, Lower Level ±13,527 SF)
- ±7,132 SF Retail within Courtyard
- ±2,520 SF Retail at Central & Clarendon
- ±2,805 SF Retail on Central Avenue







FORMER GYM AVAILABLE







**COURTYARD UPGRADES  
ALMOST COMPLETE!**





New ownership  
Property updates in the progress  
Great midtown retail space  
3 class A office towers totaling ±722,000 SF  
156 room Hilton Garden Inn on site  
On the Phoenix Metro Light Rail & Valley Metro bus stop  
On-site property management  
Unique retail opportunity with a large active courtyard

CITY-SQUARE

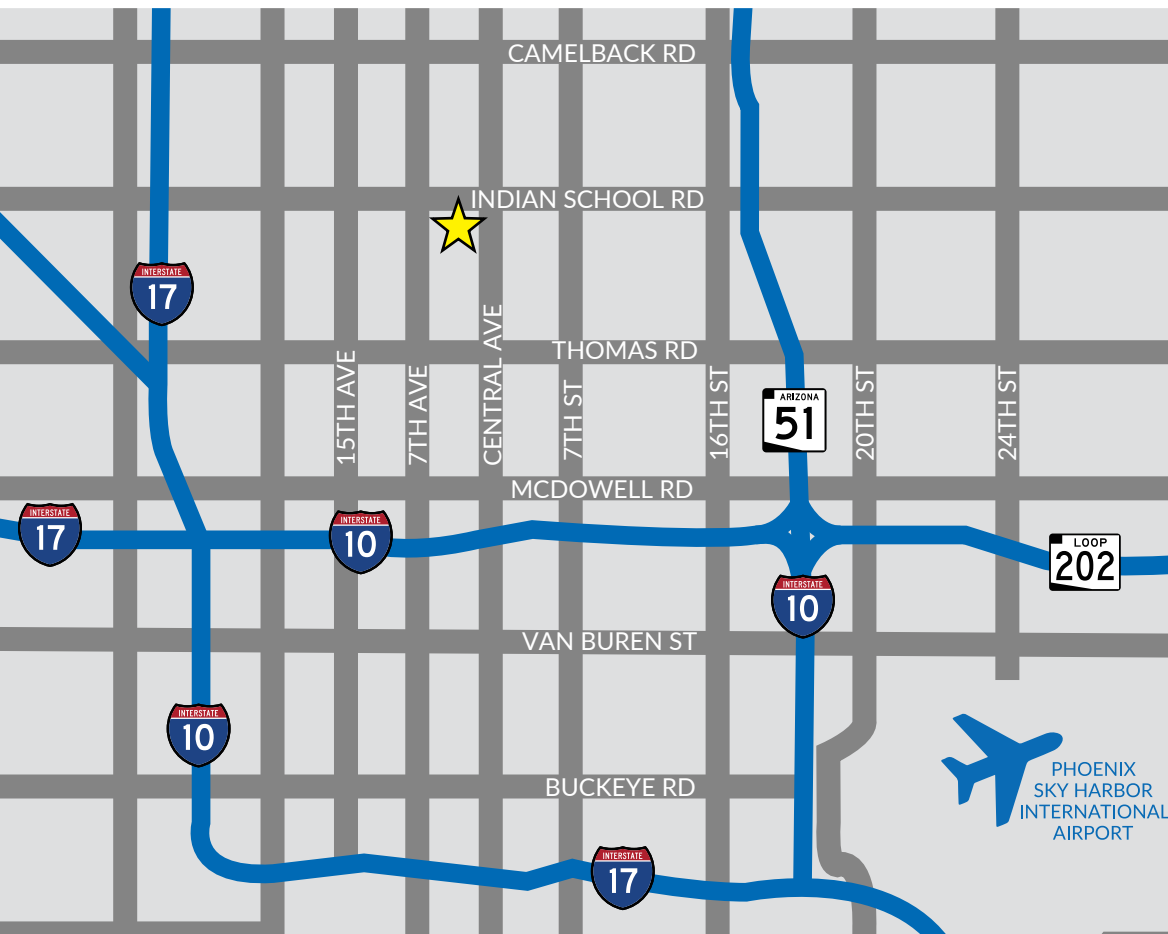




## 3800 & 4000 NORTH CENTRAL AVENUE | PHOENIX, AZ

Midtown Phoenix provides unique year-round experiences thanks to a rich history, diverse culture, fantastic art community and booming live music scene. From award-winning restaurants to exciting sports events and concerts, this is the epicenter of fun things to do in the area.

# CITY-SQUARE





# DOWNTOWN PHOENIX

GARFIELD

OAKLAND

NORTH GARFIELD

ROOSEVELT  
\$77K AVG HH INCOME

F.Q. STORY

BRENTWOOD

EAST EVERGREEN  
\$94K AVG HH INCOME

CORONADO  
\$65K AVG HH INCOME

EAST ALVARADO  
\$94K AVG HH INCOME

ASHLAND PLACE  
\$57K AVG HH INCOME

WILLO  
\$115K AVG HH INCOME

PHOENIX COUNTRY CLUB

LA HACIENDA

# MIDTOWN PHOENIX

CAMPUS VISTA  
\$83K AVG HH INCOME

CITY-SQUARE



7TH ST

INDIAN SCHOOL RD

CENTRAL AVE

7TH AVE

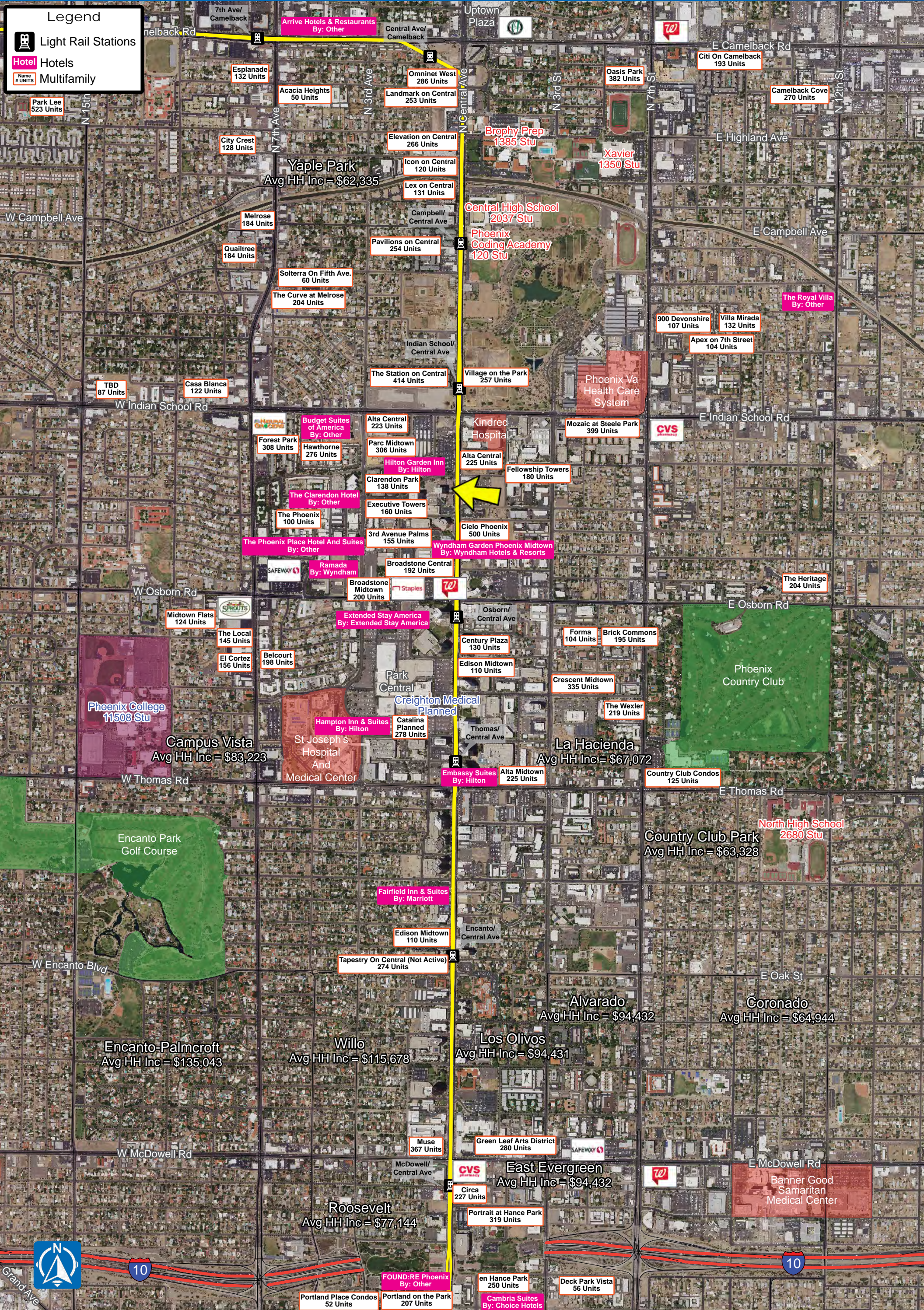
STEELE  
INDIAN SCHOOL  
PARK

WOODLEA





# SWC Central Ave & Indian School Rd | Phoenix, AZ







# CITY-SQUARE

**3800 & 4000 NORTH CENTRAL AVENUE | PHOENIX, AZ**  
S/SWC Central Ave & Indian School Rd

## LEASING TEAM

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