

FOR SALE

4810 S CENTRAL AVE | PHOENIX, AZ 85040



SELLER FINANCING AVAILABLE

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LEVROSE
COMMERCIAL REAL ESTATE



OFFERING DETAILS

SALE PRICE: \$1,975,000 (\$103/SF)

BUILDING SF: ±19,200 SF

LOT SIZE: ±39,073 SF (±0.90 AC)

ZONING: C-3, Phoenix

YEAR BUILT: 1967

PARCELS: 113-31-044A

PROPERTY HIGHLIGHTS

- Seller Financing Available
- Block construction
- Power: 600A 120/208V, 3-Phase
- Clear height: 11-15'
- Approximately 15% office/showroom
- Three (3) grade level doors
- Fire sprinklers throughout
- Mezzanine in warehouse
- Secured/fenced yard
- Central Ave frontage
- Monument signage



FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR



 = GRADE LEVEL DOOR

AERIAL OVERVIEW

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

amazon

WELLS
FARGO

AutoZone

SITE

O'Reilly
AUTO PARTS

CIRCLE K

SAFeway

E BUCKEYE RD

S 7TH ST

E BROADWAY RD

S 24TH ST

E SOUTHERN AVE



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	17,470	108,681	230,204
2029	19,009	117,924	250,348



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	5,303	32,829	77,034
2029	5,773	35,666	84,120



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$65,335	\$74,591	\$76,986



MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$45,119	\$55,520	\$56,664



EMPLOYEES

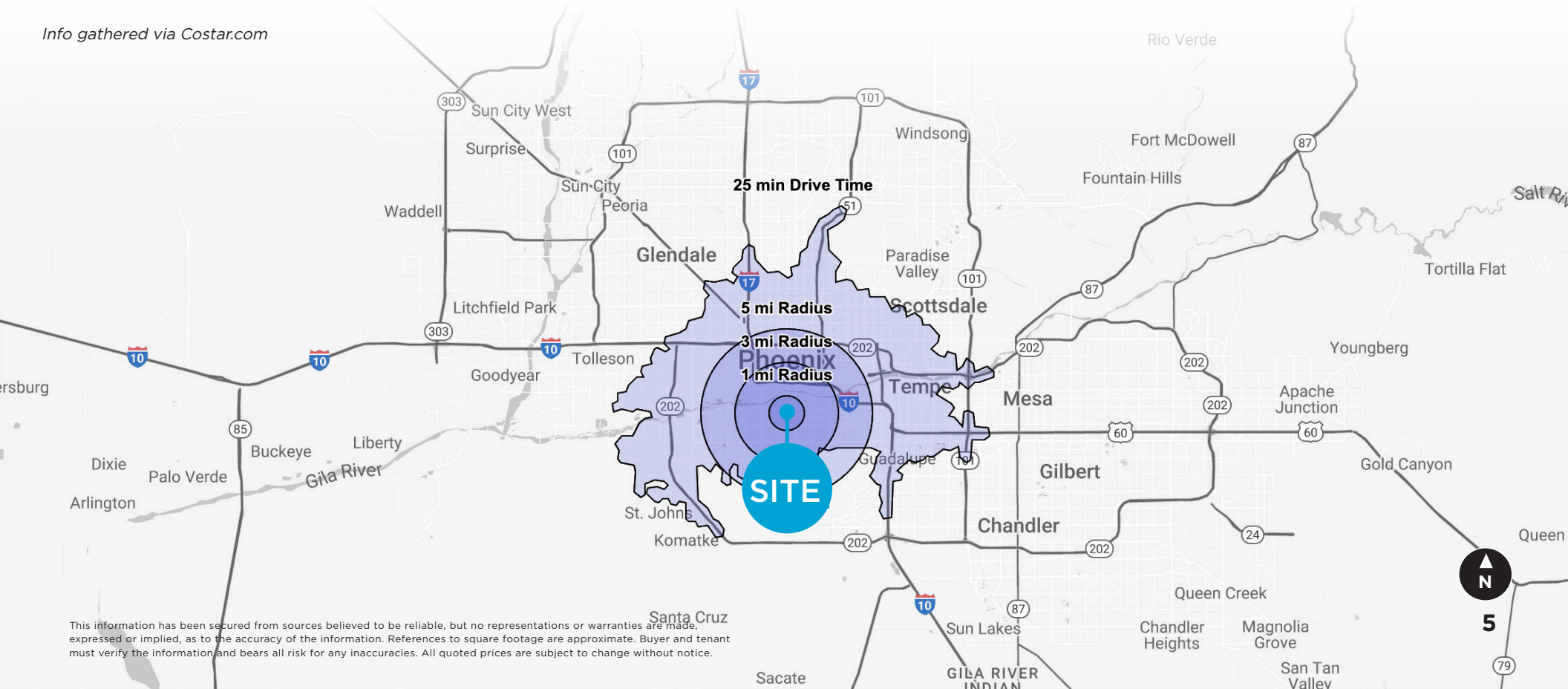
	1 MILE	3 MILES	5 MILES
2024	6,992	45,424	200,150



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	422	3,242	14,107

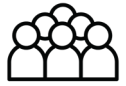
Info gathered via Costar.com



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



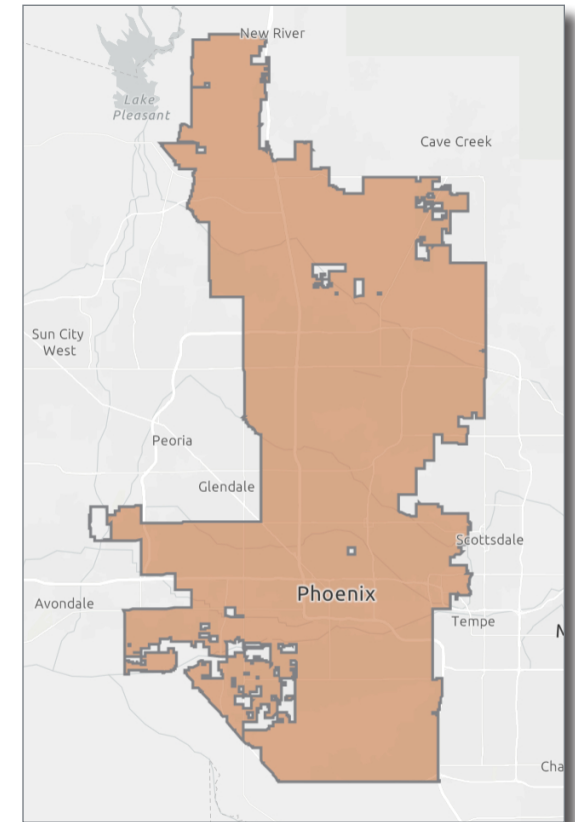
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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