



PAD AND SHOP SPACE AT HIGH TRAFFIC INTERSECTION



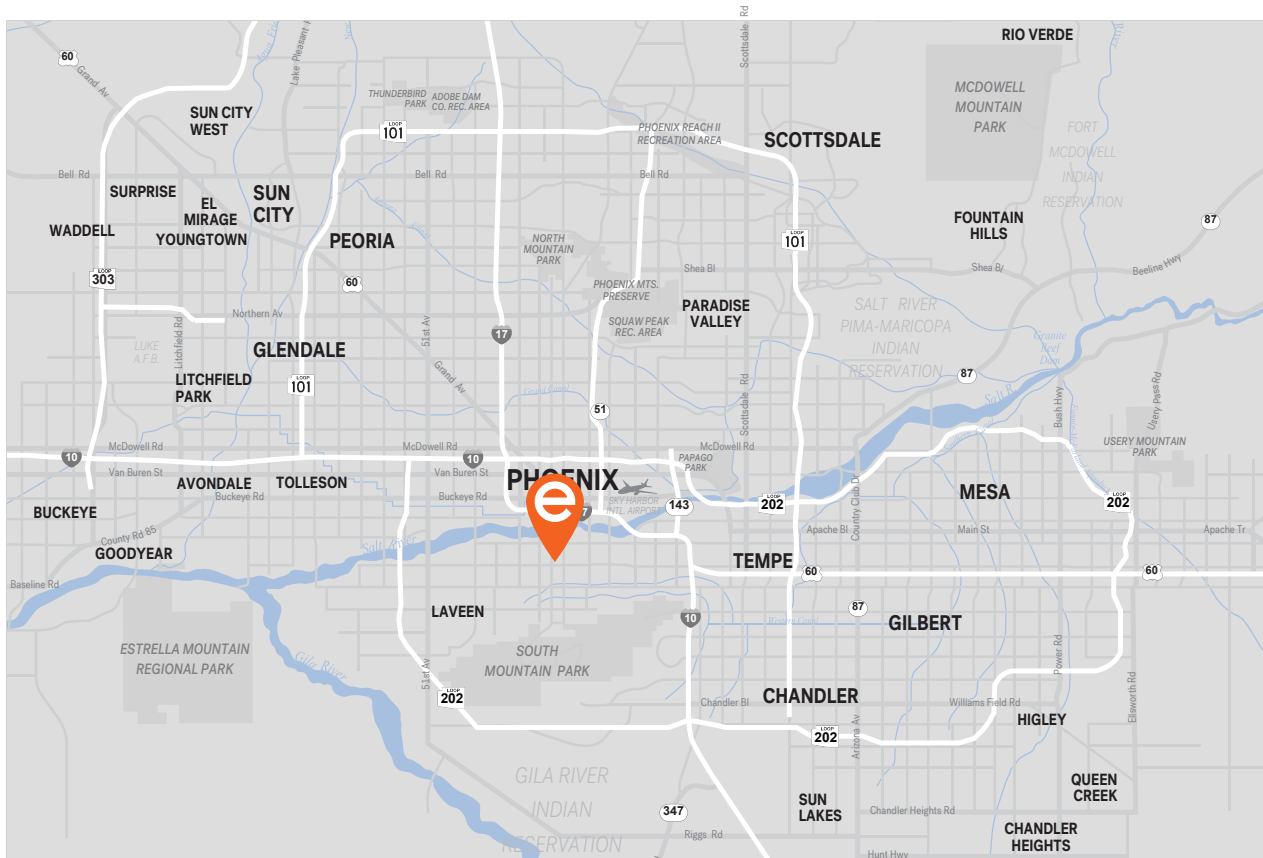
# Foothill Center

NEC Southern Ave & Central Ave, Phoenix, AZ 85040

Anthony Ruiz | Senior Associate   LeDonna Spongberg | Principal  
aruiz@edge-re.com | 602.774.3636x8   ledonna@edge-re.com | 602.774.3636 x 3

Southwest Edge  
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016  
602.774.3636 | edge-re.com

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## LOCATION

5833 S Central Ave  
Phoenix, AZ 85040



## SIZE

±.5 ac - Drive-Thru Opportunity  
±1,995 sf - Suite D-1



## ZONING

Commercial (C2 - Phoenix)



## TRAFFIC COUNTS

30,734 CPD

Southern Ave

35,833 CPD

Central Ave



## 2025 DEMOGRAPHIC SNAPSHOT

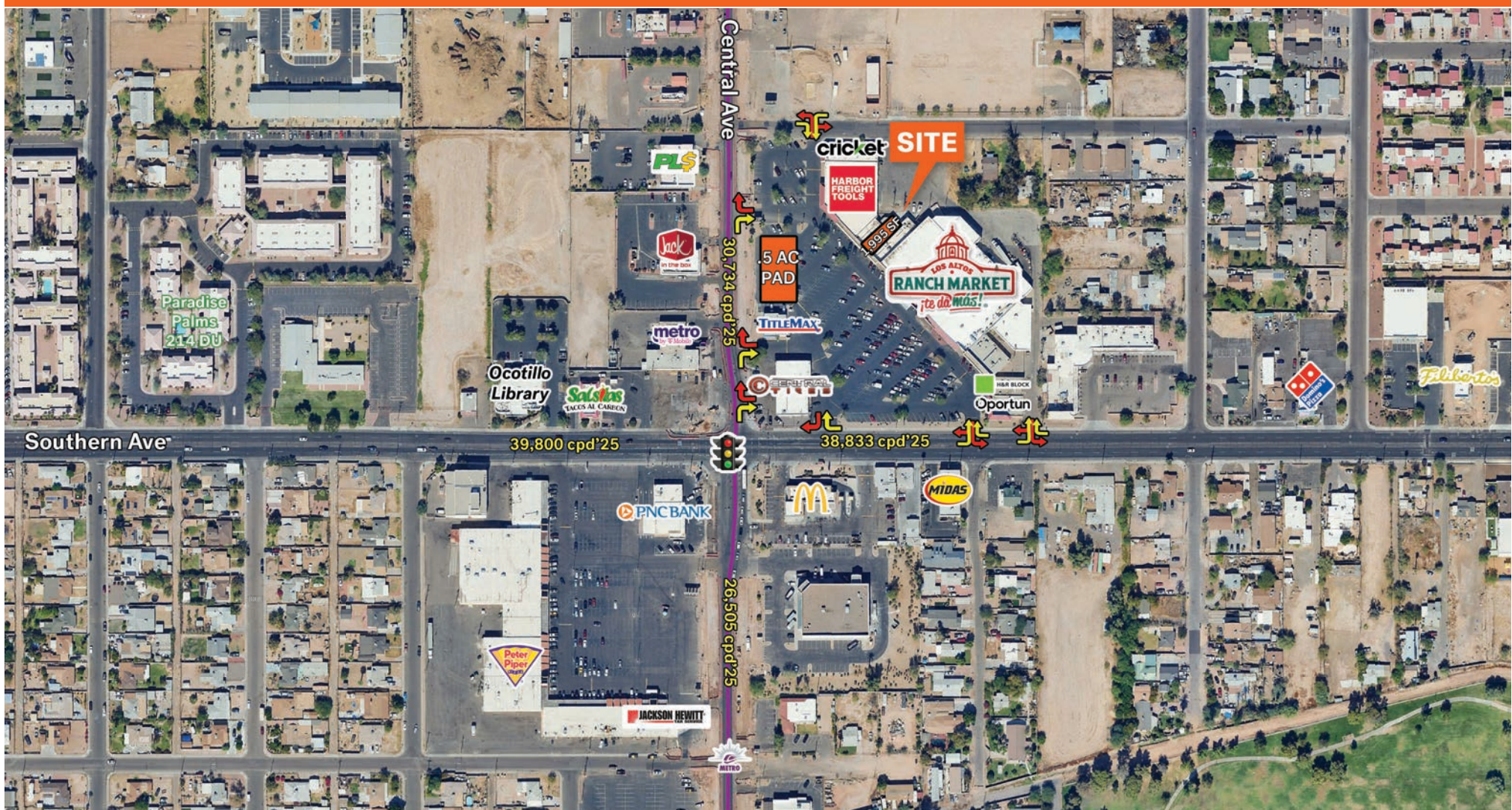
|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| TOTAL POPULATION   | 22,750   | 112,700  | 221,969  |
| DAYTIME POPULATION | 21,041   | 106,873  | 323,705  |
| MED HH INCOME      | \$54,046 | \$67,907 | \$64,959 |

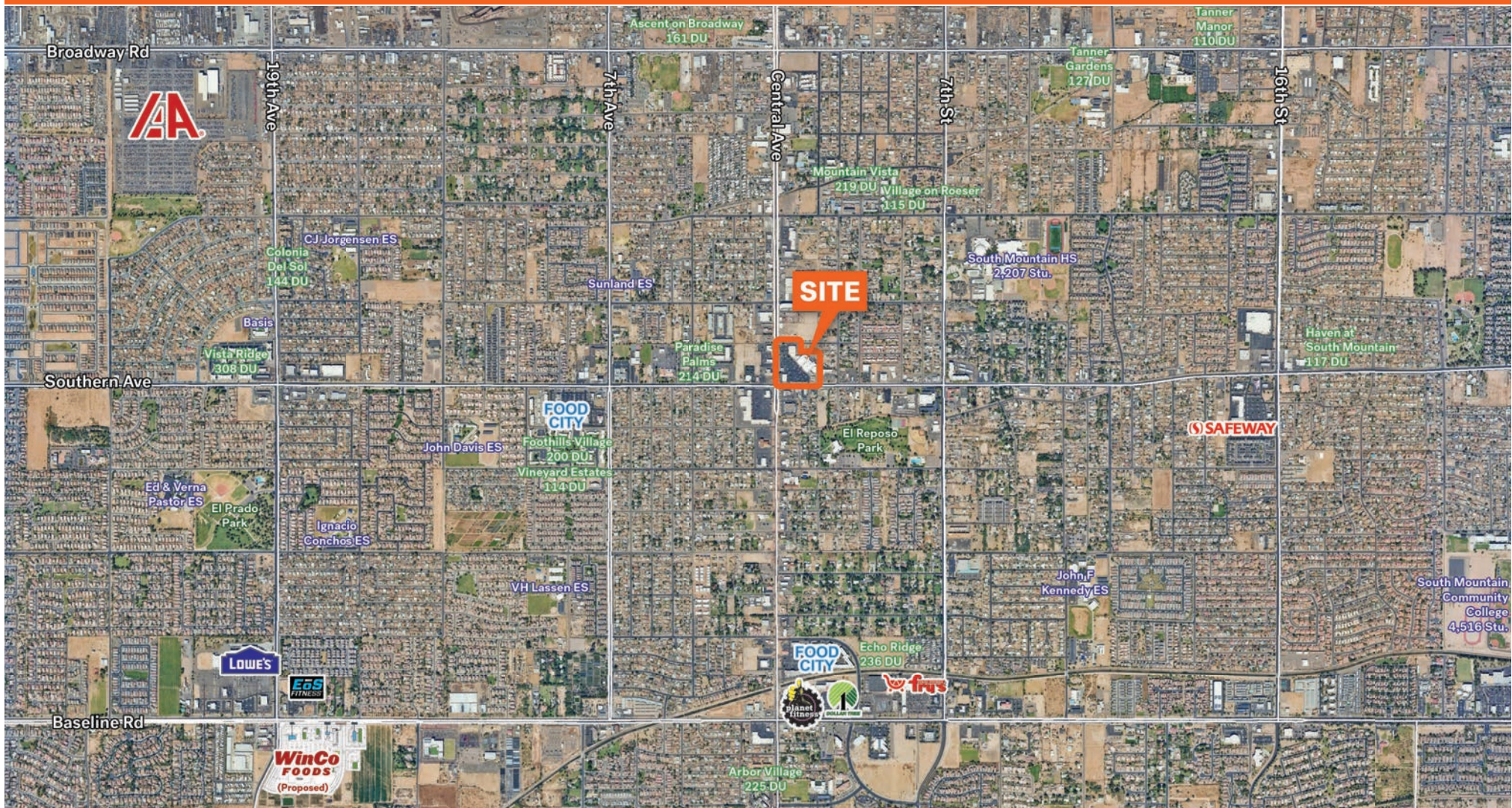
## AREA RETAILERS

Los Altos Ranch Market, Harbor Freight, McDonald's, Jack In The Box, Metro by TMobile, PNC Bank, Peter Piper Pizza, Salsita's, Central Tires, TitleMax, H&R Block, Midas, Domino's Pizza, Cricket Wireless,

## PROPERTY INFORMATION

- 0.5 AC PAD available for Ground Lease
- Access to light rail on intersection
- Motivated ownership. Willing to put work into the inline space





# FOOTHILL SHOPPING CENTER

PHOENIX, ARIZONA

DRAWING PREPARED BY:  
OSBORN & VANE ARCHITECTS INC.  
82008.19 5 MAR 2015

SITE PLAN  
SCALE  
0 50' 100' 150'



| Unit    | Tenant           | Sq. Ft. |
|---------|------------------|---------|
| A       | Cricket Wireless | 3,058   |
| B       | Harbor Freight   | 14,010  |
| C       | Water & Ice      | 1,351   |
| D1      | AVAILABLE        | 1,995   |
| D2      | Central Dental   | 3,266   |
|         | Ranch Markets    | 43,500  |
| E1      | Melody's Flowers | 825     |
| E2      | Barber           | 990     |
| F       | Shoe Repair      | 780     |
| G       | Insurance        | 1,456   |
| H       | H&R Block        | 2,600   |
| I       | Nails            | 2,700   |
| J       | Oportun          | 1,710   |
| NEW PAD |                  | .5 AC   |

