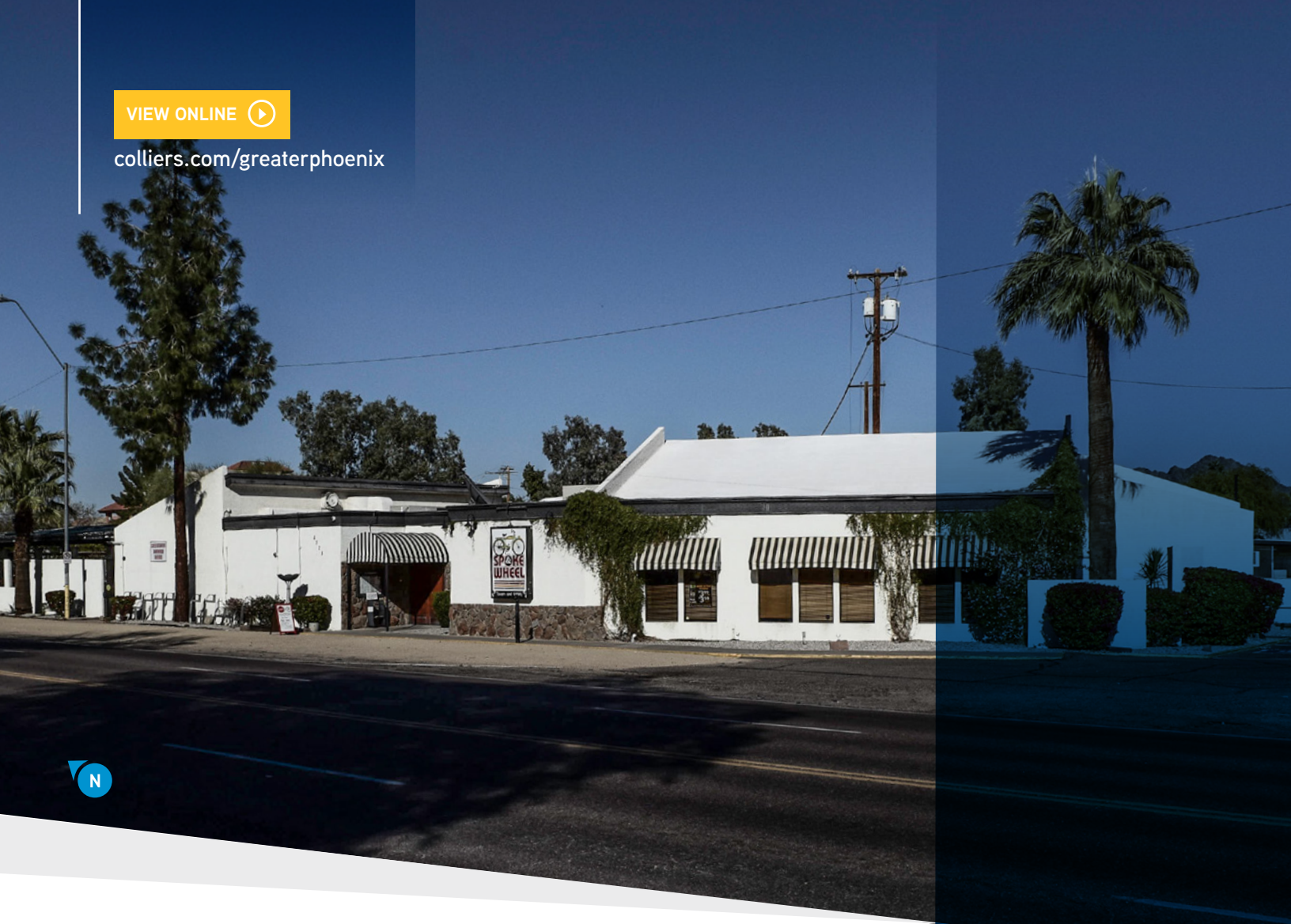


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**FOR SALE** | 8525 North Central Avenue | Phoenix, AZ 85020

## Restaurant Redevelopment Opportunity in North Central Phoenix

- Approximately 6,950 SF building fully-fixturized restaurant and bar.
- Restaurant currently operating, serving breakfast, lunch, and dinner.
- Historic building and historic area in North Central Phoenix.
- Beautiful covered patio seating 50 patrons.
- Prime real estate with Central Avenue address.
- Financials available upon request.

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#### AREA DEMOGRAPHICS | 5-MILE RADIUS



**Current Population**  
(2017)  
390,410



**Projected Population**  
(2022)  
413,309



**Average Household Income** (2017)  
\$69,427



**Projected Average Household Income**  
(2022)  
\$75,290



**Occupation**  
White Collar : 60.3%  
Blue Collar : 39.7%

## Property Details

Address	8525 North Central Avenue   Phoenix, AZ 85020
Site Area	±41,644 Gross SF (±0.96 AC)
Location	Central Avenue south of Dunlap Avenue in North Central Phoenix
Zoning	R1-6   City of Phoenix Commercial use grandfathered, operating since 1883
Parcel Numbers	160-51-108A
Building Size	Approximately 6,950 SF
Asking Price	\$1.4 million

## Redevelopment Highlights

- Excellent redevelopment opportunity for a specialty restaurant operation.
- Unique property features.
- North Central Phoenix redevelopment area.
- Central Avenue address.



**FOR SALE** | 8525 North Central Avenue | Phoenix, AZ 85020

## Sunnyslope: The new art colony of the Phoenix Metro Area.



Food



Fashion



Music



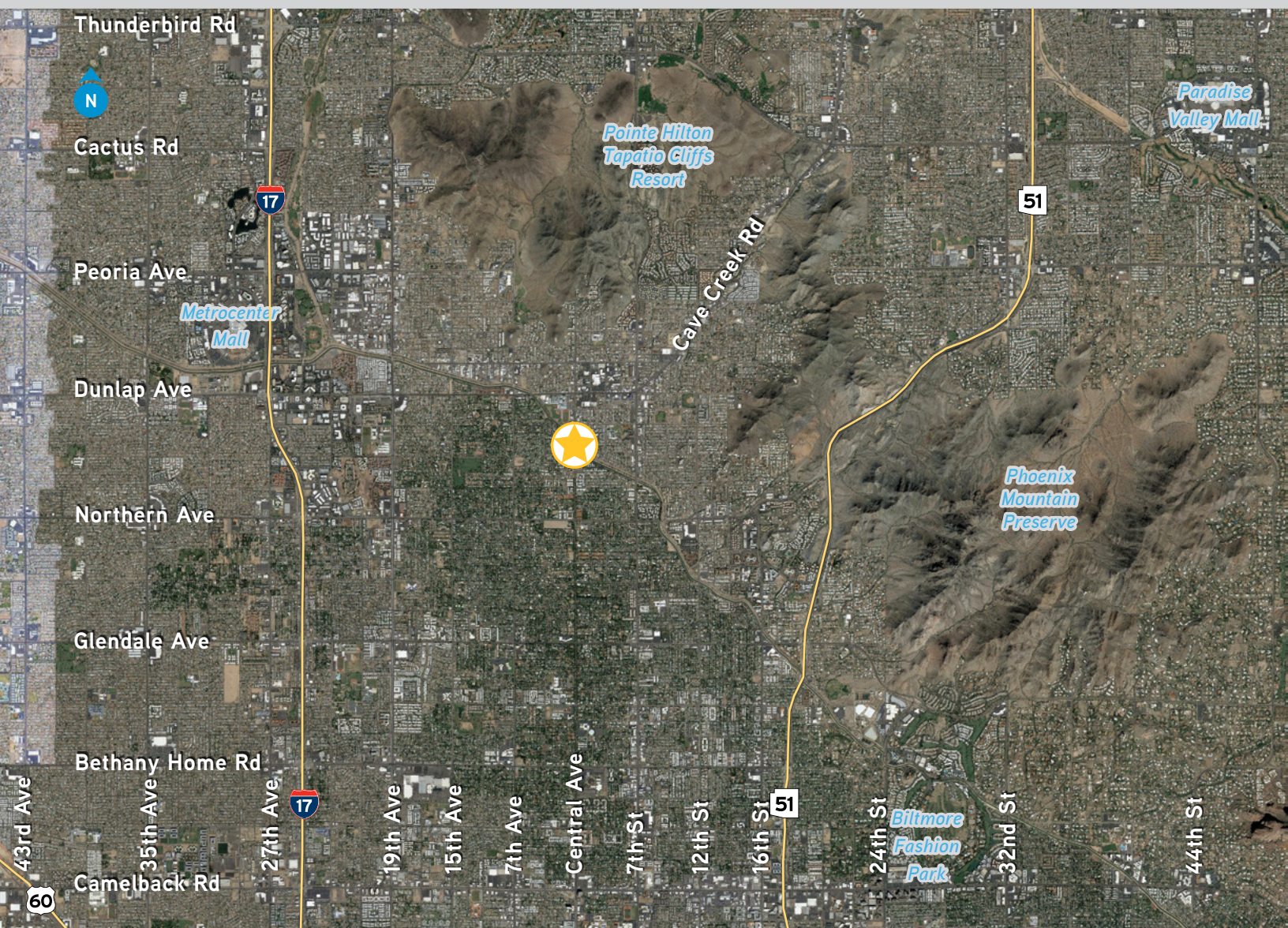
Art

### THE AREA

Redevelopment continues to push north on 7th Street past one of the Valley's hottest dining destinations on 7th Street from Osborn to Glendale. The "push" has reached into this sleepy desert outpost with the Valley's most diverse ethnic mix of people. This locale has vast areas of desert wilderness parks and one of

the Valley's largest resorts - the Pointe Hilton Tapatio. The area is attracting a more affluent and younger population who appreciate the convenience of the location, close enough to the urban core but nestled within the natural beauty of the desert. Sunnyslope is attracting a unique class of creatives.





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