

MIXED-USE DEVELOPMENT

GROUND FLOOR RETAIL/OFFICE FOR LEASE

4600 N. Central Avenue & 21 West Coolidge Street - Phoenix, Arizona 85012

CENTRAL
FORTY600
PHOENIX, AZ

**INCLUDING ±2,000 SF UNIQUE
RESTAURANT OPPORTUNITY**

with Patio & Grand Canal View

WITHIN A 1 MILE RADIUS

2,500+
EXISTING UNITS

1,900+
PROPOSED & UNDER
CONSTRUCTION UNITS

50,000+
DAYTIME POPULATION



POSTINO
Joyride 陣 JINYA F&J FEDERAL PIZZA

UPTOWN Plaza
INVESTORS OF FINE FOODS ZOOKZ
FLOWER CHILD SHAKE SHACK
THE HENRY Coming Soon! HUSS BREWING CO.
CHIPOTLE west elm

WINDSOR CHURN

CAMELBACK ROAD 30,662 VPD

163 Units
UNDER CONSTRUCTION

266 Units
ELEVATION APARTMENTS

120 Units
ICON ON CENTRAL

SITE
155 RESIDENTIAL UNITS
CENTRAL FORTY60 PHOENIX, AZ

BROPHY
COLLEGE PREPARATORY
Approximately 1,400 Students

XAVIER
COLLEGE PREP
Approximately 1,200 Students

131 Units
THE LEX

65 Units
LEGACY ON CENTRAL

CENTRAL AVENUE 21,141 VPD
LIGHT RAIL



UPTOWN PHOENIX

Submarket Details

UPTOWN PHOENIX is widely considered some of the most sought after real estate in the area. A key perk? The incredible mix of luxury, historic, and modern homes. The area—which includes 15th Avenue and 7th Street, with Missouri Avenue as its northern boundary, and E Camelback Road as its southern boundary—has both urban and suburban neighborhoods. It's a diverse area. From historic homes to luxury mansions to popular restaurant Hotspots, Uptown has it all.



BUSINESSES, SCHOOLS AND PARKS IN UPTOWN DISTRICT

1. Brophy College Preparatory
2. Central High School
3. Xavier College Preparatory High School
4. St. Francis Xavier Elementary School
5. Uptown Plaza Shopping Center with AJ's Fine Foods
6. Carl T. Hayden VA Medical Center
7. Tawa Park
8. Osborn Middle School
9. Valley Lutheran High School
10. Camelback Village Square Shopping Center
11. Colter Park
12. Steele Indian School Park
13. Melrose Curve
14. Grand Canal
15. Valley Metro Light Rail



THE **CENTRAL PARK**

A New Mixed-Use Development

- ▶ 850K SF Office
- ▶ 650 Residential Units
- ▶ 120K SF Dining/ Entertainment
- ▶ 200 Hotel Rooms



DOWNTOWN PHOENIX

3.5 Miles Away / 12 Minutes

Over 2,000+ New Homes
in the Immediate Trade Area

CENTRAL
FORTY600
PHOENIX, AZ

INDIAN SCHOOL ROAD 43,761 VPD

403 Units
CALIA ON CENTRAL

414 Units
STATION ON CENTRAL

1,500 Units
Proposed Multifamily

254 Units
PAVILIONS ON CENTRAL

7TH AVENUE 33,674 VPD

65 Units
LEGACY ON CENTRAL

131 Units
THE LEX

120 Units
ICON ON CENTRAL

266 Units
ELEVATION APARTMENTS

SITE

CENTRAL AVENUE 21,141 VPD
LIGHT RAIL



Approximately
1,200 Students



BROPHY
COLLEGE PREPARATORY

Approximately
1,400 Students



AREA RETAIL MAP

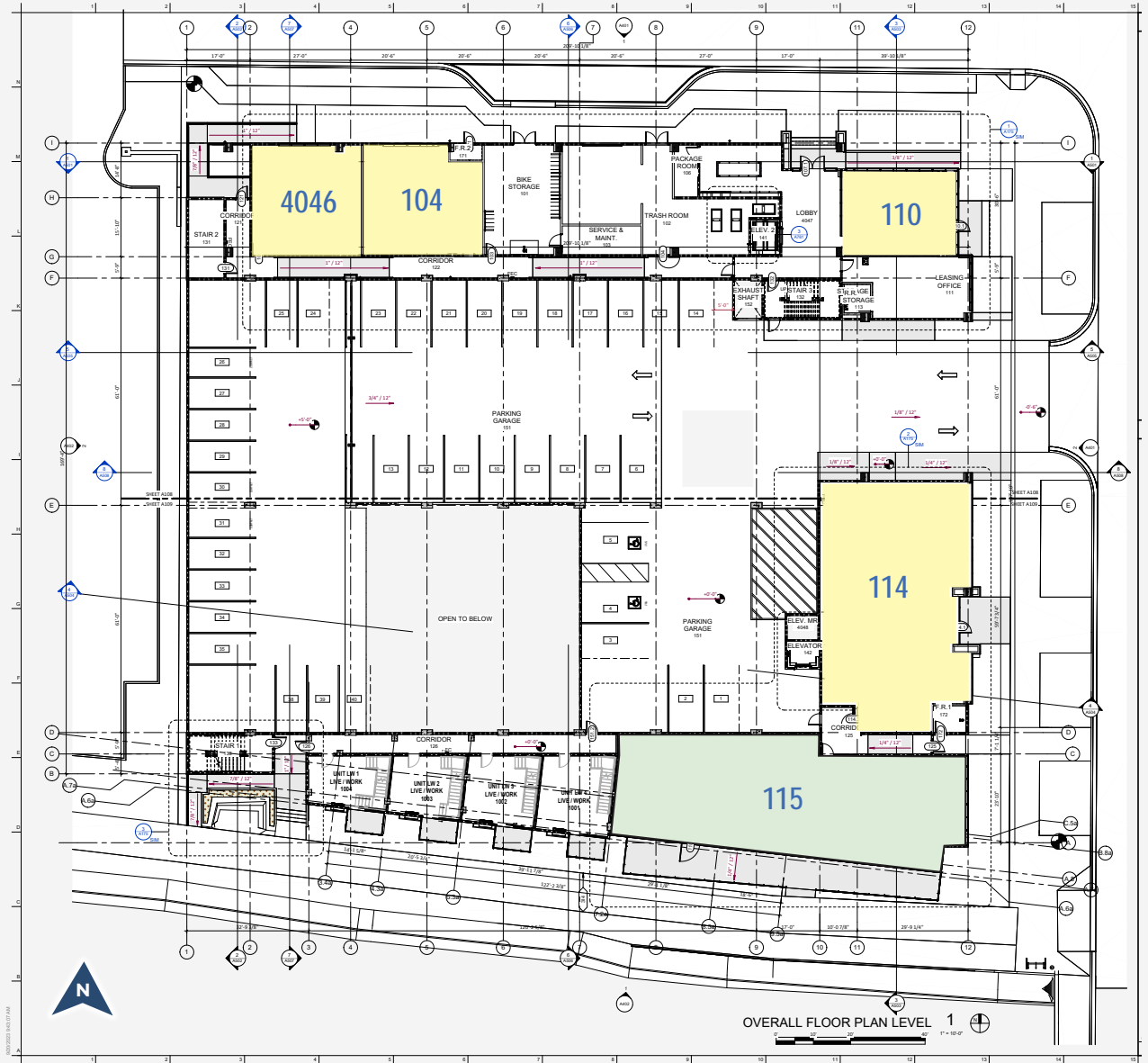
CENTRAL
FORTY600
PHOENIX, AZ

ORION
INVESTMENT REAL ESTATE



SITE AVAILABILITY

SPACE #	AVAILABILITY
SPACE 115 <i>(Restaurant Space)</i>	2,835 SF
SPACE 114	2,622 SF
SPACE 104	993 SF
SPACE 4046	920 SF
SPACE 110	736 SF

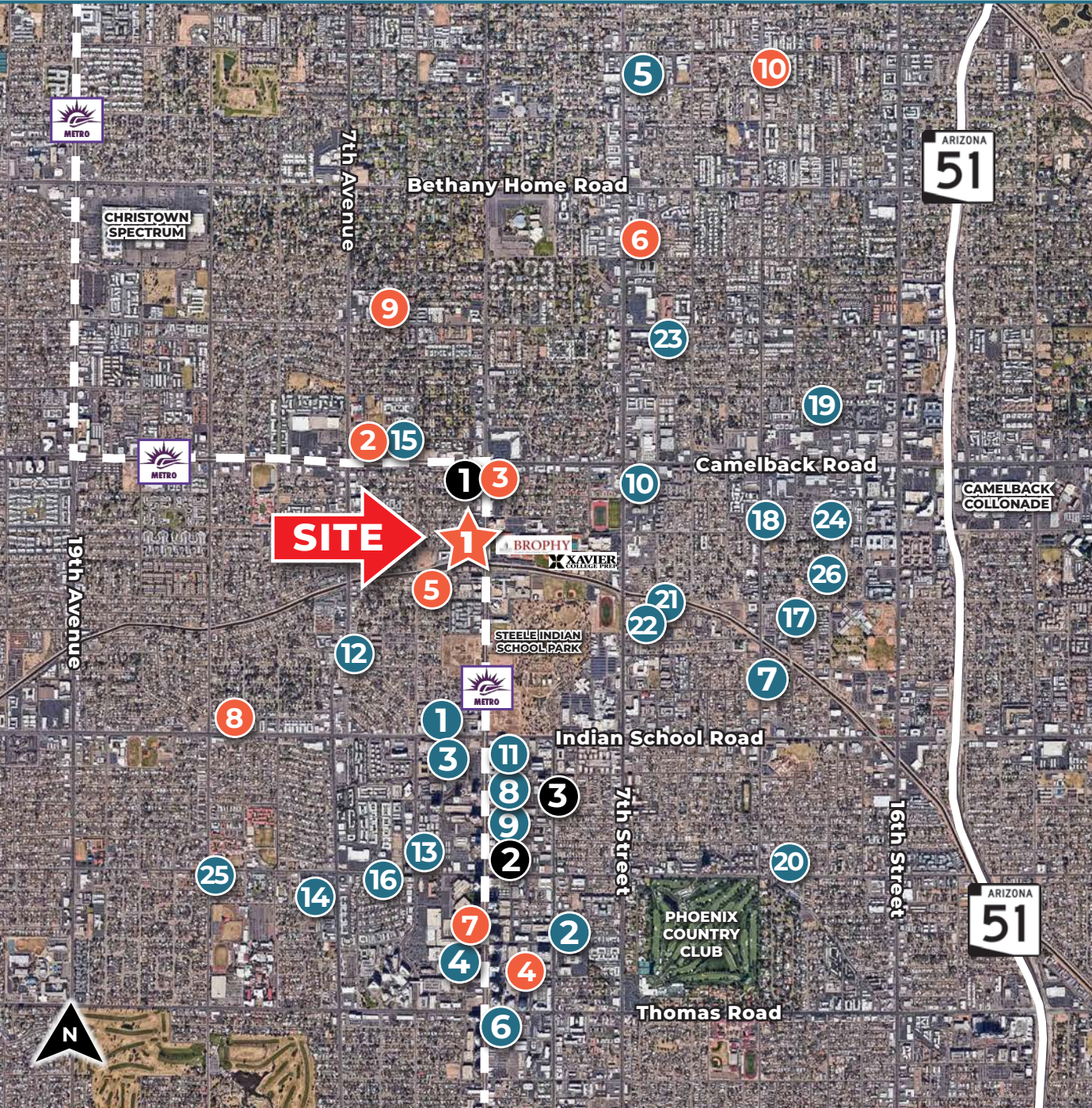


Central Avenue

CONSTRUCTION GROWTH

UPTOWN & MIDTOWN PHOENIX

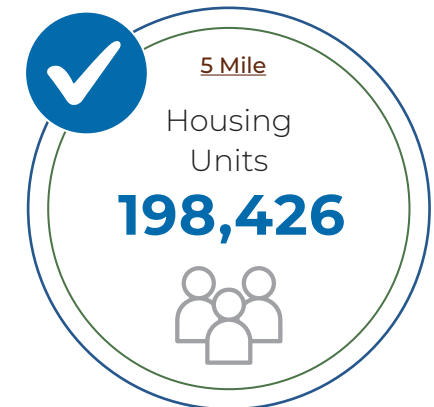
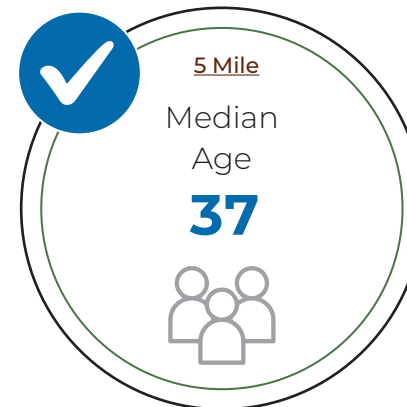
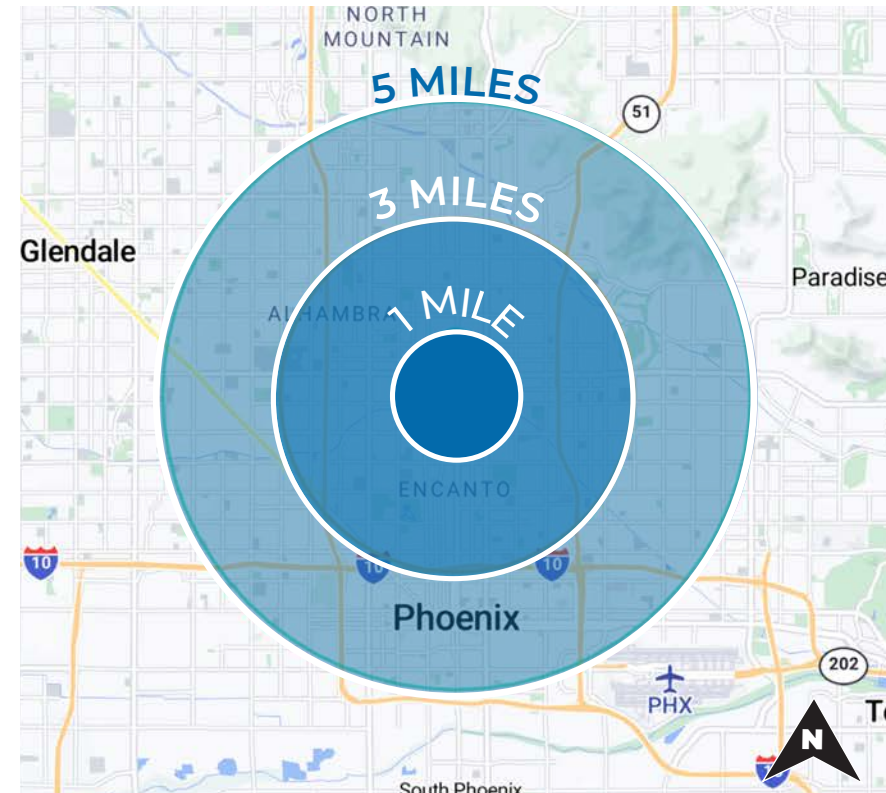
- EXISTING PROPERTIES
- UNDER CONSTRUCTION OR JUST BUILT
- PROPOSED



#	PROPERTY NAME:	# UNITS:	BUILT:
1	Callia	403	2022
2	MAA Midtown Phoenix	345	2021
3	Parc Midtown	306	2018
4	Aspire Park Central	278	2023
5	Alta North Central	229	2020
6	MAA Central Ave	323	2022
7	Urbana on 12th	252	2020
8	Aura Central	251	2022
9	Centra	223	2020
10	Vela On Camelback	237	2018
11	Park On Central	223	2018
12	The Curve at Melrose	204	2018
13	Logan on Osborn	200	2019
14	The Astor at Osborn	191	2019
15	RISE Uptown	79	2019
16	Pure Midtown	59	2019
17	San Mateo Townhomes	35	2019
18	The Clayton on Highland	34	2022
19	Nirvana at Colter	29	2022
20	Encanto Apartments	22	2021
21	Stone View on Roma	21	2023
22	Roma Meadows	21	2023
23	Teakwood Urban Living	21	2022
24	4-Square	20	2022
25	The Lucia on 15th	15	2022
26	14th Street Residences	10	2021
1	Forty600	155	N/A
2	Broadstone Uptown PHX	284	Q4 2023
3	One Camelback	163	Q1 2024
4	Alloy Midtown	171	Q1 2024
5	Aura Uptown	210	Q4 2024
6	Broadstone on 7th	259	Q3 2024
7	Hilton Phoenix Midtown	104	Q4 2024
8	Verano Terrace	88	Q4 2023
9	Boulevard on Missouri	14	Q1 2024
10	The Collective	14	Q4 2024
1	Omninet West	238	N/A
2	Phoenix Midtown Hotel	192	N/A
3	Midtown 25	25	N/A
TOTAL UNITS:		14,125	

AREA DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	50,313	424,367	1,077,025
Estimated Population:	21,417	180,317	451,854
2029 Proj. Residential Population:	23,267	186,227	464,990
Average Household Income:	\$95,200	\$91,800	\$85,200
Total Consumer Expenditure:	\$464M	\$3B	\$7B
Median Age:	41	39	37
Housing Units:	13,156	89,024	198,426
Total Households:	11,714	79,760	179,023



CENTRAL
FORTY600
PHOENIX, AZ

North Central Avenue
& 21 West Coolidge Street
Phoenix, Arizona 85012

Property Exclusively Represented By:



CAROL SCHILLNE

Direct: (480) 674-7692
Mobile: (712) 292-6171
carol.schillne@orionprop.com



COLE SCHILLNE

Direct: (480) 674-7692
Mobile: (949) 371-7335
cole.schillne@orionprop.com



ORION Investment Real Estate

7150 E Camelback Road, Unit 425 - Scottsdale, AZ 85251

