

Whitney



High-Profile, Freestanding Retail fronting a 23-Story Residential Tower

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Nationwide Real Estate Services

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1500 N. Central Ave | Phoenix, AZ 85004

Property Highlights

✓ Property Overview

- 3.29 acre mixed-use development
- 23-story, multifamily tower with 328 Class A residential units
- 454 structured parking spaces

✓ Positioning

- Retail sits forward on the site for maximum visibility and direct access
- Dedicated parking field is separate from resident parking
- Ideal for chef-driven restaurant, coffee, fitness and neighborhood service operators

✓ Location Advantages

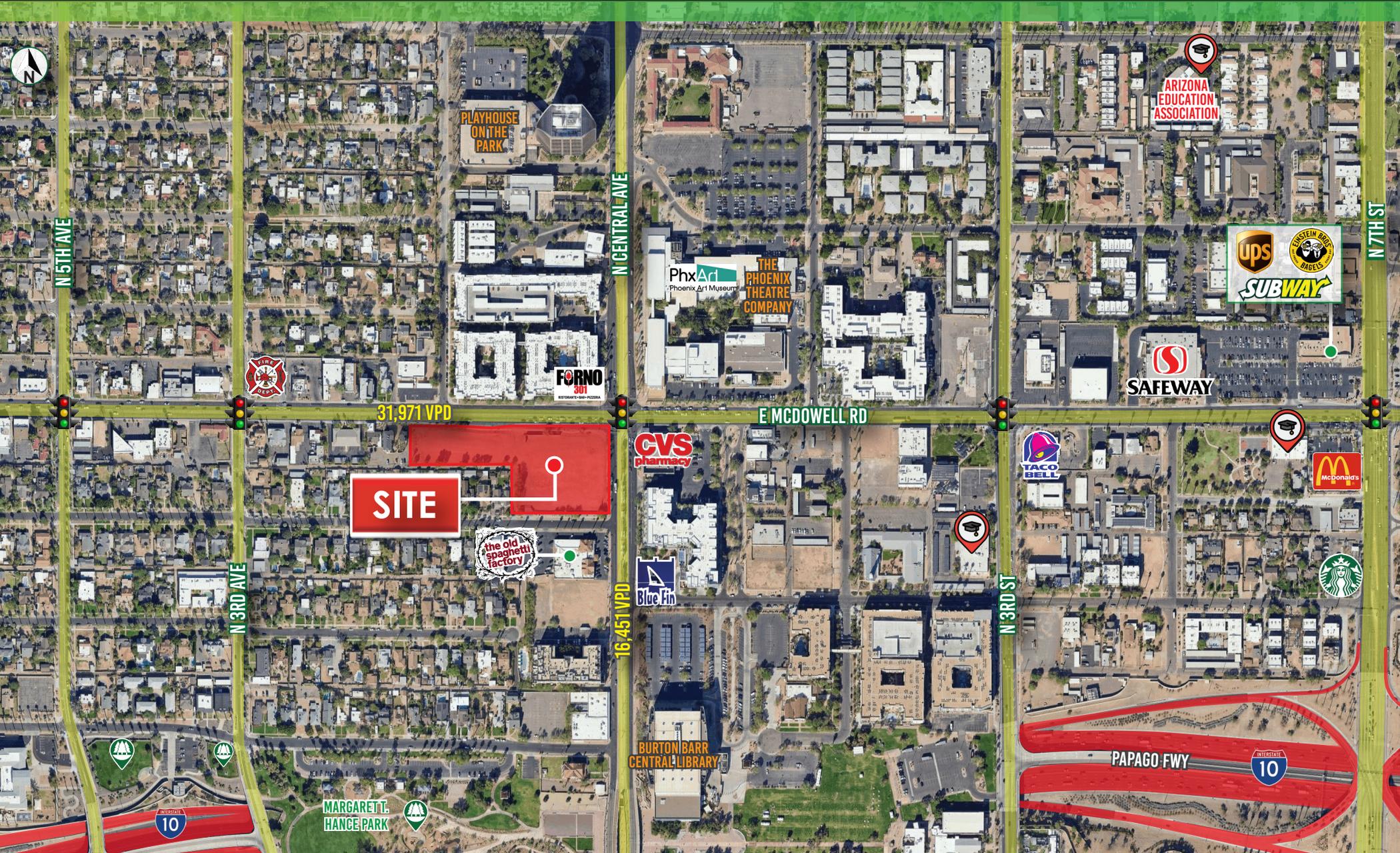
- Central Avenue frontage with light rail access
- Walkable to major employers, arts and dining in Midtown
- Surrounded by high-density residential with continued growth in the corridor

✓ Retail Component

- Three, freestanding retail pads located along Central Avenue
- West building: 5,000 SF
- Center restaurant building: 12,400 SF
- East building: 4,600 SF

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Conceptual Rendering

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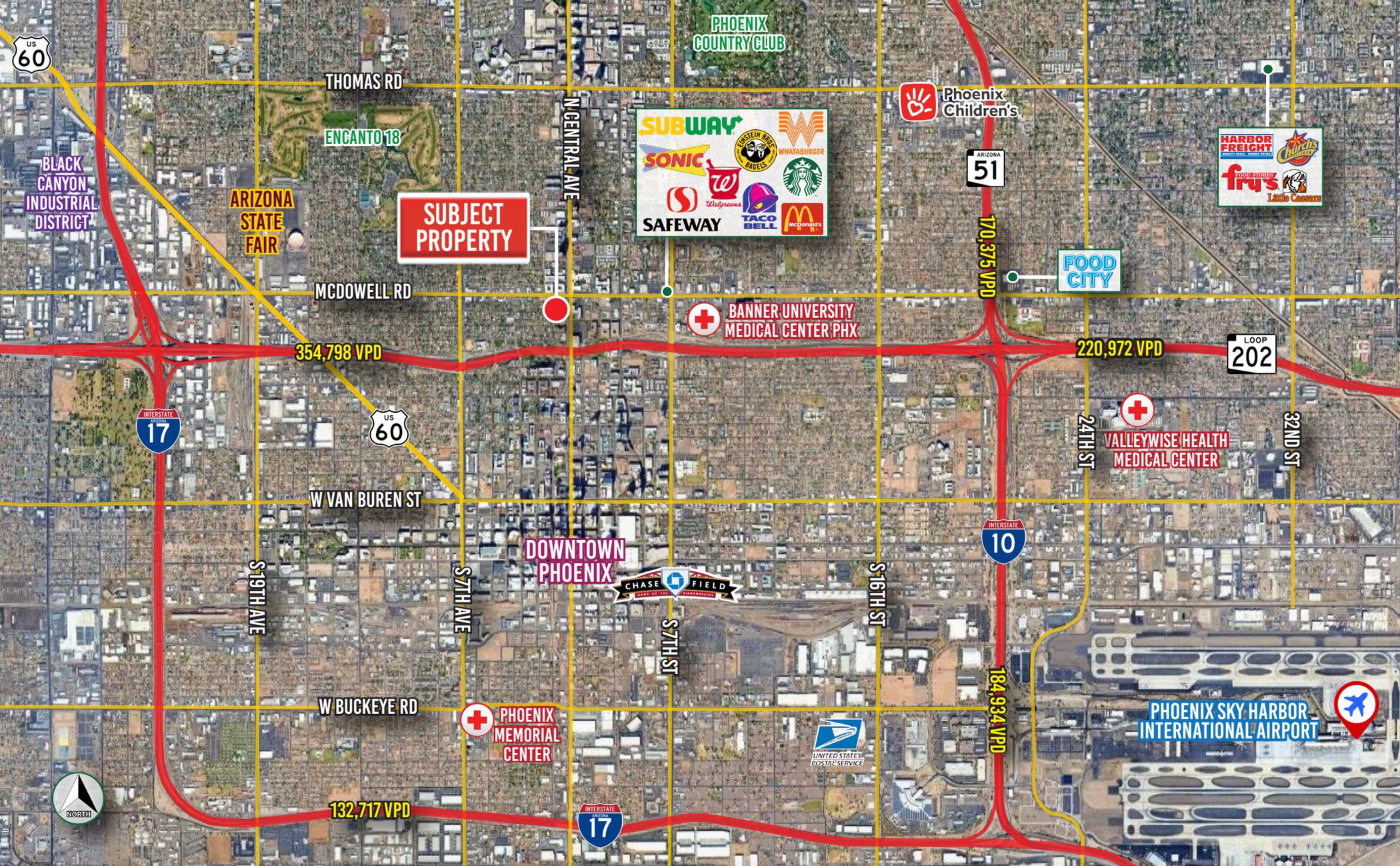


Demographics 2025

Source: SitesUSA, Inc.

 <p>POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>25,533</td></tr> <tr><td>3 MILES</td><td>147,921</td></tr> <tr><td>5 MILES</td><td>403,581</td></tr> </table>	1 MILE	25,533	3 MILES	147,921	5 MILES	403,581	 <p>HOUSEHOLDS</p> <table border="1"> <tr><td>1 MILE</td><td>15,334</td></tr> <tr><td>3 MILES</td><td>67,811</td></tr> <tr><td>5 MILES</td><td>160,115</td></tr> </table>	1 MILE	15,334	3 MILES	67,811	5 MILES	160,115	 <p>AVG HH INCOMES</p> <table border="1"> <tr><td>1 MILE</td><td>\$104,181</td></tr> <tr><td>3 MILES</td><td>\$91,848</td></tr> <tr><td>5 MILES</td><td>\$98,971</td></tr> </table>	1 MILE	\$104,181	3 MILES	\$91,848	5 MILES	\$98,971	 <p>TRAFFIC COUNTS</p> <table border="1"> <tr><td>McDOWELL RD</td><td>31,971 VPD</td></tr> <tr><td>CENTRAL AVE</td><td>16,451 VPD</td></tr> </table>	McDOWELL RD	31,971 VPD	CENTRAL AVE	16,451 VPD
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 <p>MEDIAN AGE</p> <table border="1"> <tr><td>1 MILE</td><td>34.4</td></tr> <tr><td>3 MILES</td><td>33.5</td></tr> <tr><td>5 MILES</td><td>32.9</td></tr> </table>	1 MILE	34.4	3 MILES	33.5	5 MILES	32.9	 <p>DAYTIME POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>32,212</td></tr> <tr><td>3 MILES</td><td>190,767</td></tr> <tr><td>5 MILES</td><td>397,535</td></tr> </table>	1 MILE	32,212	3 MILES	190,767	5 MILES	397,535	 <p>TOTAL BUSINESSES</p> <table border="1"> <tr><td>1 MILE</td><td>2,494</td></tr> <tr><td>3 MILES</td><td>12,601</td></tr> <tr><td>5 MILES</td><td>26,963</td></tr> </table>	1 MILE	2,494	3 MILES	12,601	5 MILES	26,963					
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