

Ranch Market | ± 1,900 SF Retail Space

NEC Central Avenue & Southern Avenue, Phoenix, AZ
5819 S Central Ave

Available for LEASE!



Property Highlights:

- Last ± 1,900 SF suite available for LEASE
- ± 3,306 SF suite just leased to **Best Dental** opening April 2025!
- Diverse Tenant Mix: Foothill Shopping Center boasts a diverse range of tenants, attracting a wide range of shoppers
- Great location! Provides high visibility and accessibility to both local residents and commuters
- Surrounded by a sea of residences with almost 108,000 residents in a 3-mile radius
- Approx. 40,000 VPD at intersection
- Zoning: C-2

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

MARTI WEINSTEIN
(C) 224.612.2332
marti@dpcr.com

DELANEY MCGROARTY
(C) 909.524.9669
delaney.mcgroarty@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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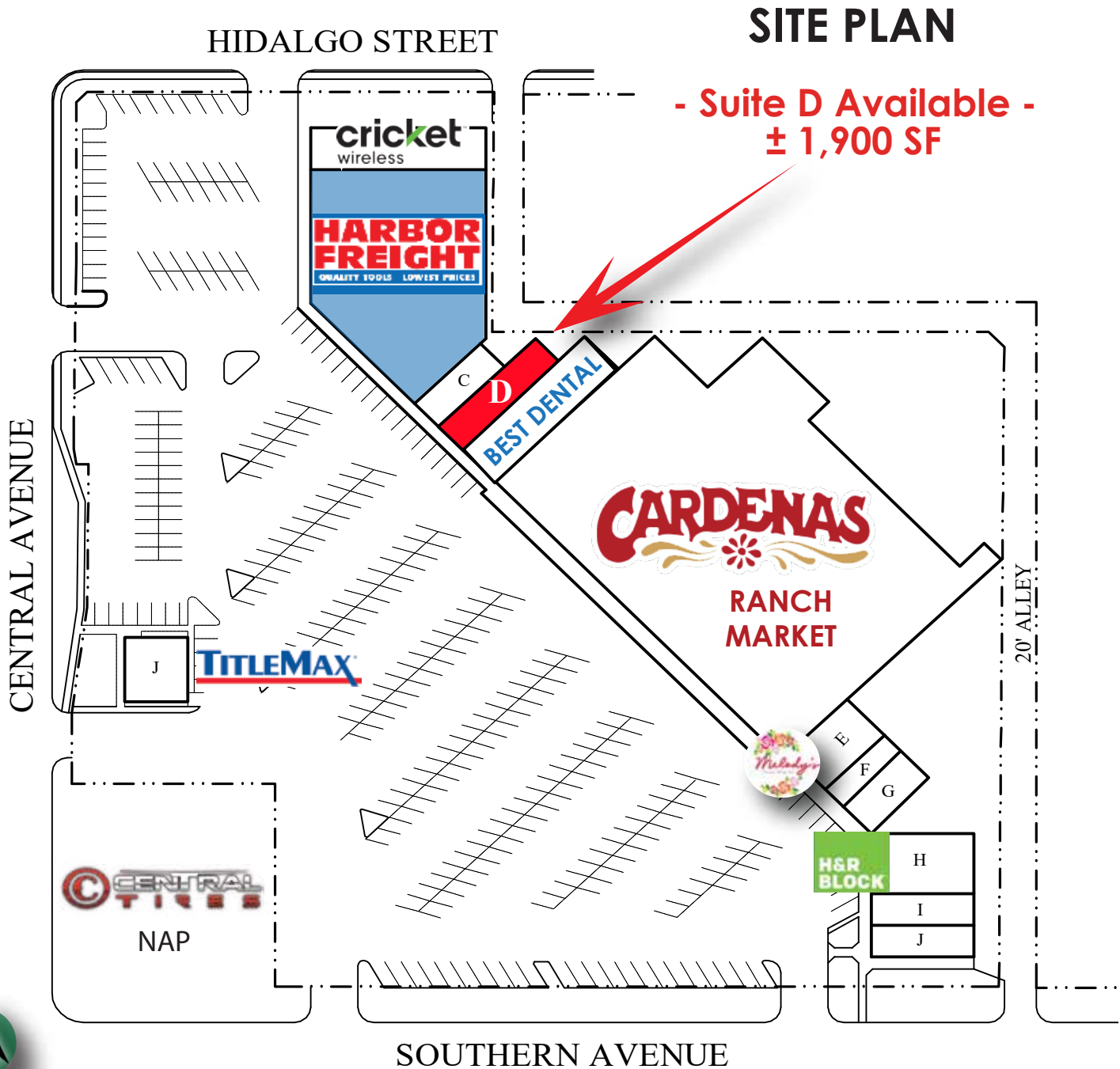
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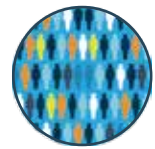
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Demographics 2025



POPULATION

1 MILE	22,025
3 MILES	109,549
5 MILES	224,665



HOUSEHOLDS

1 MILE	6,687
3 MILES	34,208
5 MILES	77,084



AVG. HH INCOME

1 MILE	\$80,570
3 MILES	\$96,887
5 MILES	\$96,048



MEDIAN AGE

1 MILE	30.6
3 MILES	32.0
5 MILES	32.1



DAYTIME POPULATION

1 MILE	10,321
3 MILES	64,307
5 MILES	213,818



TRAFFIC COUNTS

Vehicles Per Day	
CENTRAL AVE	9,070
SOUTHERN AVE	29,155

Source: SitesUSA

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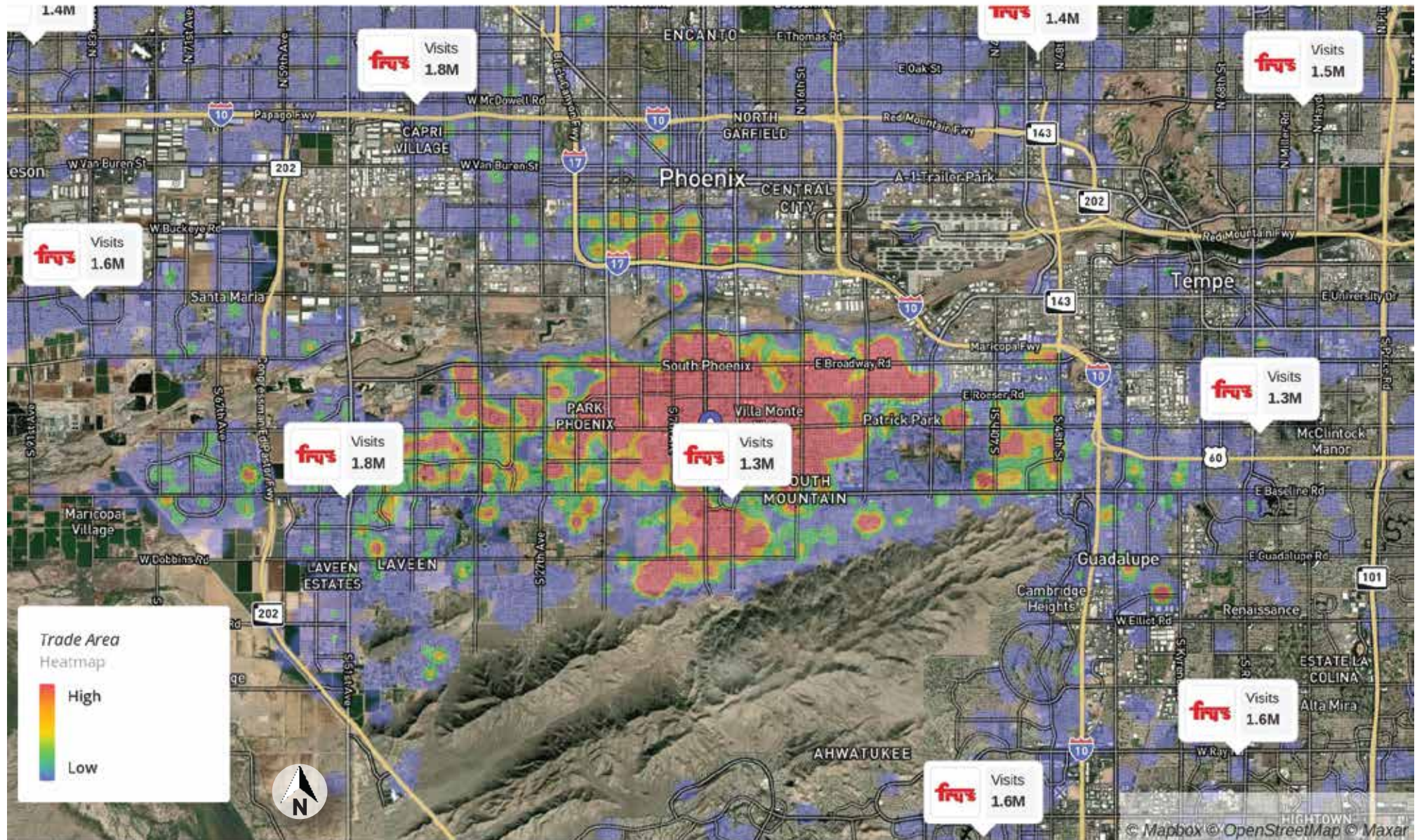
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Market Landscape

Data provided by Placer.ai

2024 - 2025

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Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.