

CENTRAL & OSBORN

RETAIL OPPORTUNITY

OFFERED AT
\$9,765,000 / \$291.49 PSF / 6.50% CAP



33,500 SQUARE FEET 100% OCCUPIED



INVESTMENT HIGHLIGHTS

- Central & Osborn offers investors the opportunity to acquire a legacy corner with future redevelopment potential.
- Located within the Midtown corridor, an area known for office towers, medical centers, and walkable urban neighborhoods.
- Site directly on the Valley Metro Light Rail line. The system connects major destinations throughout the Phoenix metropolitan area.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	20,089	180,498	443,921
HOUSEHOLDS	10,698	81,357	173,625
AVERAGE INCOME	\$90,236	\$94,156	\$93,626