

MARKETPLACE AT CENTRAL

111 E. DUNLAP AVE.
PHOENIX, AZ 85020

RETAIL PROPERTY FOR LEASE

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WALMART ANCHORED NEIGHBORHOOD CENTER | 111 E. DUNLAP AVE., PHOENIX, AZ 85020



PROPERTY DESCRIPTION

Nestled at the heart of Arizona lies Market Place at Central, a vibrant retail destination that pulses with energy. Anchored by retail giants such as Wal-Mart Neighborhood Market, Dollar Tree, and Ross Dress for Less, this center serves as a focal point for both locals and visitors alike. The bustling atmosphere is further amplified by the steady stream of foot traffic drawn from the nearby Sunnyslope High School and Honor Health Hospital. As students, staff, and medical professionals flow through the area, the Market Place at Central thrives as a bustling hub of activity.

PROPERTY HIGHLIGHTS

- Several national co-tenants such as Walmart Neighborhood, Ross, Dollar Tree, Starbucks, AT&T, H&R Block, Anytime Fitness, and Sally Beauty Supply.
- Strategic location across the street from Sunnyslope High School, renowned as one of Metro Phoenix's top public schools, ensuring a steady flow of student and faculty foot traffic.
- Consistent high pedestrian foot traffic throughout the day, contributing to the bustling atmosphere and providing increased visibility for tenants.
- Ideal for businesses seeking to establish a presence in Arizona's thriving retail landscape, leveraging the center's strong anchor presence and vibrant community atmosphere for growth and success.

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OFFERING SUMMARY

Available SF:	1,200 SF - 4154 SF
Building Size:	111,130 SF
Vehicles Per Day:	36,000 via E Dunlap Avenue
	13,000 via Central Avenue
Anchor Tenants:	Wal-Mart Neighborhood, Dollar Tree, Ross

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$110,955	\$106,884	\$98,957
Total Population	30,098	146,804	506,637
Total Households	12,378	62,875	207,728



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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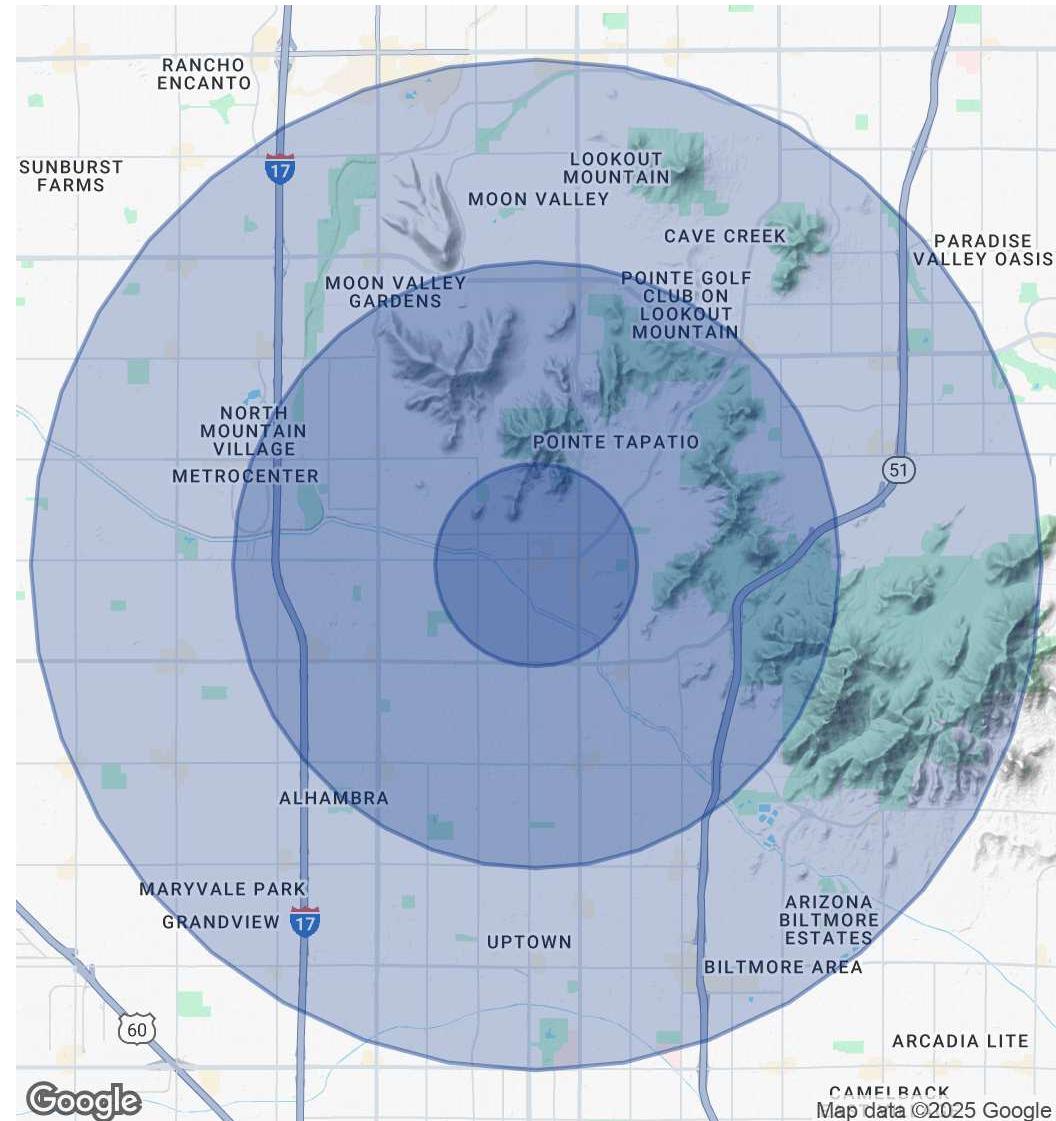


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Demographics derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	30,098	146,804	506,637
Median Age	39.9	39.2	36.9
Daytime Population	26,652	153,844	502,109
Workers	11,334	81,771	258,445
Residents	15,318	72,073	243,664
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	12,378	62,875	207,728
# of Persons per HH	2.39	2.30	2.40
Average HH Income	\$110,955	\$106,884	\$98,957
Average House Value	\$129,736	\$124,373	\$116,120



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