

RETAIL SPACE AVAILABLE FOR LEASE



PCA  
PHOENIX COMMERCIAL ADVISORS

BARKER  
PACIFIC  
GROUP

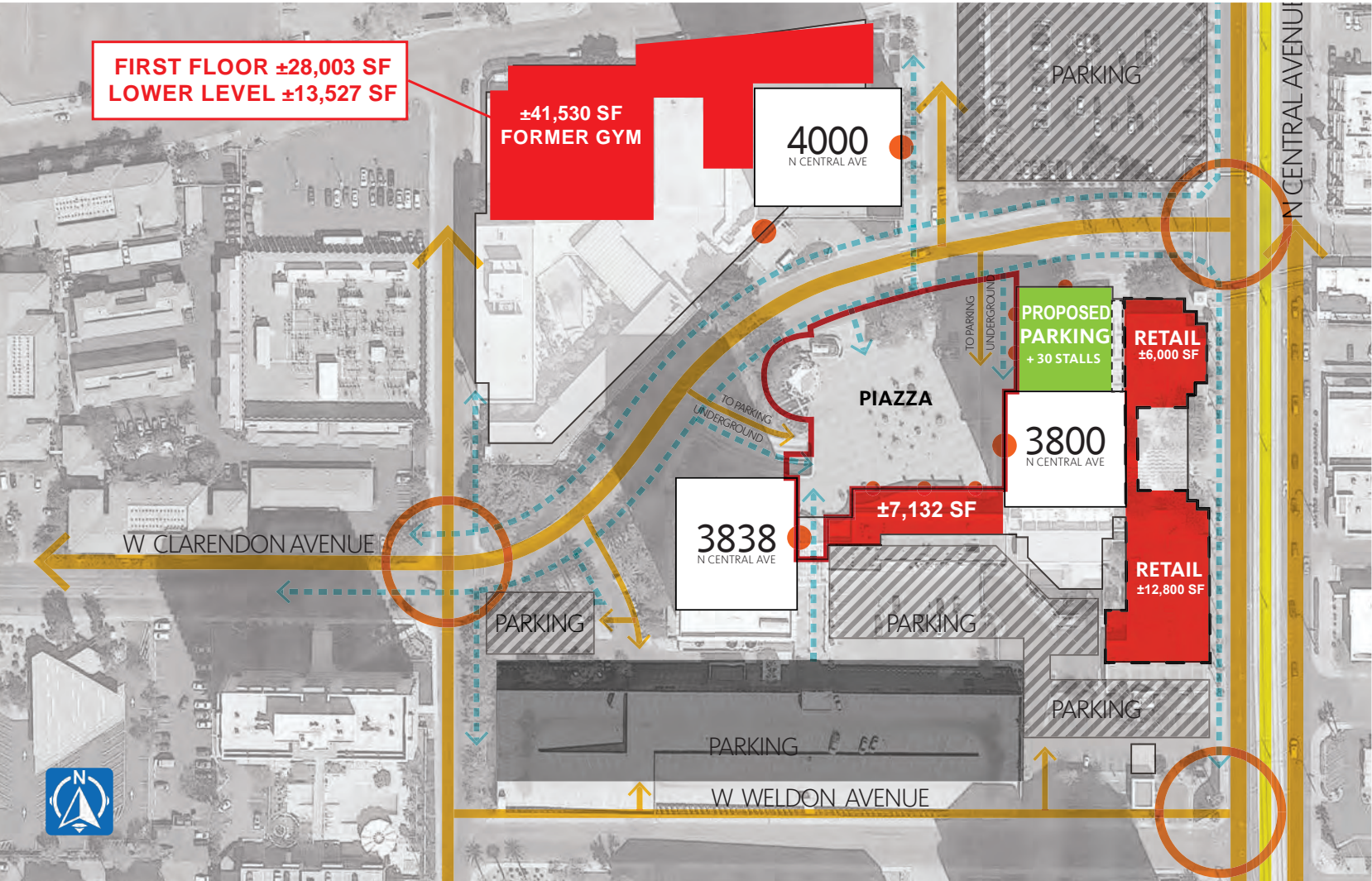
# CITY-SQUARE

S/SWC CENTRAL AVE & INDIAN SCHOOL RD  
PHOENIX, AZ



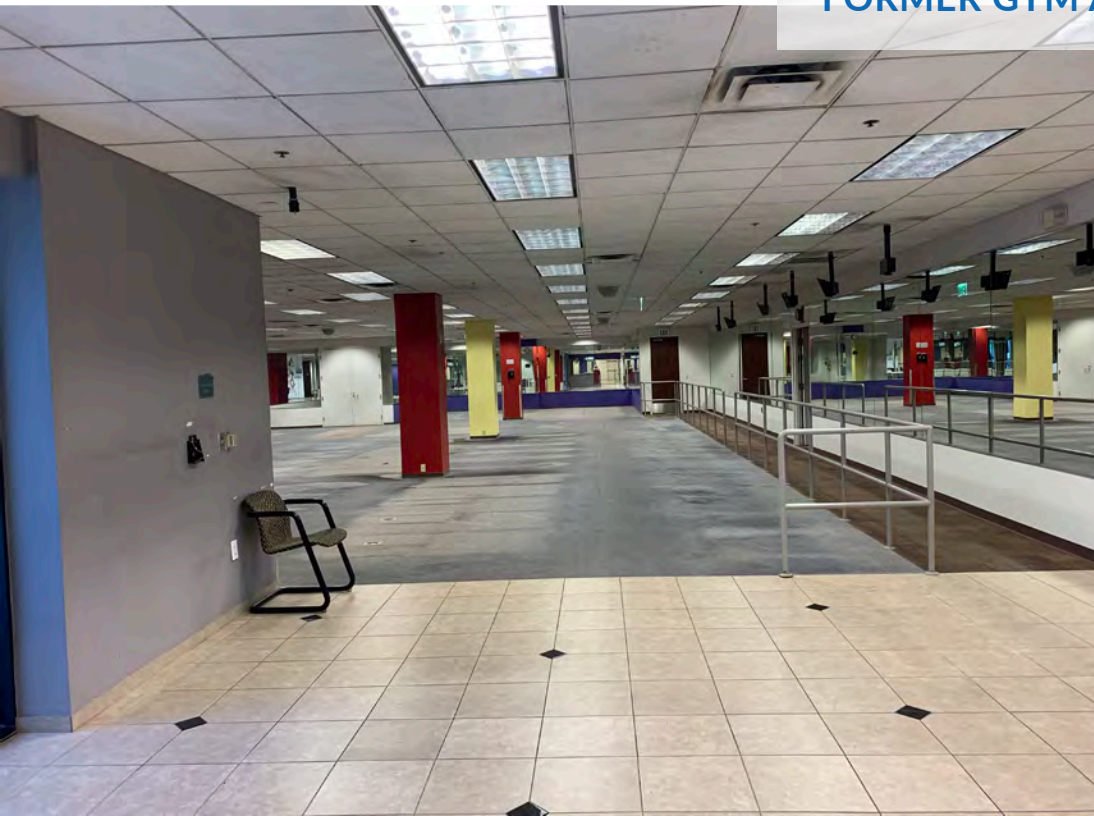
**AVAILABLE**

±41,530 SF former gym  
 (first floor ±28,003 SF, lower level ±13,527 SF)  
 ±7,132 SF retail within courtyard  
 ±6,000 SF retail at Central & Clarendon  
 ±12,800 SF retail on Central Avenue





FORMER GYM AVAILABLE





**COURTYARD UPGRADES  
COMING SOON!**



New ownership  
Property updates coming soon  
Great midtown retail space  
3 class A office towers totaling ±722,000 SF  
156 room Hilton Garden Inn on site  
On the Phoenix Metro Light Rail & Valley Metro bus stop  
On-site property management  
Unique retail opportunity with a large active courtyard

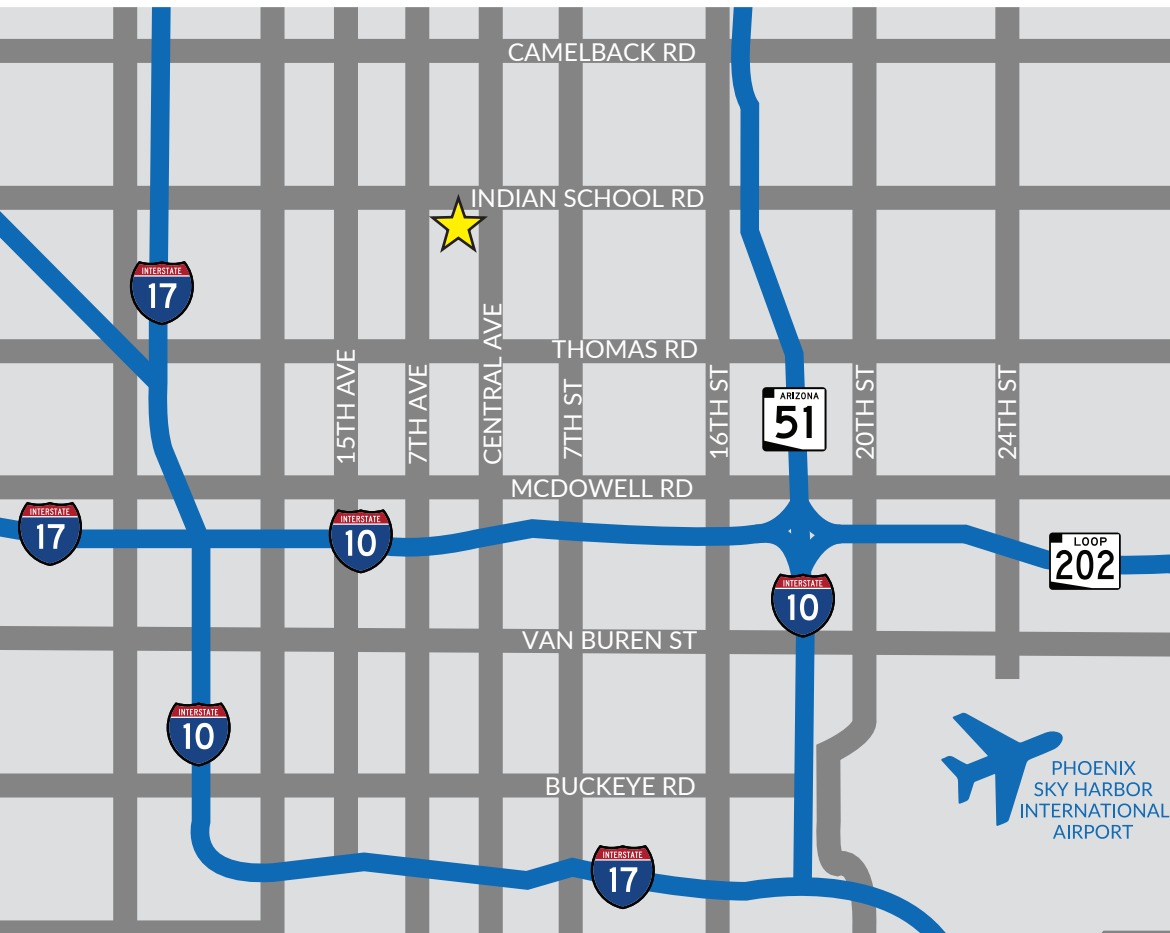
**CITY-SQUARE**



## 3800 & 4000 NORTH CENTRAL AVENUE | PHOENIX, AZ

Midtown Phoenix provides unique year-round experiences thanks to a rich history, diverse culture, fantastic art community and booming live music scene. From award-winning restaurants to exciting sports events and concerts, this is the epicenter of fun things to do in the area.

# CITY-SQUARE



# DOWNTOWN PHOENIX

GARFIELD

NORTH GARFIELD

ROOSEVELT

OAKLAND

BRENTWOOD

\$77K AVG HH INCOME

F.Q. STORY

EAST EVERGREEN

\$94K AVG HH INCOME

CORONADO

\$65K AVG HH INCOME

EAST ALVARADO

\$94K AVG HH INCOME

ASHLAND PLACE

\$57K AVG HH INCOME

WILLO

\$115K AVG HH INCOME

LA HACIENDA

# MIDTOWN PHOENIX

PHOENIX COUNTRY CLUB

CAMPUS VISTA

\$83K AVG HH INCOME

CITY-SQUARE



7TH ST

INDIAN SCHOOL RD

CENTRAL AVE

7TH AVE

STEELE INDIAN SCHOOL PARK

WOODLEA









# CITY-SQUARE

**3800 & 4000 NORTH CENTRAL AVENUE | PHOENIX, AZ**  
S/SWC Central Ave & Indian School Rd

## LEASING TEAM

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