

C-2 Pad Site Available

Prime Location on S. Central Avenue Fronting
New Light Rail Extension

NWC Central Avenue and Vineyard
6650 S. Central Avenue
Phoenix, Arizona
Signalized Corner

DEVELOPMENT OPPORTUNITY

Location: NWC Central Avenue and Vineyard
6650 S. Central Avenue, Phoenix, Arizona
New Signalized Intersection

Zoning: C-2, City of Phoenix

Land Size: Approximately 24, 413 sq. ft.

Ground Lease: \$65,000 per year NNN

Area: Strong activity with dense existing and proposed commercial and residential activity in immediate area. New light rail extension, scheduled for 2024 completion, will further enhance this market opportunity.

Major Nearby Retailers: Fry's Food and Drug, Walgreen's, Burger King, Food City, KFC, Discount Tire, Taco Bell, Wells Fargo Bank, Chase Bank, McDonald's, Family Dollar, Ace Hardware, and more.

Light Rail: See link for further details
<https://rb.gy/fwsvm>

Summary: Excellent opportunity to develop prime site on S. Central Avenue, with further enhancement provided by long awaited expansion of Valley Metro Light Rail, directly in front of subject property. Affordably priced, site is well suited for retail, office, as well as residential development purposes. Site benefits from full access, at new signalized intersection.

For More Information Please Contact:

**DIAMOND
PROPERTIES, INC.**
Commercial real estate brokerage

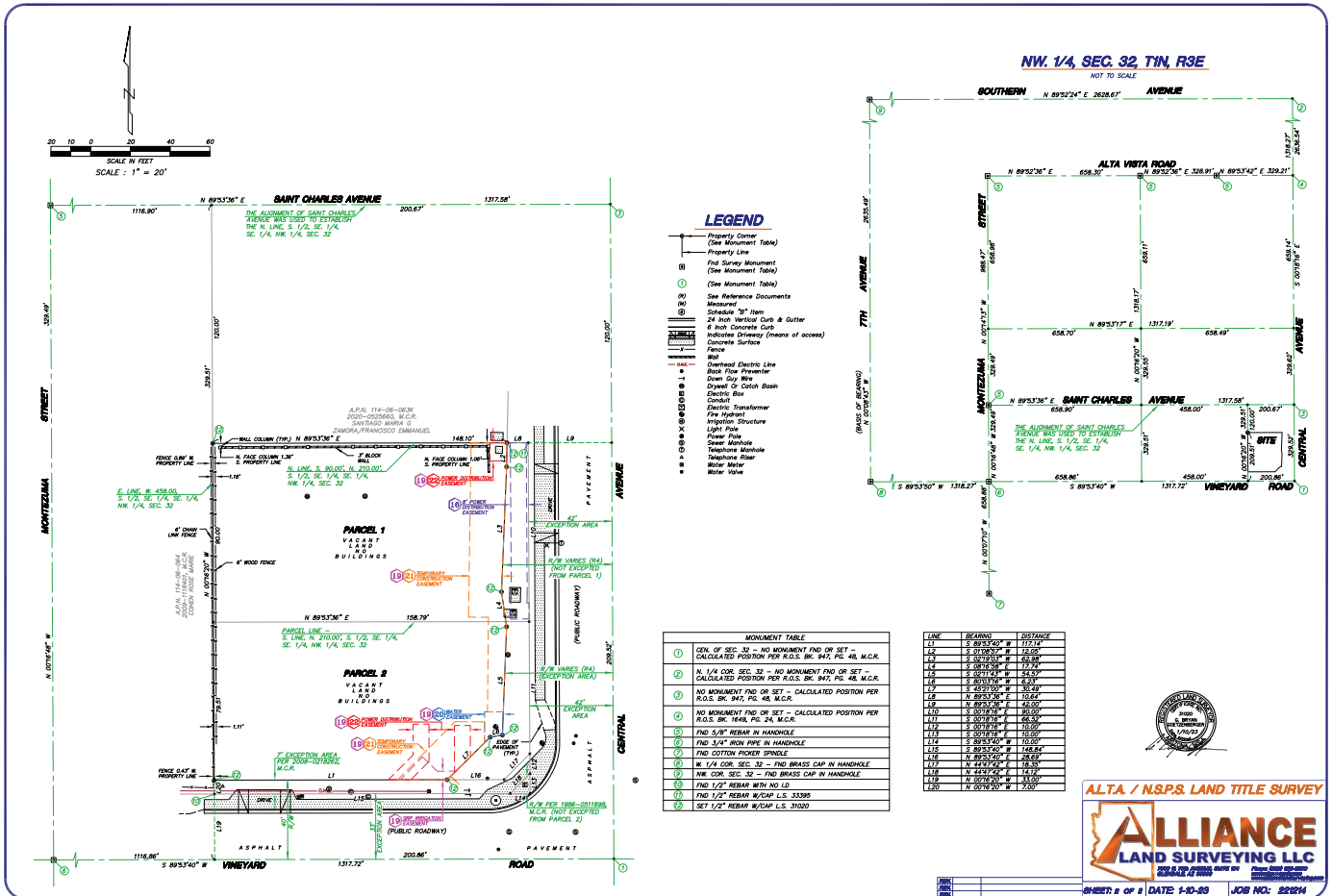
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Survey



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ALTA / N.S.P.S. LAND TITLE SURVEY

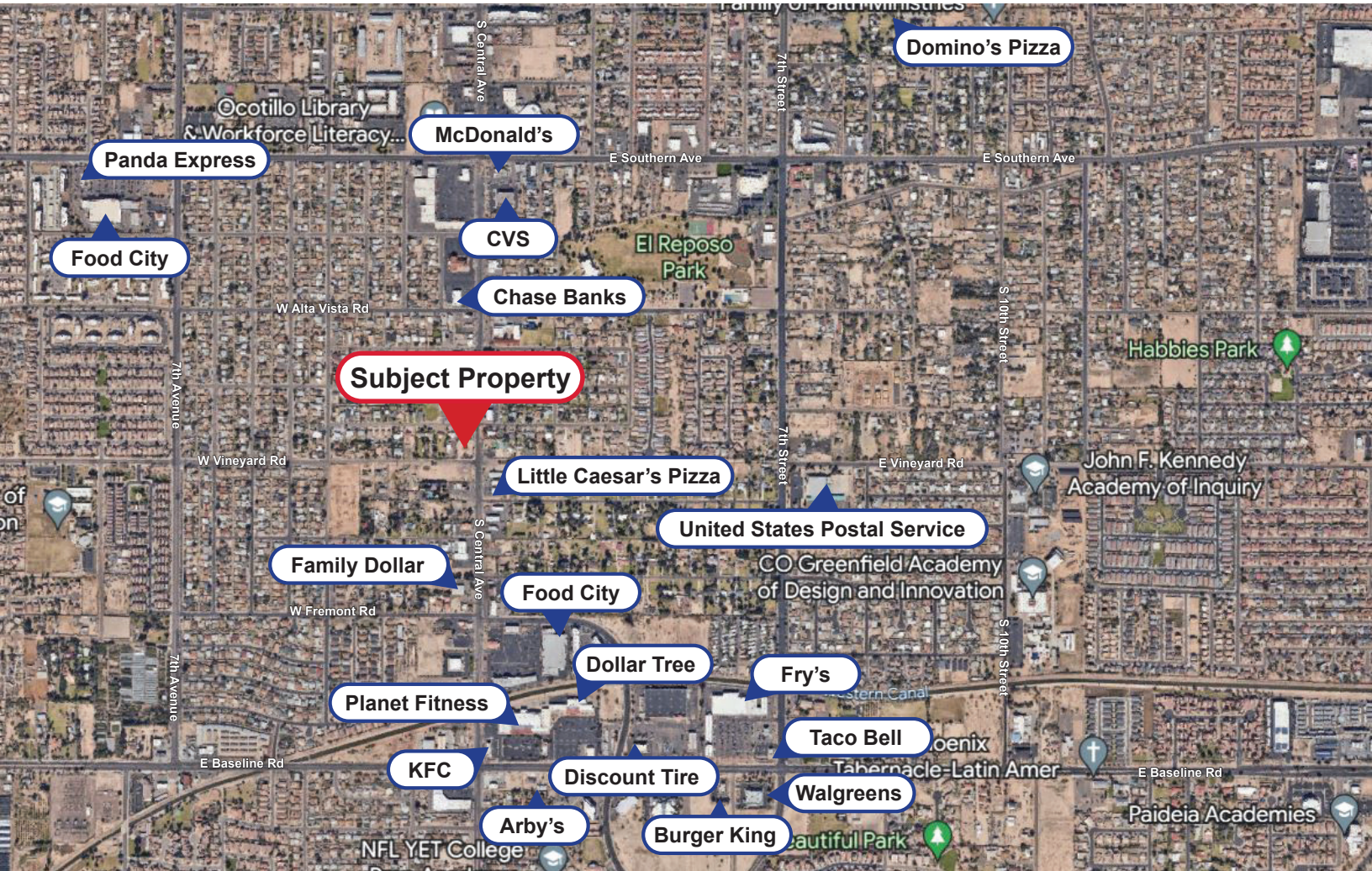
ALLIANCE LAND SURVEYING LLC

SHEET: 1 of 1 DATE: 1-30-09 JOB NO: 22214

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Location Map



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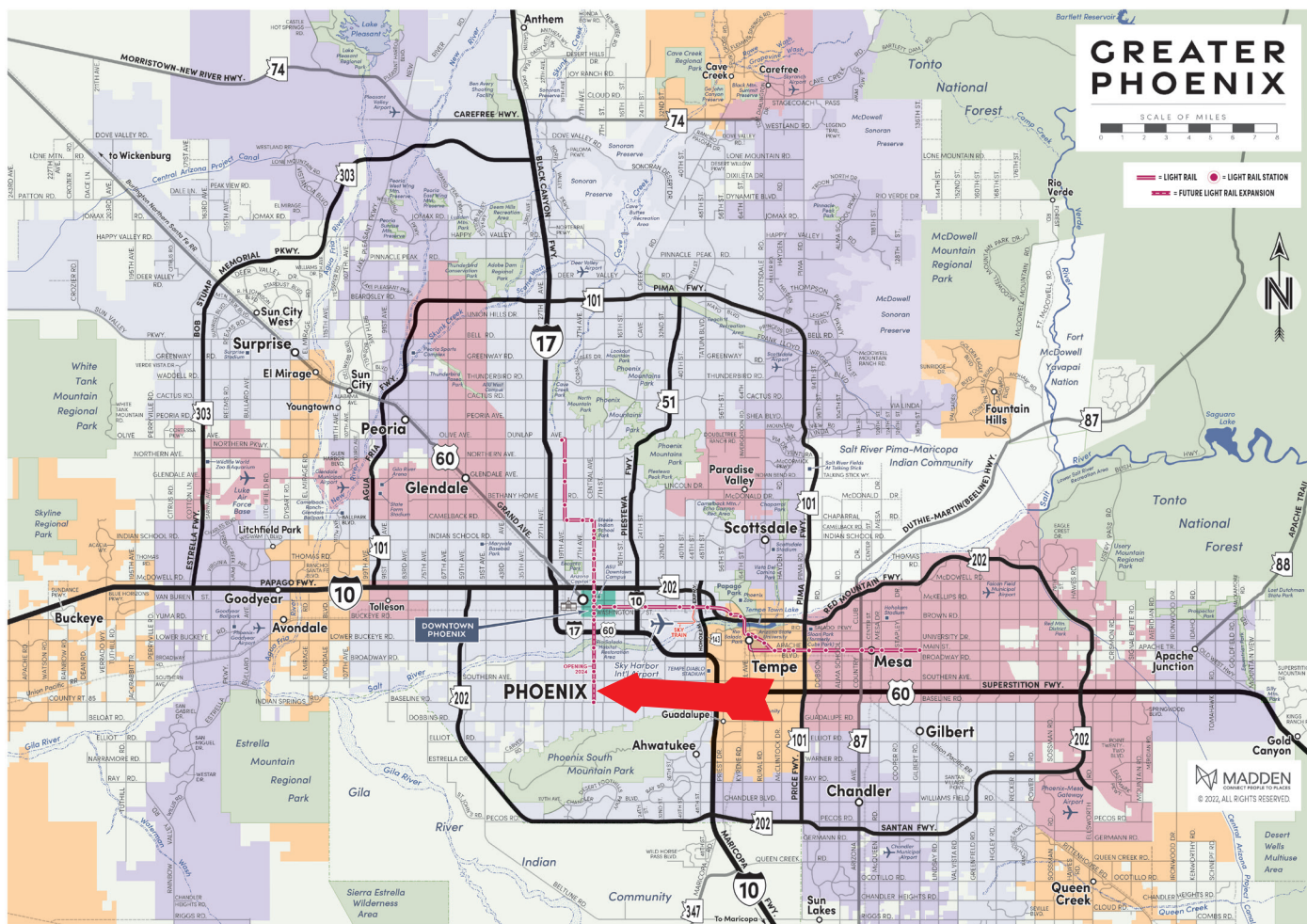
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City Map



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