



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

NWC CENTRAL AVE & SOUTHERN

5808 S. Central Ave.
Phoenix, AZ 85040

FOR LEASE

1,213 SF Available

Frontage on Central Ave
along light rail expansion

Excellent Visibility & Access

High Traffic Intersection

Dense Retail Corridor in
Premier Hispanic Trade Area

Monument Signage Available



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

KEVIN ROESSLER

480.214.9425
Kevin@RGcre.com



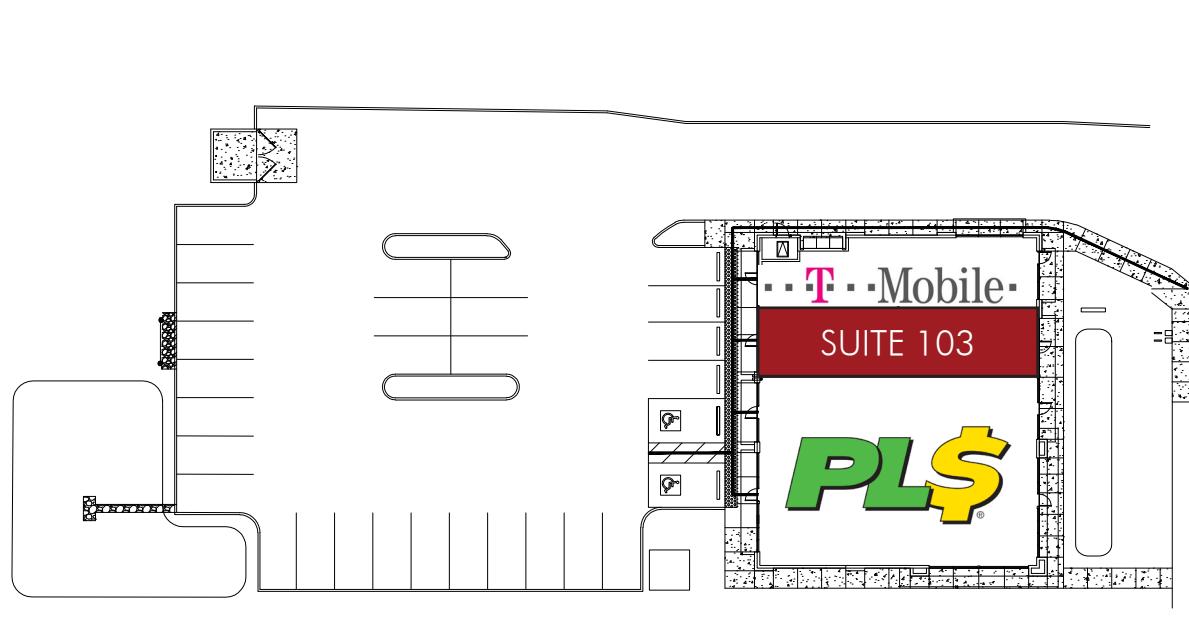
REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

NWC CENTRAL AVE & SOUTHERN

5808 S. Central Ave.
Phoenix, AZ 85040

AVAILABLE SUITES

Suite 103: 1,213 SF



CENTRAL AVENUE

SOUTHERN AVENUE

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

KEVIN ROESSLER

480.214.9425
Kevin@RGcre.com

NWC CENTRAL AVE & SOUTHERN

5808 S. Central Ave.
 Phoenix, AZ 85040

FOR LEASE

1,213 SF Available

Frontage on Central Ave
 along light rail expansion

Excellent Visibility & Access

High Traffic Intersection

Dense Retail Corridor in
 Premier Hispanic Trade Area

Monument Signage Available



8767 E. Via de Ventura
 Suite 290
 Scottsdale, AZ 85258
 RGcre.com

KEVIN ROESSLER

480.214.9425
 Kevin@RGcre.com



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

NWC CENTRAL AVE & SOUTHERN

5808 S. Central Ave.
Phoenix, AZ 85040

DEMOGRAPHICS

(2022)

Population Estimates

1 Mile	25,074
3 Mile	116,171
5 Mile	223,309

Households

1 Mile	6,918
3 Mile	33,709
5 Mile	69,323

Average Household Income

1 Mile	\$53,337
3 Mile	\$69,681
5 Mile	\$68,044

TRAFFIC COUNT

(2022)

Central Ave	24,666 VPD
Southern Ave	28,325 VPD



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

KEVIN ROESSLER

480.214.9425
Kevin@RGcre.com