



Office/Retail Condominium

2302 N Central Ave, Unit 105, Phoenix, AZ 85004

John Barnes

Vice President
+1 602 751 8455
John.barnes@colliers.com

Matt Fitz-Gerald

Senior Vice President
+1 602 316 7888
matt.fitz-gerald@colliers.com

Colliers

2390 E Camelback Rd Ste 100
Phoenix, AZ 85016
colliers.com/arizona



Accelerating success.

Office/Retail Condominium

2302 N CENTRAL AVE, UNIT 105
PHOENIX, AZ

Investment Opportunity | ±1,636 SF

Building signage available on Central Avenue

Located on a Light Rail station

FOR SALE

\$548,060 (\$335/sf)

Executive Summary:

Available for sale is 2302 N Central Avenue, Unit 105 in Phoenix, comprised of an office/retail condominium unit located in the *Tapestry on Central* retail and residential condominium development on Central Avenue and Encanto Blvd. *Tapestry on Central* has 400 residents and 280 condominium units.

This is an opportunity to own your own office/retail space in a downtown Phoenix location instead of paying rent to a landlord.

Location:

The property is located on Central Avenue between Vernon Ave and Encanto Blvd on a Light Rail station. Businesses at *Tapestry on Central* include Mary Coyle, Chic Chef Marketplace, Edward Jones, Walgreens and Spin Art. The property is across the street from The Heard Museum and is near walkable amenities like Oven and Wine, Hope's Brunch and Arizona Central Credit Union.



The Property

Since the property was originally constructed in 2007, it has been used as a professional retail/office for Edward Jones. Suite 105 is located on the ground floor retail/office level of *Tapestry on Central*, a new luxury condominium community consisting of seven total floors of which the bottom floor is retail/office. The condo owner's association is responsible for maintaining the building structure, parking lot, security, landscaping, and all exterior elements. The property owner is responsible for HVAC, utilities, their own insurance, janitorial, glass repairs and maintenance of the interior of the premises.

This is a well-managed property as evidenced by the overall condition of the development. The owner would have access to the state-of-the-art workout facility, resort-like pool on the ground floor. An open-aired gathering spot atop the 7-story tower gives unobstructed views of downtown north and south and a mountain preserve all while you enjoy the lounge areas, BBQ and fire pit facilities.



Construction Costs

With the recent staggering inflation in our economy, construction costs have also increased substantially. This is an opportunity to own a property at a price below replacement costs. If the current layout works for your business, you may be able to save thousands of dollars on tenant improvements.

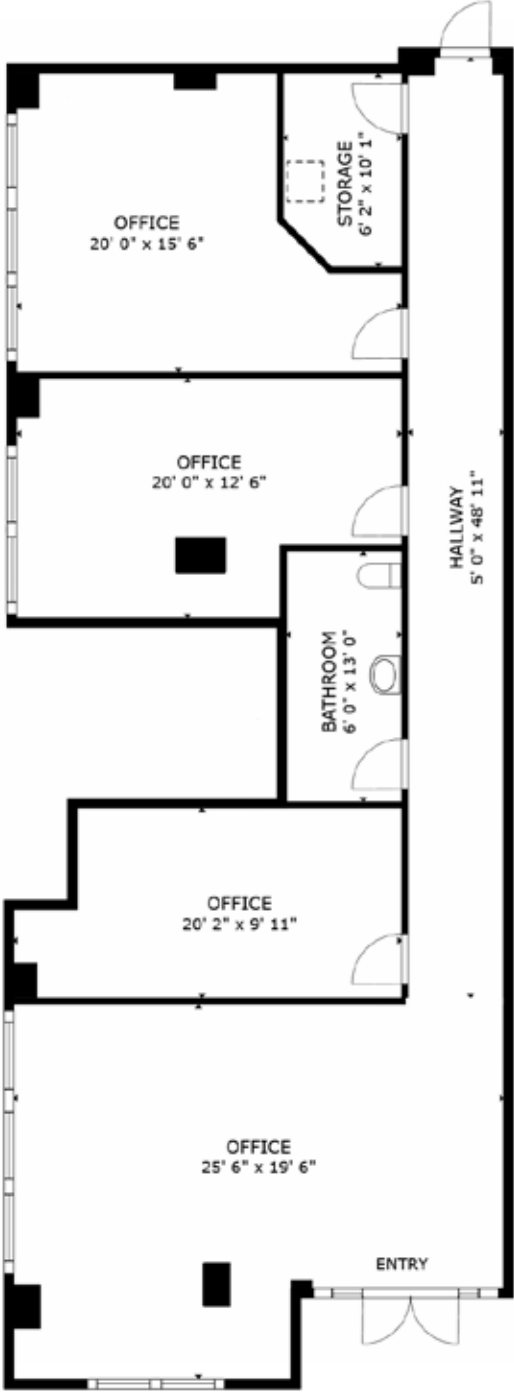
Parking

Included with this property at no additional cost are a total of five spaces, of which two are surface spaces directly behind the unit and three additional spaces assigned to the unit in the underground parking structure.

Floor Plan



360°
Take a
virtual tour



±1,636
square feet
available




Photos






Estimated Operating Expenses 2025



2302 N Central Ave, Unit 105, ±1,636 sf	Total Amount	Per Square Foot
HOA (2024 Budget)	\$9,060	\$5.53
Electric (monthly average is \$200)	\$2,400	\$1.46
Real Estate Taxes (2024)	\$3,427	\$2.09
Insurance	\$1,750	\$1.07
Maintenance and Repairs (JAB reserve estimate)	\$1,200	\$0.73
Total for Unit 105	\$17,837	\$10.90





Colliers

Edward Jones

John Barnes

Vice President
+1 602 222 5042
john.barnes@colliers.com

Matt Fitz-Gerald

Senior Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

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2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
colliers.com/arizona

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