

FOR SALE I LAND ON NEW LIGHT RAIL LINE

C-3 Hard Corner Lot On Central Ave

1755 S Central Ave | Phoenix, AZ 85004



Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com





Potential Drive Thru Location

1755 S Central Ave | Phoenix, AZ 85004





OFFERING SUMMARY

Sale Price:

Lot Size:

Price / Acre:

Year Built:

Zoning:

PROPERTY OVERVIEW

Located at 1755 S Central Ave, this historic 1950-built property offers a prime commercial (C-3) zoning designation, ideal for diverse development opportunities. Situated in a thriving area of Phoenix, it presents strong potential for investors looking to establish a presence in a dynamic, high-growth market.

PROPERTY HIGHLIGHTS

- C-3 commercial zoning
- Flexible development options
- Ideal for land investors
- Flat, usable lot
- Established utility access
- Frontage on S Central Ave
- Potential for reuse or rebuild



\$3,369,000

54.762 SF

\$2.679.844

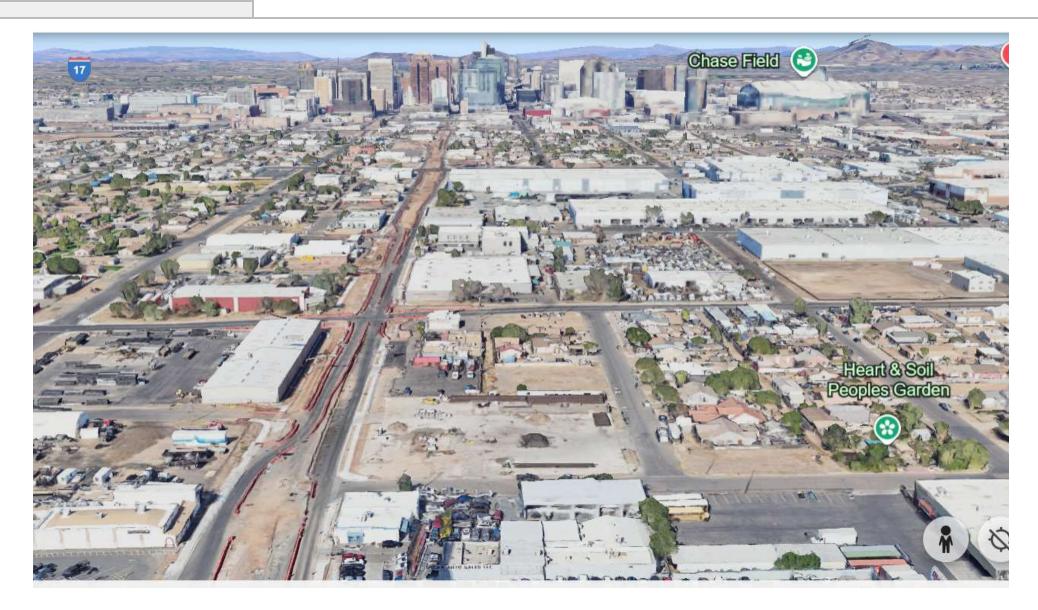
1950

C-3



Highly Visible Lot Just Off Of Freeway

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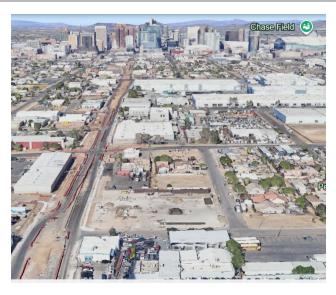


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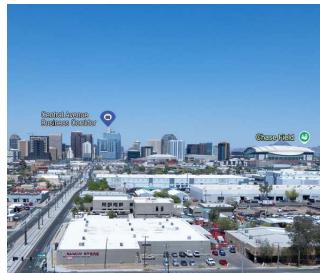
















Near Major City Attractions Including Chase Field And Footprint Center

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Demographics data derived from AlphaMap

Improving Area

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POPULATION	0.5 MILES	1 MILE
Total Population	2,174	7,479
Average Age	36	36
Average Age (Male)	35	35
Average Age (Female)	37	36
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE
HOUSEHOLDS & INCOME Total Households	0.5 MILES 760	1 MILE 2,491
Total Households	760	2,491

VERNMENTAL W Washington St	Washington St E Jefferson St WASHINGTON	
₩AREHOUSE 👸 DISTRICT		
DIST	E Lincoln St	
	CENTRAL ARK PLACE	
	CENTRAL CITY	
	NUESTRO BARRIO	
LINCOLN COMMERCE PARK RIVERSID	E DI ACE	
SHUTTLEWORTH ALKIRE	VALLEY	
Salt River SOUTH	ISIDE 5	
Google Ave	MONTE VISTA ACRES Map data ©2025 Google	

