



# RARE C-3 OPPORTUNITY FOR SALE

Located Within Opportunity Zone

4105 S CENTRAL AVE | PHOENIX, AZ 85040



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## SITE PLAN OVERVIEW

Property Type: Retail

Building Size: 5,700 SF

Land Size: 23,068 SF

Year Built: 1967

Zoning: C-3

### Rare C-3 Opportunity Zone Investment | Transit-Oriented | Value-Add + Owner-User Potential

Exceptional opportunity to acquire a rare C-3 zoned commercial property positioned in a designated Opportunity Zone within a rapidly transforming redevelopment corridor. Strategically located adjacent to the light rail station, this high-visibility, transit-oriented asset offers unmatched accessibility, strong foot traffic, and long-term appreciation potential as the surrounding area continues to evolve.

The property is currently improved with multiple tenants on month-to-month leases, providing immediate in-place cash flow while offering flexibility for repositioning, lease restructuring, or owner occupancy. This structure creates an ideal scenario for investors seeking upside through rental adjustments or redevelopment, as well as for an owner-user who wants to offset occupancy costs with supplemental rental income.



#### Omar O Robles

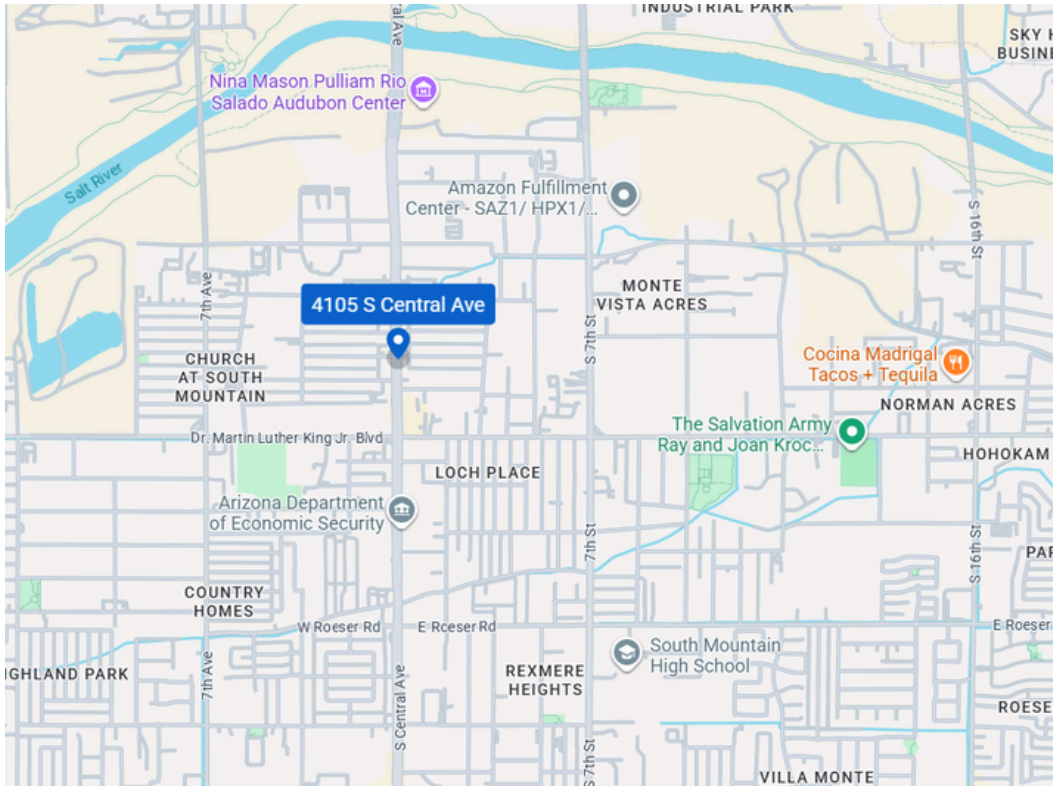
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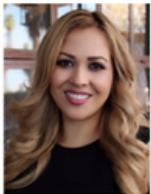
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## 1. Broad Use Flexibility

### C-3 zoning commonly permits:

- Retail and shopping centers
- Restaurants and entertainment uses
- Professional and medical offices
- Personal services (salons, studios, wellness)
- Mixed-use residential over commercial (in many jurisdictions)
- Automotive and higher-intensity commercial uses (varies by city)

## 2. Higher Density & Intensity

### C-3 typically allows:

- Larger building footprints
- Greater floor area ratios (FAR)
- Increased height limits
- Higher traffic-generating uses

## 3. Strong Tenant Demand

### Because of its flexibility, C-3 properties attract:

- National retail and service operators
- Multi-tenant suite configurations
- Creative and entrepreneurial users
- Transit-oriented businesses

## 4. Redevelopment & Value-Add Potential

### C-3 zoning is often located in:

- Urban corridors
- Transit-adjacent areas
- Redevelopment districts
- Opportunity Zones

## 5. Owner-User Friendly

### The broad use allowances make C-3 ideal for:

- Business owners seeking to occupy part of the property
- Investors wanting to offset mortgage with rental income
- Creative suite concepts (artists, services, boutique offices)