

Roeser Plaza

5233 S CENTRAL AVE | GLENDALE, AZ 85040



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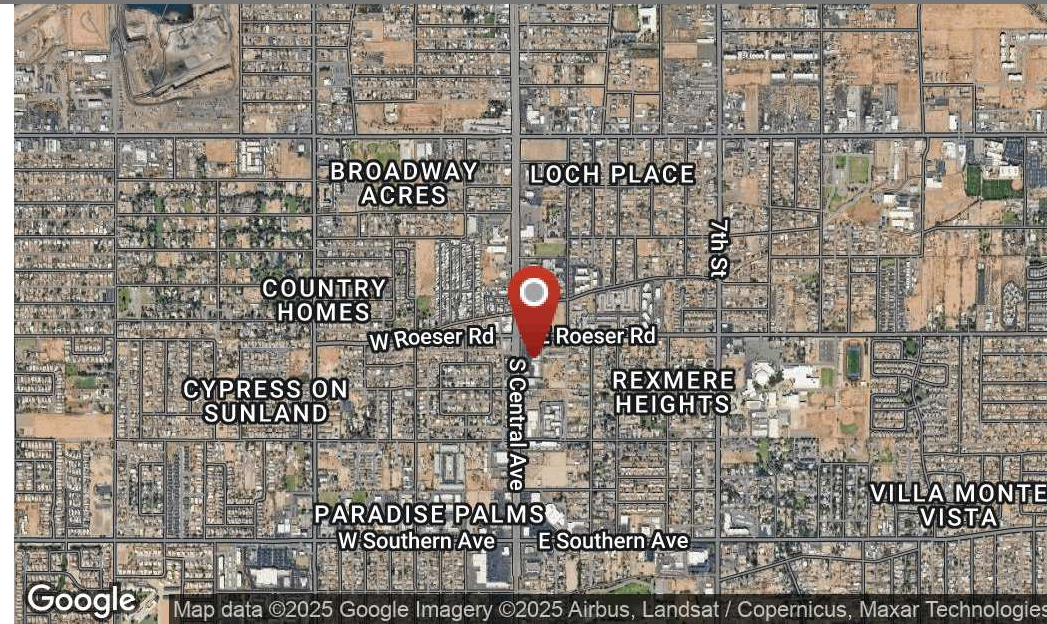
R.O.I. Properties
3333 E Camelback Rd., Ste 252
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NEIGHBORHOOD RETAIL CENTER IN THE HEART OF SOUTH PHOENIX

5233 S CENTRAL AVE, PHOENIX, AZ 85040

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$17 PSF + NNN

Available SF: 1,200-3,600SF

Zoning: C-2

PROPERTY OVERVIEW

Located just off the corner of Central Avenue and Roeser Road, Roeser Plaza offers newly available retail suites for lease in the heart of the dense, infill South Phoenix submarket. The center is already thriving with a strong mix of national tenants—including Family Dollar, Dairy Queen, and Subway—as well as popular local businesses. It benefits from high vehicle traffic (VPD), strong foot traffic, and added pedestrian flow from the nearby Central & Roeser light rail stop. This is a prime opportunity for retailers looking to establish a presence in a vibrant, high-traffic South Phoenix location.

PROPERTY HIGHLIGHTS

- Dense South Phx Location
- Next To Recently Completed Light Rail Expansion (\$1.2B)
- Affordable Retail Rates
- Great Mix of National and Local Tenants

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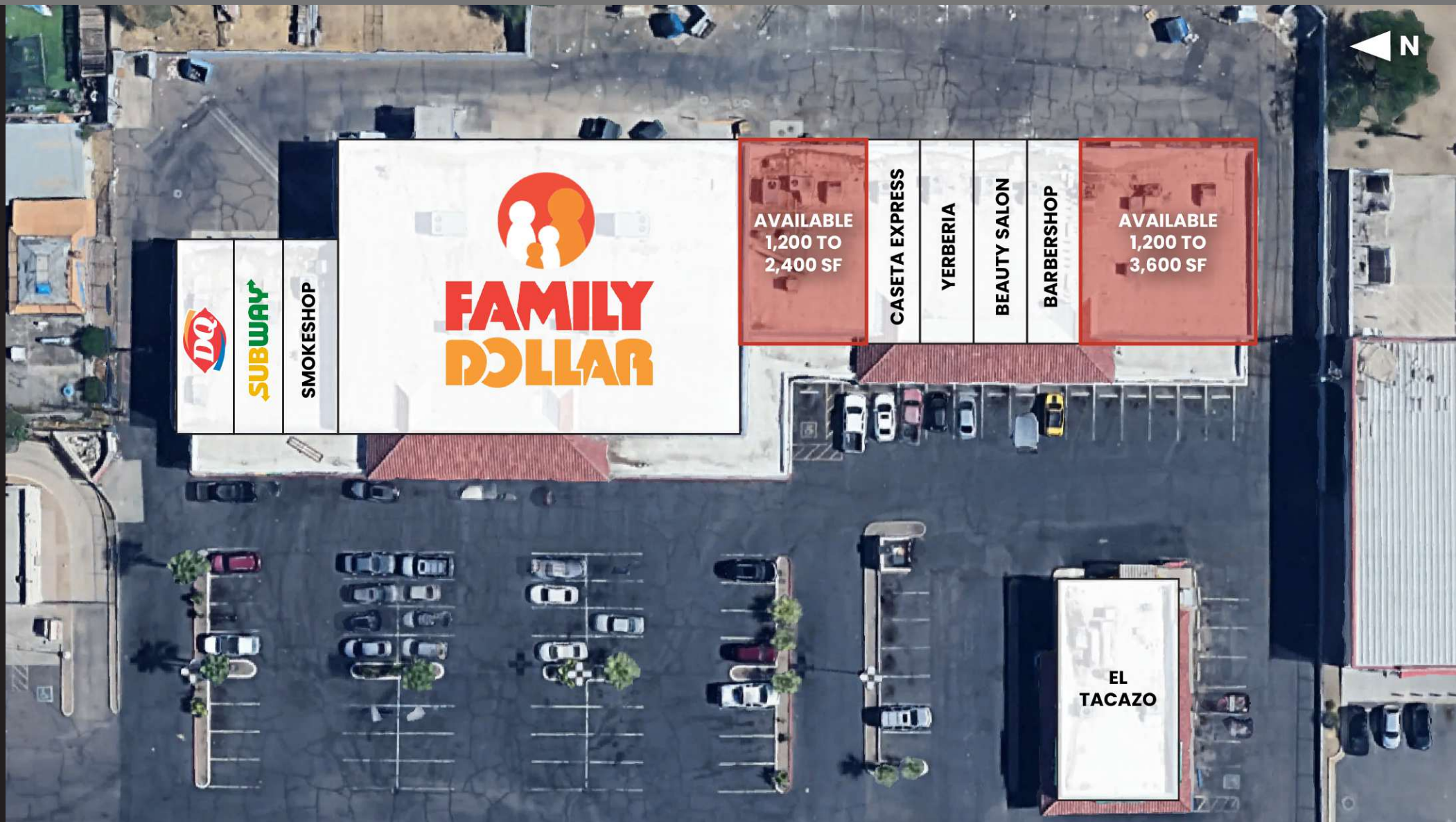
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JOIN NATIONAL AND LOCAL TENANTS - SITE PLAN

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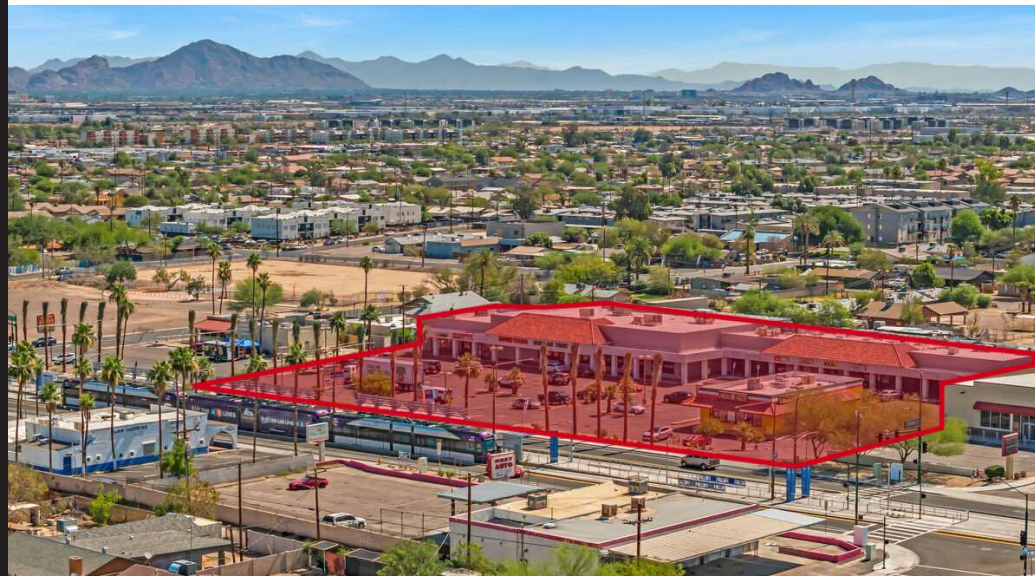
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VIBRANT SOUTH PHX RETAIL CENTER

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DENSE INFILL SOUTH PHOENIX LOCATION

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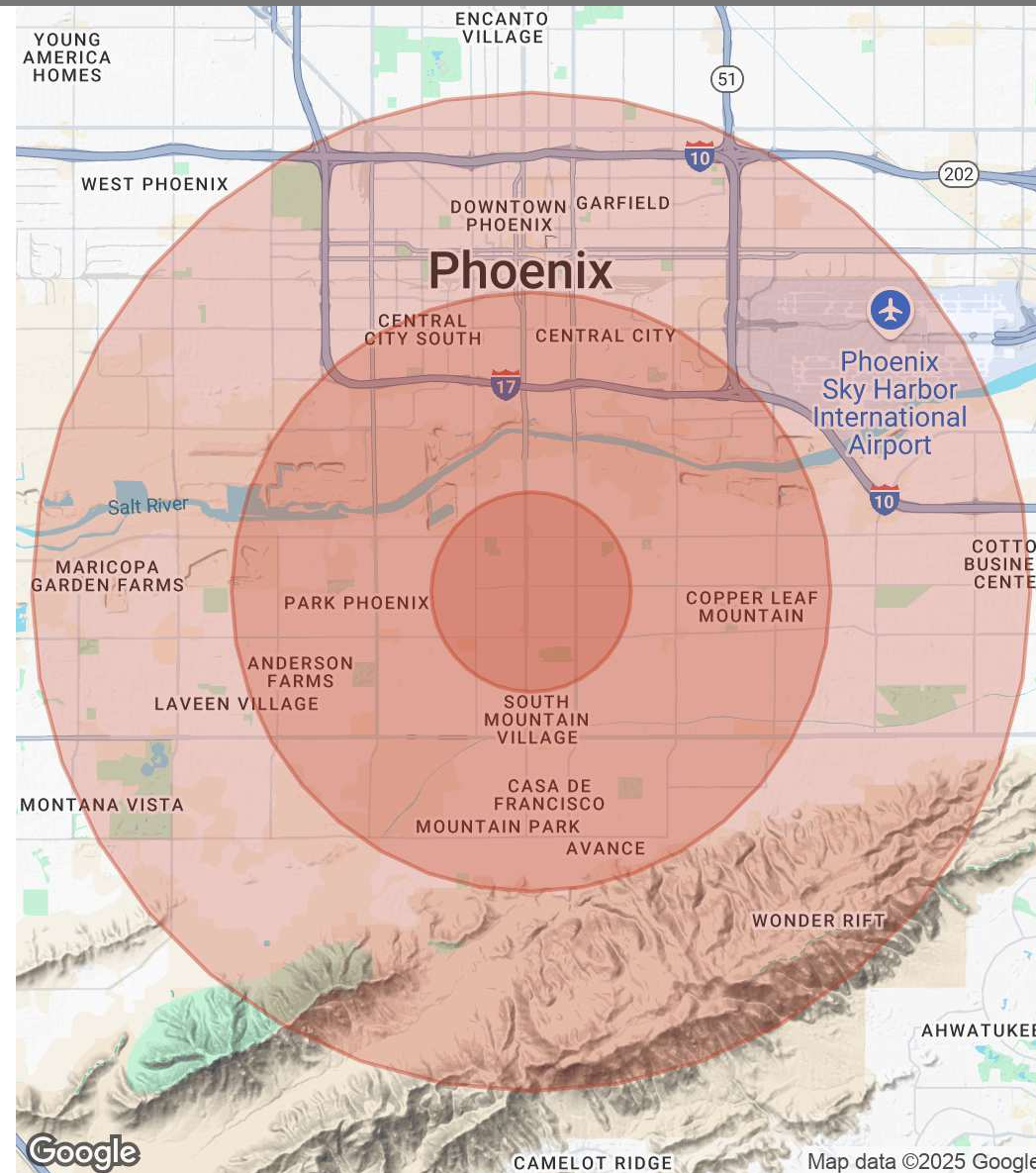
DEMOGRAPHIC SUMMARY

5233 S CENTRAL AVE, PHOENIX, AZ 85040

FOR LEASE

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 20,502 | 110,901 | 220,599 |
| Average Age | 34 | 35 | 35 |
| Average Age (Male) | 34 | 35 | 35 |
| Average Age (Female) | 35 | 36 | 36 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,271 | 33,846 | 71,853 |
| # of Persons per HH | 3.3 | 3.3 | 3.1 |
| Average HH Income | \$72,582 | \$85,683 | \$86,969 |
| Average House Value | \$364,689 | \$369,725 | \$400,843 |



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