



Retail Condo For Sale



REGENCY ON CENTRAL

SUITE 101
1,800 SF

2323 N Central Ave # 101

PHOENIX, AZ 85004

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±2,000 SF street level retail condo
- Direct frontage on North Central Avenue
- Located within Regency on Central, a 22 story residential tower
- Built-in customer base with 119 residential units in the building
- ±20,000+ vehicles per day
- Immediate access to Valley Metro Light Rail
- Zoned C-2 allowing a wide range of retail and service uses
- Prime Midtown Phoenix location near dining, arts, and entertainment

OFFERING SUMMARY

SALE PRICE: **\$600,000**

BUILDING SIZE: 1,800 SF

PRICE / SF: \$333.33 / SF

PROPERTY DESCRIPTION

SVN is pleased to present a rare street retail condo opportunity at 2323 N Central Ave in Midtown Phoenix. The ±2,000 SF space is located within Regency on Central, a landmark 22-story residential tower built in 1965 and designed by architect George H. Schoneberger Jr. Recognized for its historic significance, the property has been thoughtfully updated through major renovations beginning in 2004.

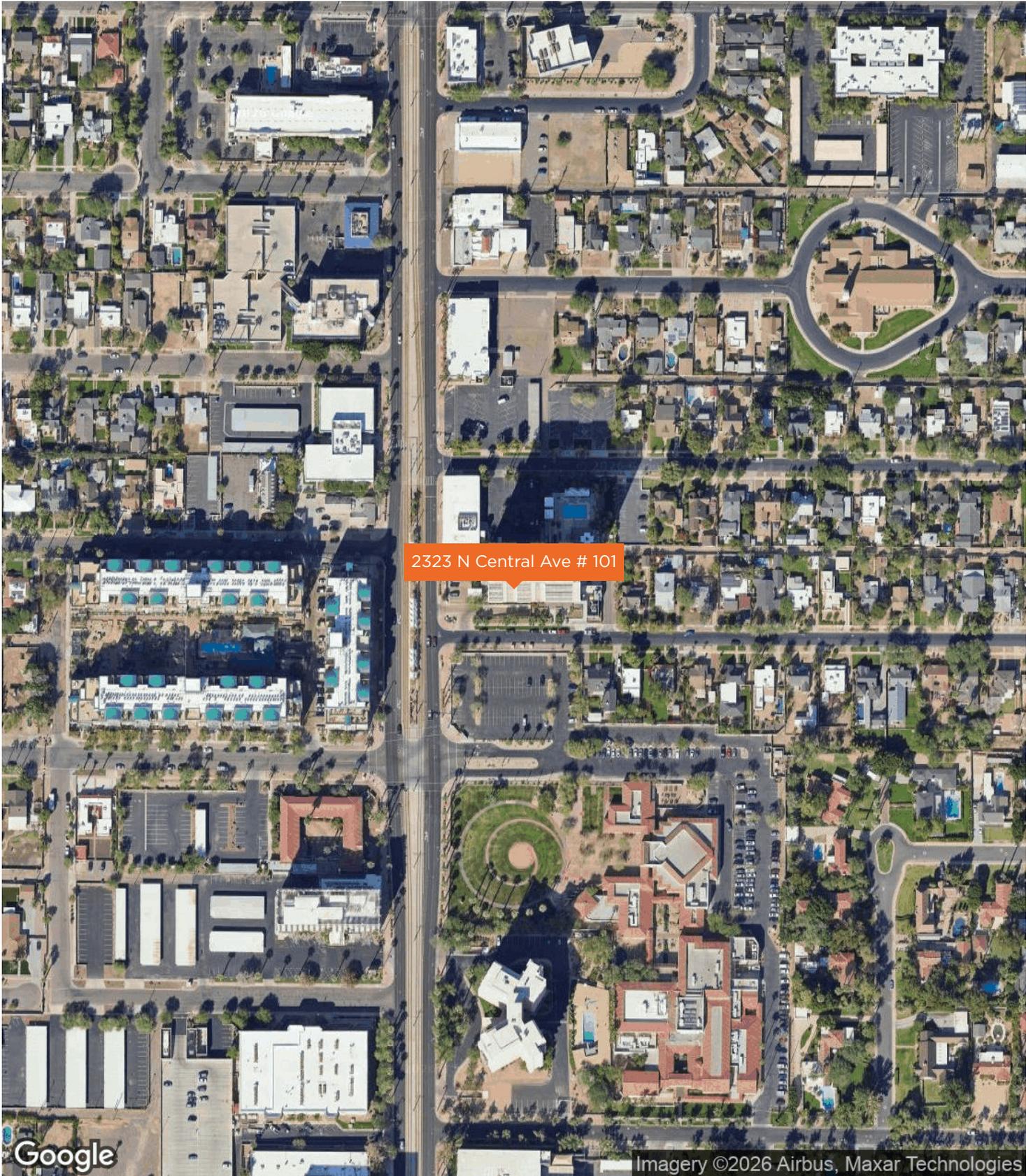
Regency on Central includes 119 total units consisting of 114 luxury condos, four penthouses, and one ground floor retail space. The professionally managed building offers amenities including a 24-hour front desk, controlled access, fitness center, event space, underground parking, and a resort-style outdoor area with pool, spa, cabanas, grills, and fire pit.

Zoned C-2, the space supports a wide range of retail and service-oriented uses, creating an attractive opportunity for investors or owner-users.

ADDITIONAL PHOTOS



AERIAL MAP

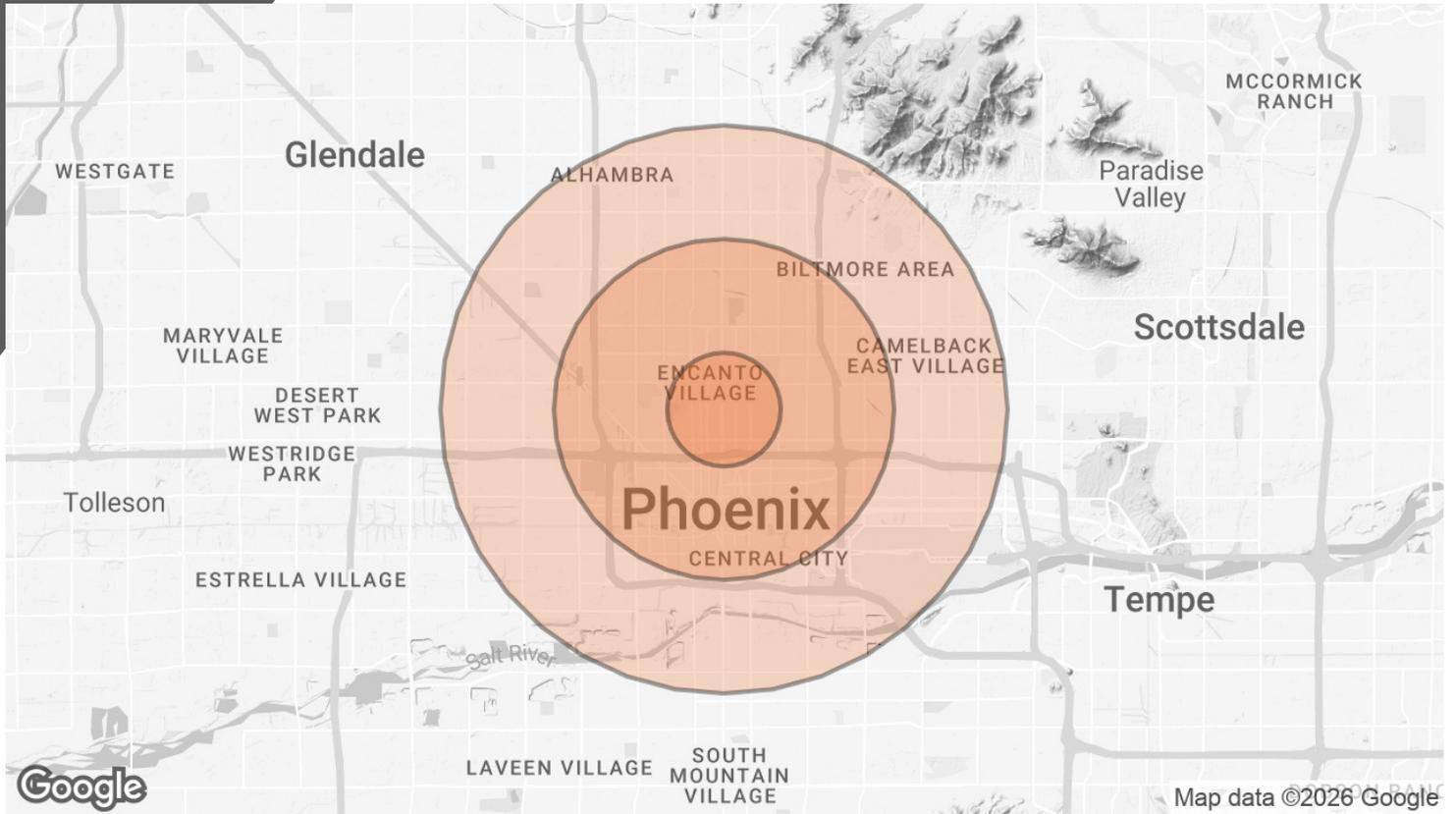


2323 N Central Ave # 101

Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,674	162,211	402,924
AVERAGE AGE	41	37	36
AVERAGE AGE (MALE)	41	37	36
AVERAGE AGE (FEMALE)	41	37	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,826	71,258	153,490
# OF PERSONS PER HH	1.8	2.3	2.6
AVERAGE HH INCOME	\$113,539	\$79,690	\$82,867
AVERAGE HOUSE VALUE	\$669,079	\$461,994	\$438,633

Demographics data derived from AlphaMap