

# 3525 NORTH CENTRAL AVENUE

## FREESTANDING BUILDING - FOR LEASE

### STOP LIGHT AT INTERSECTION SEC CENTRAL AND COLUMBUS



#### Location:

Stop light intersection of the  
SE Corner of Central Ave.  
& Columbus Ave.

#### Space Available:

6,000+/- Square Feet

#### Rental Rate:

\$19.00 PSF NNN

#### Zoning:

C-2, City of Phoenix

#### Highlights:

- ✦ Major Central Avenue Signage
- ✦ Recent Exterior Remodel
- ✦ 80 Ft. Frontage on Central
- ✦ Light Rail Stop 1 block away

#### Neighbors:

- ✦ Chase Bank
- ✦ Security Title Plaza
- ✦ Make a Wish Foundation
- ✦ Meridian Bank Tower  
(Alexis Restaurant)



#### For more information on this property please contact:

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Kernit Rankin at 602.956.6060 Ext. 124 [kernit@omni-realestate.com](mailto:kernit@omni-realestate.com)

Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

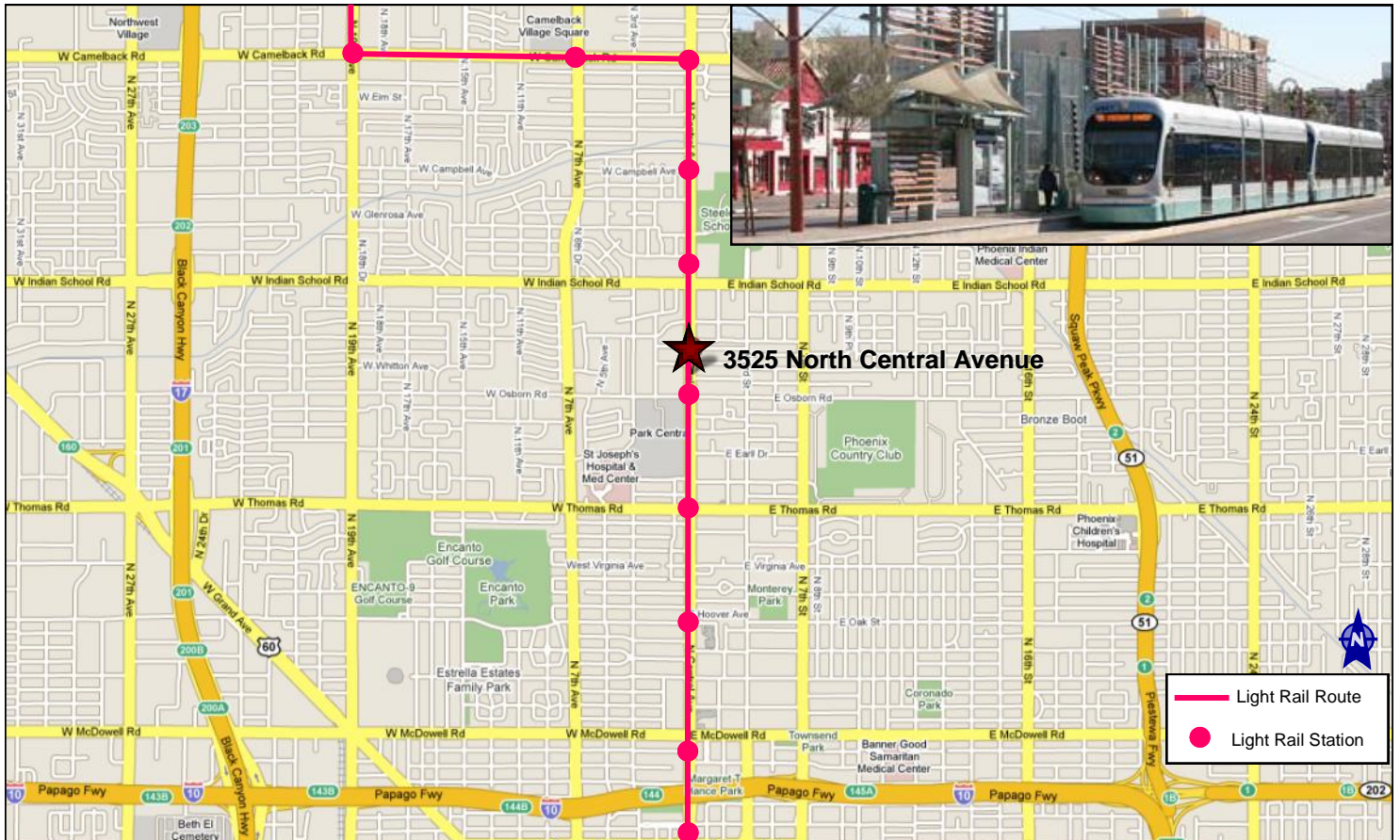
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### SEC CENTRAL AND COLUMBUS



| <b>Demographics:</b>            | <i>One Mile</i> | <i>Three Mile</i> | <i>Five Mile</i> |
|---------------------------------|-----------------|-------------------|------------------|
| <i>Population:</i>              | 18,028          | 184,173           | 468,085          |
| <i>Average HH Income:</i>       | \$47,416        | \$48,170          | \$52,869         |
| <i>Number of Employees</i>      | 44,766          | 208,756           | 356,806          |
| <i>Number of Establishments</i> | 2,581           | 12,489            | 21,855           |

**2005 Traffic Counts:** Central Avenue: 37,200 cars per day



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South View of the property



North View of the property



Parking in the rear of the Property



Open Space - Suitable for a Restaurant



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