



FOR SALE or LEASE

Central Phoenix Building

4611 N 12th St. Phoenix, AZ 85014

Lease Rate: \$22 per SF NNN

Sale Price: Call for pricing

+/- 2,172 SF

www.DavisCREAZ.com

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This hidden gem is an excellent opportunity shown through the versatility of amenities offered. With incredible monument signage, a fenced yard, the option for security, and the central location.

- Included monument signage seen from 12th St.
- Ample parking offered, including a fenced yard
- +/- 2,172 Square Feet

Area Overview:

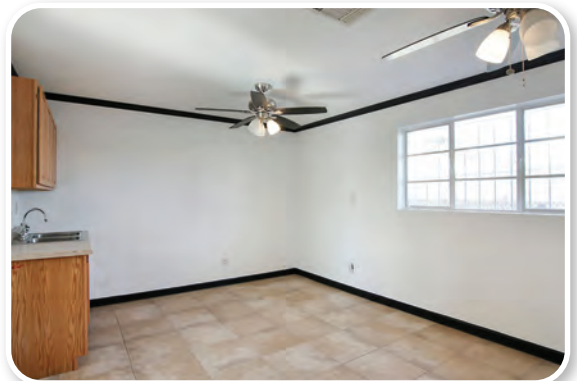
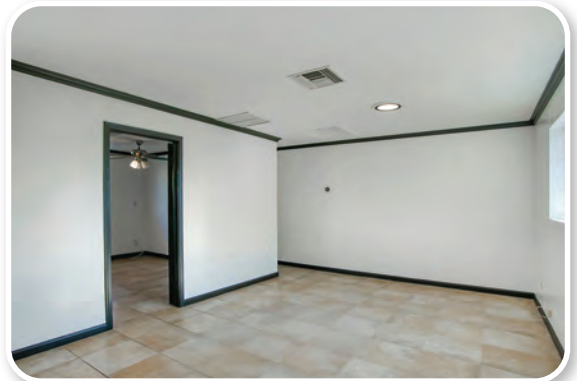
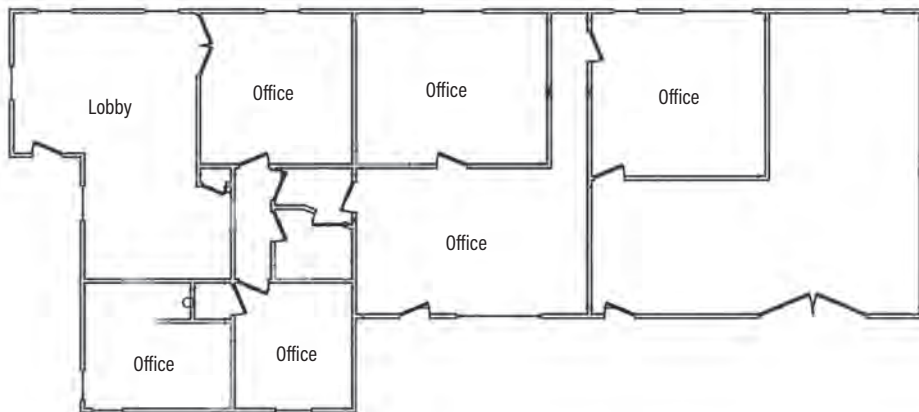
- Central location near plethora of amenities
- Located at 12th St and Highland Ave
+/- 10,000 VPD off 12th St and
+/-36,000 off Camelback Rd
- Outstanding Visibility and Signage
- Strategically located close to major highways

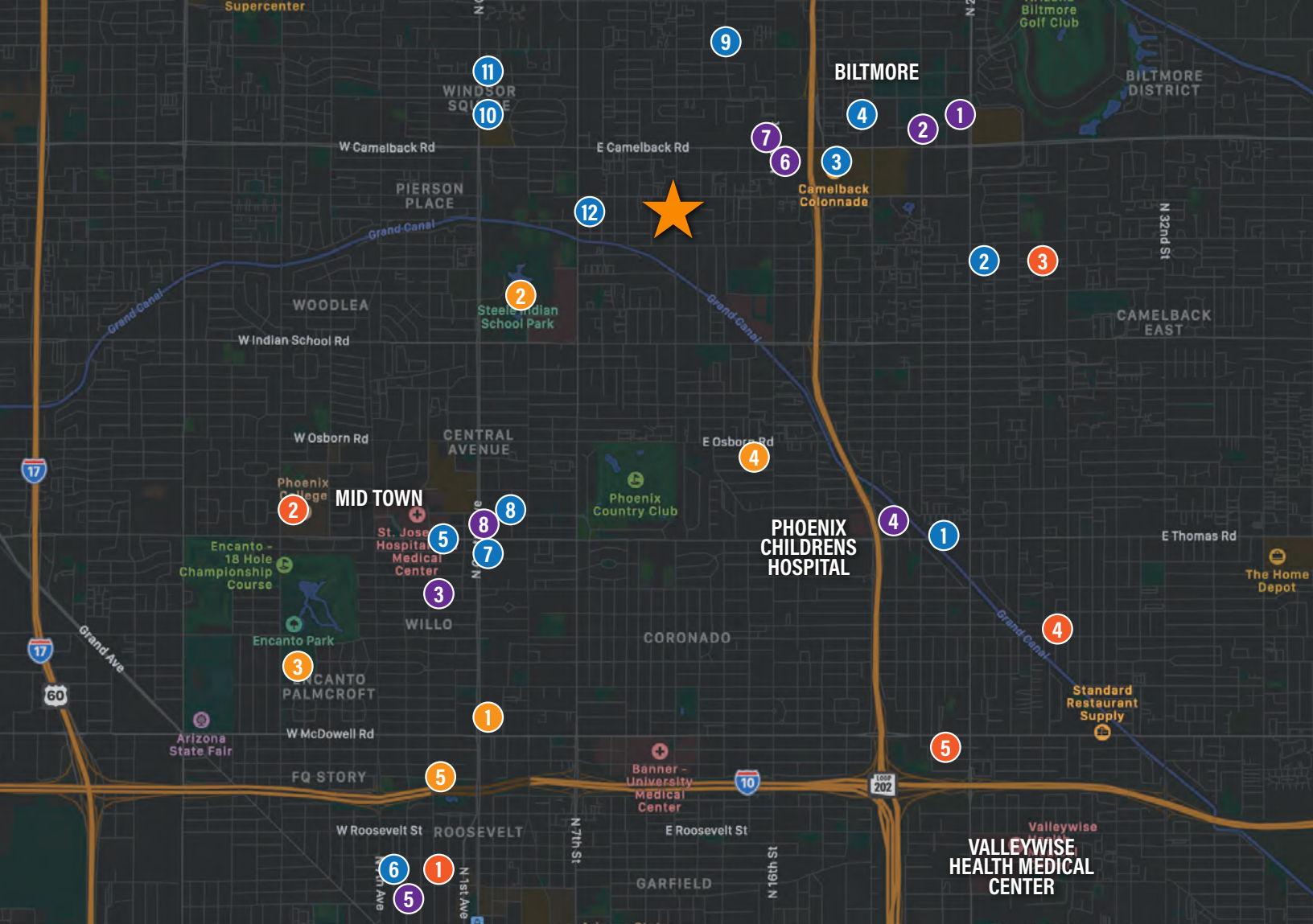
Site Overview/Highlights:

- Zoned C-2
- Fully Fenced yard
- Monument Signage off 12th St.
- Front and side entrances to the property
- +/- 2,172 SF building
- Generous parking
- Cameras on exterior
- Centrally Located



Floor Plan





RESTAURANTS & BARS

- 1 - Dunkin Donuts
- 2 - Noble Eatery
- 3 - Fry's Food Stores
- 4 - Snooze, an AM eatery
- 5 - First Watch
- 6 - The Vig Fillmore
- 7 - Panera Bread
- 8 - Taco Guild
- 9 - Culinary Dropout
- 10 - Flower Child
- 11 - Postino Central
- 12 - McKenzie's Midtown Tavern

LIFESTYLE & FITNESS

- 1 - Life Time Fitness
- 2 - AMC Dine In Esplanade 14
- 3 - Fairfield Inn & Suites by Marriott
- 4 - Staybridge Suites
- 5 - Crescent Ballroom
- 6 - Target
- 7 - Bank of America
- 8 - Embassy Suites by Hilton

SCHOOLS

- 1 - Arizona State University Downtown Phoenix
- 2 - Phoenix College
- 3 - Camelback High School
- 4 - Phoenix Christian School Prek-8
- 5 - St. Agnes Catholic School

RECREATION & PARKS

- 1 - Phoenix Art Museum
- 2 - Steele Indian School Park
- 3 - Encanto Park
- 4 - Phoenix Country Club
- 5 - Japanese Friendship Garden



AREA DETAILS

(within 5-miles)



335,403

Population
(5-mile Radius)



138,486

Households
(5-mile Radius)



3,794

**People Per
Square Mile**



\$99,862

**Average Household
Income**



33.9

Median Age



68.1%

**Labor Force
Participation**

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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