

NORTH CENTRAL PLAZA

725 N Central Avenue | Avondale, AZ 85323

±1,207 SF AVAILABLE UPON NOTICE



CAMCRE.

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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE ±1,207 SF

- ±1,207 SF available for lease upon notice
 - (Do Not Disturb Tenant)
- Zoning: C2, City of Avondale
- Property situated on the Avondale/Glendale border
- Excellent west valley location
- Easy freeway access to I-10



TENANTS AT CENTER



metroPCS

TRAFFIC COUNTS

N Central Ave: ±8,331 VPD

E Van Buren St ±18,489 VPD

S Central Ave: ±8,326 VPD

W Van Buren St: ±20,030 VPD



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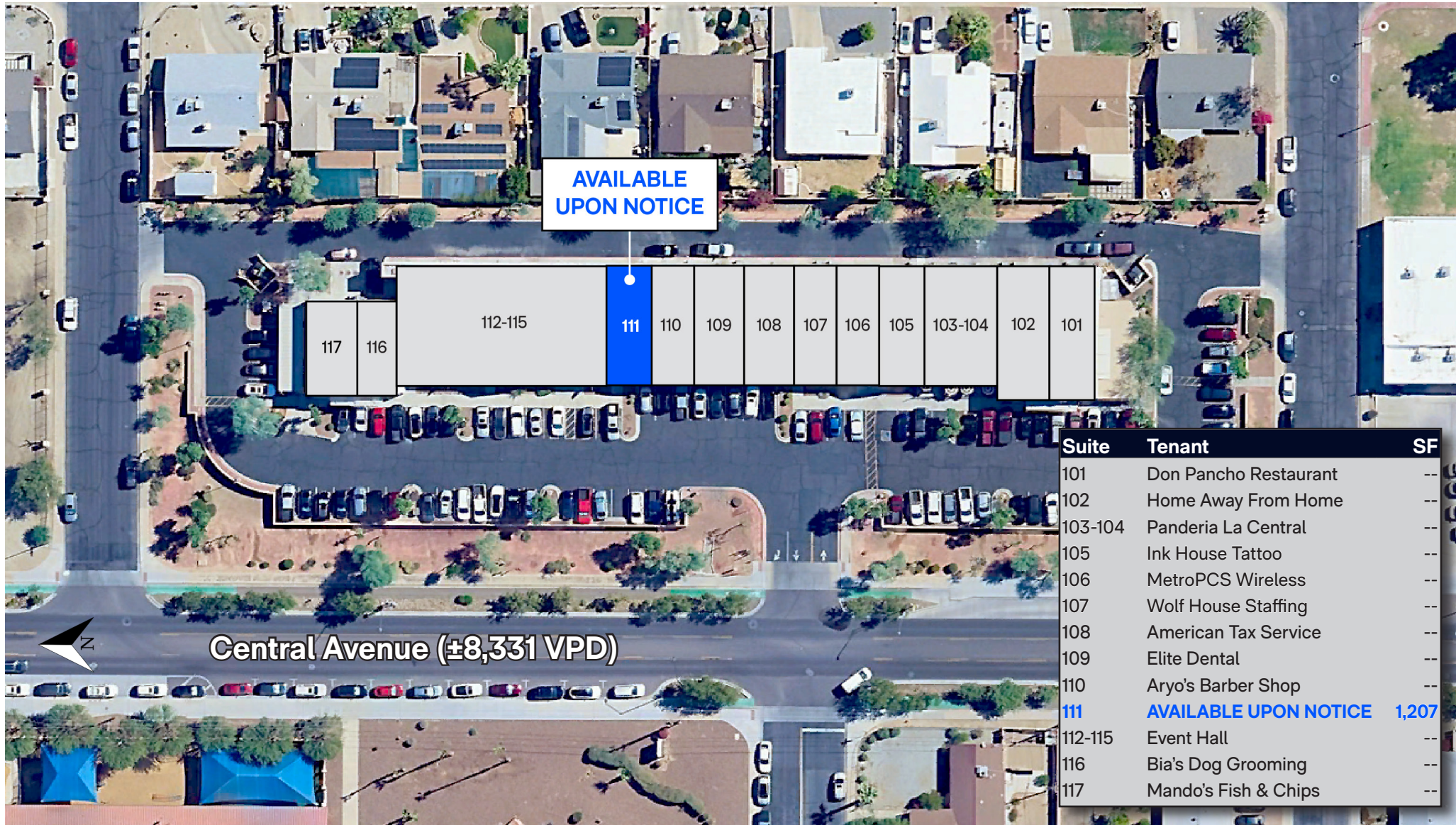
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SITE PLAN



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RETAIL MAP



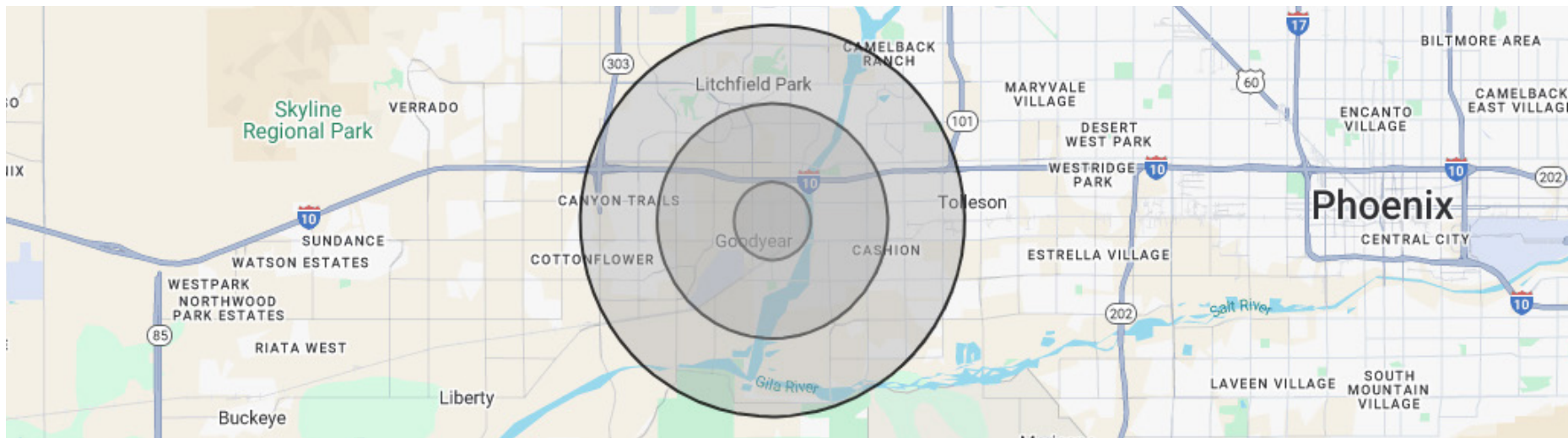
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,971	87,161	226,248
Current Year	13,832	79,834	207,508
2020 Population	13,493	73,897	193,725
Growth Current Year - 2029	1.6%	1.8%	1.8%
Growth 2020 - Current Year	0.6%	2.0%	1.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	4,631	27,543	72,853
Current Year	4,274	25,187	66,686
2020 Population	4,199	23,378	62,256
Growth Current Year - 2029	1.7%	1.9%	1.9%
Growth 2020-Current Year	0.8%	2.4%	2.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$54,075	\$91,601	\$103,070
Median Household Income	\$46,793	\$71,098	\$84,079



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