

FOR SALE

SIGNALIZED COMMERCIAL LOT

N/NEC CORNER OF CENTRAL & BASELINE

7035 S CENTRAL AVE | PHOENIX, ARIZONA 85042

FOR SALE:
\$850,000



±35,431 SF

Lot Size

Zoned C-2

With TOD Overlay

\$24/SF

Price Per Square Foot

±150'

Frontage

Along Central Avenue

NICK MINER, CCIM

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PROPERTY OVERVIEW



Price
\$850,000



Parcel
11410018a



Property Type
Land



Frontage
150ft



Zoning
C2 City of Phoenix

Located at 7035 S Central Avenue in Phoenix, this commercial property offers a prominent position along the Central Avenue corridor at the southern end of the light rail line. Its transit-oriented location provides convenient regional connectivity and may support a variety of retail, service, office, or other commercial uses.

The property is **zoned C-2** and lies within the Baseline Area Overlay District, offering flexibility for future occupancy or redevelopment subject to applicable city requirements. A grandfathered monument sign provides an additional visibility advantage and an established opportunity for prominent business identification.

Offered at **\$850,000**, or approximately **\$24 per square foot**, the property presents a compelling opportunity for an owner-user, investor, or developer seeking a well-positioned commercial site in South Phoenix with strong roadway exposure and immediate access to public transit.



FOR SALE WELL LOCATED VACANT LOT

AERIAL
VIEW

OWNER/USER
LAND OPPORTUNITY



AREA
HIGHLIGHTS

OWNER/USER
LAND OPPORTUNITY



LIGHT RAIL

Short Walk To Light Rail Station

DOWNTOWN PHOENIX

5 Miles

SKY HARBOR

7 Miles

SOUTH MOUNTAIN
COMMUNITY COLLEGE

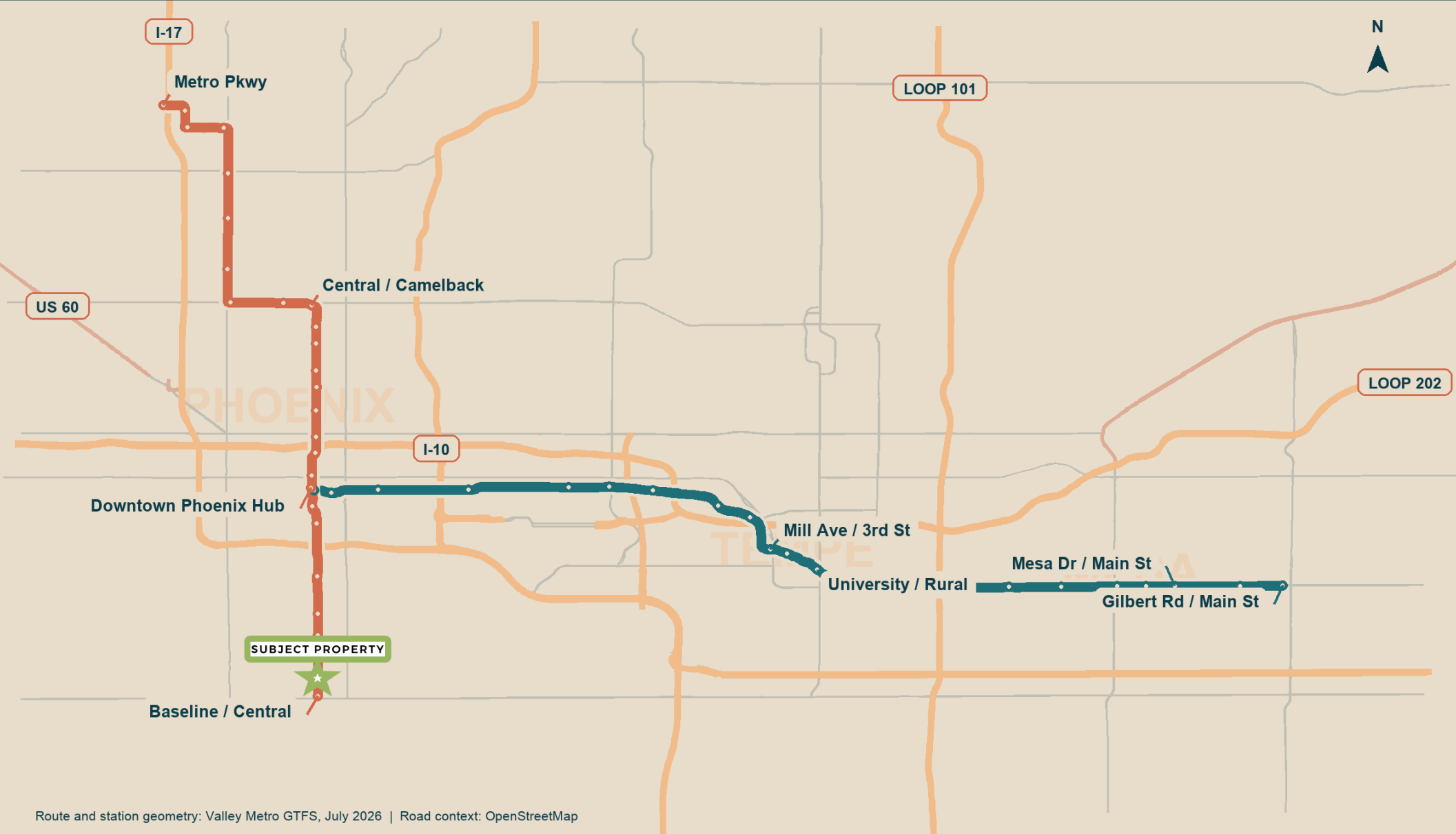
4 Miles



I-10 HIGHWAY

Easy Access (3 Miles)

- A LINE Downtown–Mesa
- B LINE Metro Pkwy–Baseline





5 Mile

Daytime
Population

327,189



5 Mile

Avg.
Household Income

\$112,478



5 Mile

Consumer
Expenditure

\$6.24 B



PHOENIX

Phoenix is Arizona's largest city and a major economic center in the Southwest, offering a diverse economy, a growing workforce, and excellent regional connectivity. The city benefits from continued population growth, significant public and private investment, and convenient access to major transportation corridors, including Interstates 10 and 17, Loop 101, Loop 202, and Phoenix Sky Harbor International Airport. Surrounded by established neighborhoods, leading healthcare and educational institutions, and a strong mix of retail, office, industrial, and technology employers, Phoenix offers a strategic location with long-term growth potential.

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	24,066	127,850	327,189
Estimated Population:	20,035	105,439	197,995
Average Household Income:	\$94,883	\$110,325	\$112,478
Annual Consumer Expenditures:	\$578.38 M	\$3.33 B	\$6.24 B
Median Age:	32.2	32.6	32.8
Average Household Size:	3.2	3.1	2.9
Housing Units:	6,678	36,609	70,124
Total Households:	6,142	33,580	64,111

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ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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