

# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

## OVERVIEW

Solid Vintage Auto Mechanic/Shop building! Amazing hard to find C-3 zoning along Central Avenue. Comprised of 3 different parcels totaling 20,368 sf / .47-acre lot being sold as one. The 4900 +/- building, known as LARRY'S AUTO SERVICE has been a successful business for 40+ years. This Solid block old school auto mechanic/shop building has Central Avenue frontage of 180 feet +/- . Highly traffic location, with easy access/exit for any business who operates in this location. The building itself features 12 ft ceilings, wired with three phase electricity including air compressor. There are three single post inground lifts, three post twin inground lifts, fronted alignment rack, plus ample room for work benches and tool boxes. The shop entrance has a pull through, one sliding door (north side) and 10ft roll up door (south side). Access to both front and back locks through the shop or through both gates. Back lot has attached steel canopy covering three lifts. The shop also has a waiting room, public & private restroom, employee breakroom, compressor room, and office. The back office has separate entrance. The c3 zoning allows for many uses/developments. The current building is turnkey for a car repair shop business owner/end user + has 8 camera security system in place. It's also an excellent opportunity for a rental income producer or for future development. The two lots to the south of the subject are owned by city of Phoenix in which have expressed they would like to sell. Drive by only Do not disturb owner or business.

**Asking Price: *Upon Request***



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



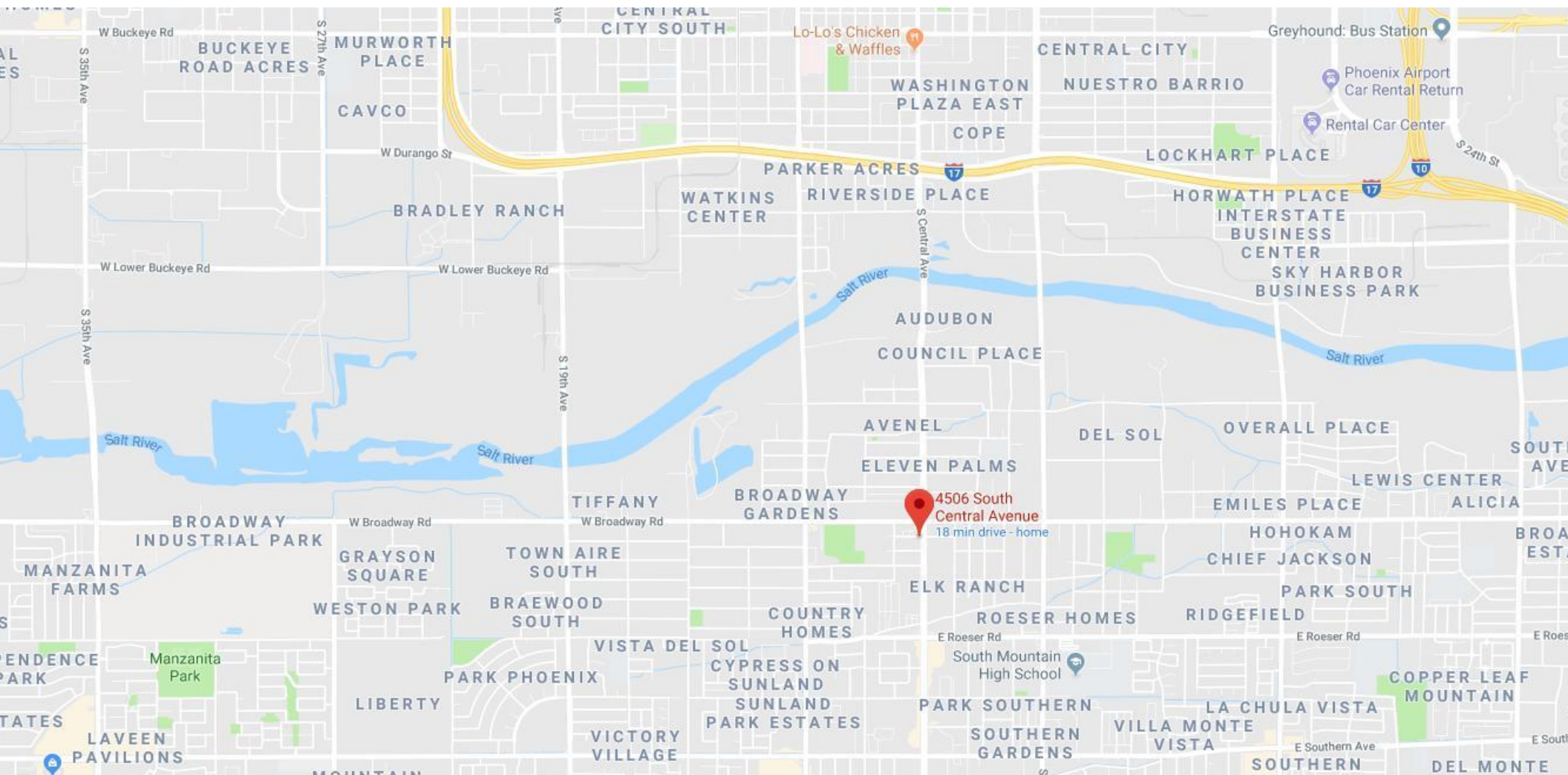
ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)

# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

## STREET MAP



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

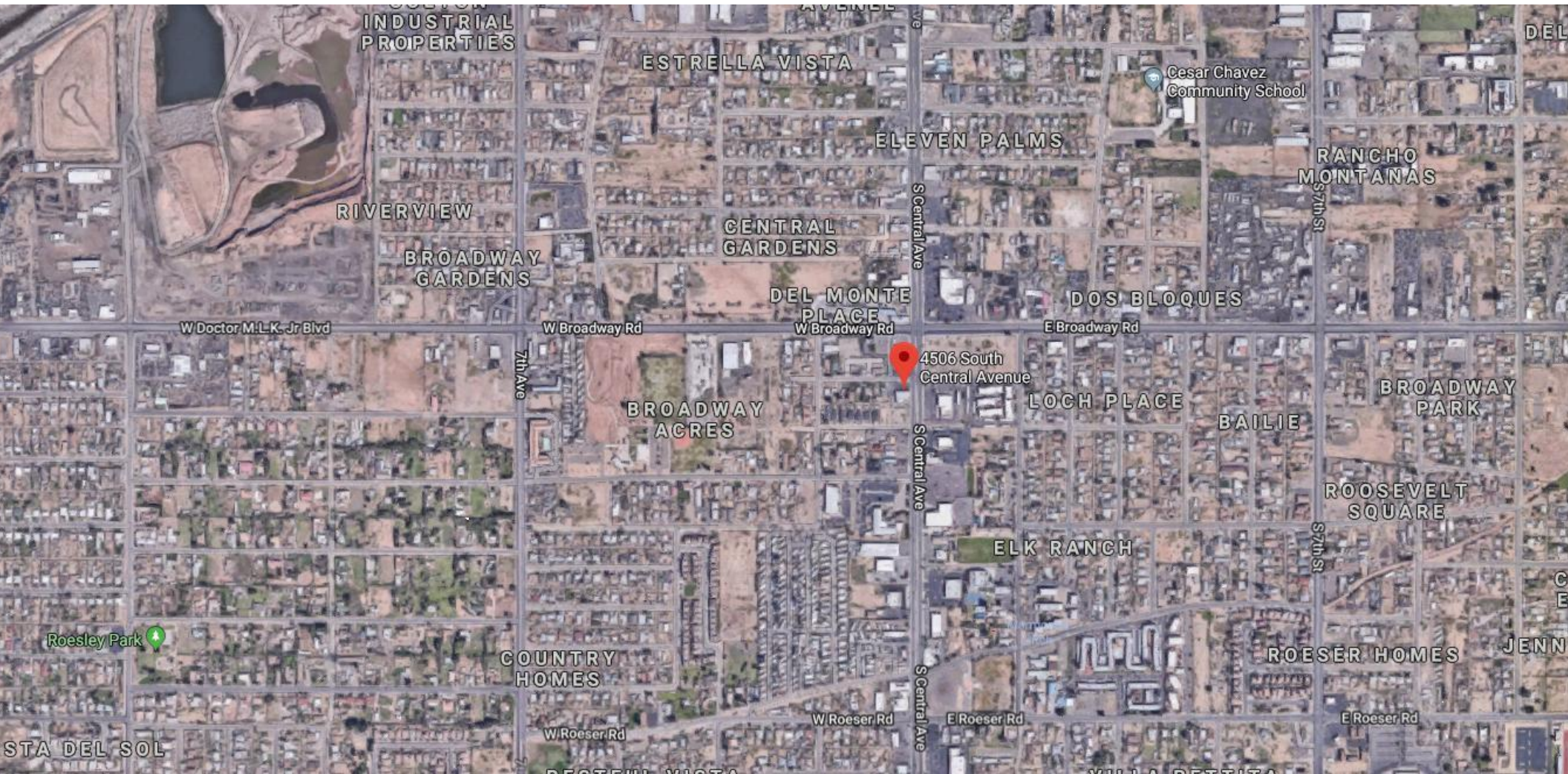
Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

ARIEL MAP



Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

5/21/2018

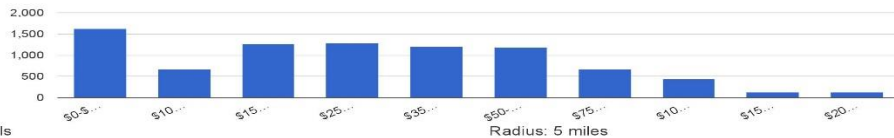
Demographics for Listing Id 5764624 - Monsoon

## Quality of Life

### Workforce by Industry

Agriculture, Forestry, Fishing, Hunting, Mining Construction	153
Manufacturing	1303
Wholesale Trade	944
Retail Trade	213
Transportation, Warehousing, Utilities	927
Information	517
Finance, Insurance, Real Estate, Rental, Leasing	121
Professional, Scientific, Management, Administrative, Waste Management	494
Educational Services, Health Care, Social Assistance	1554
Arts, Entertainment, Recreation, Accommodation, Food Services	1816
Other Services	1094
Public Administration	554
Household Income	258

### Commute Method



## Schools

Public Name	Address	Distance	Grades	Students
AAEC - SMCC Campus	7050 S. 24th Street	2.76	9-12	370
Alfred F Garcia School	1441 S. 27th Ave	3.23	PK-8	622
Amy L. Houston Academy	7139 S 10th St	1.9	PK-8	116
Arizona Academy of Science and Technology	1875 North Central Avenue	4.41	K-8	132
Arizona Call-a-Teen Center for Excellence	649 North 6th Avenue	3.56	9-12	101
Arizona Insight Academy	99 E. Virginia Ave	4.92	7-12	669
Arizona School For The Arts	1410 North 3rd Street	4.04	5-12	823
Arizona Virtual Academy	99 E. Virginia Ave.	4.92	K-12	4536
Arthur M Hamilton School	2020 W. Durango Street	2.38	PK-8	396
ASU Preparatory Academy - Phoenix Middle School	735 E. Fillmore St.	3.44	5-8	0
ASU Preparatory Academy- Phoenix Elementary	735 East Fillmore Street	3.44	K-10	0
ASU Preparatory Academy- Phoenix High School	735 E Fillmore St	3.44	9-12	0
Augustus H Shaw Jr School	123 North 13th Street	3.25	PK-8	420
Bernard Black Elementary School	6550 S. 27th Avenue	2.78	K-8	858
C J Jorgensen School	1701 W Roeser Rd	1.35	PK-8	522
C O Greenfield School	7009 S. 10th Street	2.08	4-8	582
Capitol Elementary School	330 N. 16th Ave	3.43	PK-8	652
Career Success High School - Robert L. Duffy	2550 East Jefferson Street	4	9-12	120
Carl Hayden High School	3333 W. Roosevelt	4.99	9-12	2065
Cesar Chavez High School	3921 West Baseline Road	4.54	9-12	2607

<https://armis.flexmls.com/>

5/21/2018

Demographics for Listing Id 5764624 - Monsoon

4506 S Central Ave, Phoenix, AZ 85040, Maricopa Demographics

Based on ZIP Code:85040

## Population

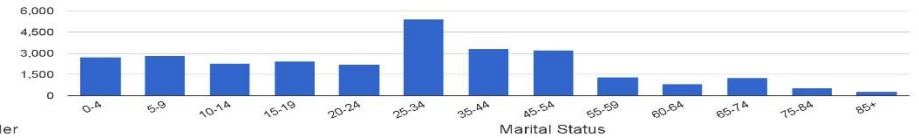
### Summary

Estimated Population: 28718  
Median Age: 28.2

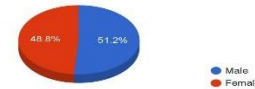
### Household

Number of Households: 8612  
Average House Hold Size: 3.32  
House Hold with Children (%): 40.4

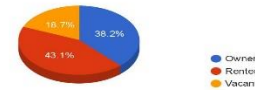
## Age



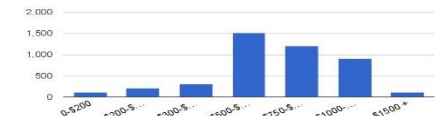
## Gender



## Housing Occupancy



## Market Rents



<https://armis.flexmls.com/>

Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

5/21/2018

Demographics for Listing Id 5764624 - Monsoon

Cesar E Chavez Community School	4001 South Third Street	0.48	K-8	424
Champion Schools	7900 South Jesse Owens Parkway	2.12	K-8	559
Children First Academy - Phoenix	374 N. 6th Ave.	3.4	K-9	342
Cloves C Campbell Sr Elementary School	2624 East South Mountain Avenue	3.65	PK-8	563
Desert Marigold School	6210 South 28th Street	3.2	K-12	289
Durango Transitional Learning Center	3125 West Durango	3.46	3-12	80
EAGLE College Prep	2450 West South Mountain Ave.	3.31	K-6	648
Ed & Verma Pastor Elementary School	2101 West Alta Vista	2.17	K-8	702
Excelencia School	2181 East McDowell Road	4.71	K-8	879
Faith North Elementary School	910 E. Washington	3.11	PK-8	408
Franklin Police and Fire High School	1645 West McDowell Road	4.36	9-12	307
Friendly House Academia Del Pueblo Elem	201 E. Durango Street	1.65	K-8	378
Garfield School	811 N 13th Street	3.8	PK-8	440
Genesis Academy	525 East McDowell Rd.	4.18	9-12	138
George Gervin Prep Academy	2801 E Southern Ave	3.18	6-8	99
Great Hearts Academies - Teleos Prep	1401 E. Jefferson	3.15	K-12	210
Heritage Academy Laveen	4275 W. Baseline Road	4.82	7-12	0
Ignacio Conchos School	1718 W. Vineyard Rd.	1.91	PK-8	393
J B Sutton Elementary School	1001 N. 31st Ave.	4.84	K-5	795
Jack L Kuban Elementary School	3201 West Sherman St.	3.97	PK-8	395
John F Kennedy Elementary School	6825 South 10th Street	1.82	K-3	542
John R Davis School	6209 S 15th Ave	1.43	PK-8	483
Kaizen Education Foundation dba South Pointe Elementary School	2033 E. Southern Ave	2.3	K-6	342
Kaizen Education Foundation dba Summit High School	728 E. McDowell Rd.	4.24	9-12	362
Kenilworth Elementary School	1210 N 5th Ave	3.98	PK-8	663
Khalsa Montessori Elementary School - Phoenix	2536 N. 3rd Street	4.91	K-6	151
Lowell Elementary School	1121 South 3rd Avenue	2.13	PK-8	620
Mary Mcleod Bethune School	1310 S. 15th Ave.	2.28	PK-8	492
Maurice C. Cash Elementary School	3851 W. Roeser Road	3.85	PK-8	819
Maxine O Bush Elementary School	602 E Siesta Drive	2.79	PK-8	415
Metropolitan Arts Institute	1700 N. 7th Ave.	4.3	7-12	252
NFL YET College Prep Academy	4848 South 2nd Street	0.27	7-12	299
Paul Dunbar Lawrence School	707 W. Grant	2.5	PK-8	333
Percy L Julian School	2149 E Carver Drive	2.24	K-8	753
Phoenix Collegiate Academy Charter School	5610 S. Central Avenue	0.71	K-12	310
Phoenix Collegiate Academy High School	4445 S. 12th Street	1.03	9-12	129
Phoenix Union Bioscience High School	512 East Pierce Street	3.49	9-10	305
Precision Academy System Charter School	3906 East Broadway	4.43	9-12	496
Ralph Waldo Emerson Elementary School	915 E Palm Lane	4.48	PK-6	482
Reyes Maria Ruiz Leadership Academy	4848 S. 2nd St.	0.27	K-6	443
Rose Linda School	4610 S 12th St	1.02	K-8	521
SABIS International	1903 E. Roeser Rd	2.04	K-8	725
Silvestre S Herrera School	1350 S. 11th Street	2.24	PK-8	726
Skyline Prep High School	7500 N 40th Street	4.89	9-12	130
South Mountain High School	5401 S 7th Street	0.88	9-12	1729
South Mountain Preparatory Academy	449 East Southern Avenue	1	K-3	88
South Phoenix Prep and Arts Academy	4039 E Raymond Street	4.63	K-4	292
South Pointe High School	8325 South Central Avenue	2.35	9-12	447
South Pointe Junior High School	217 E. Olympic Dr.	2.2	6-8	227

<https://arms.flexmls.com/>

5/21/2018

Demographics for Listing Id 5764624 - Monsoon

South Valley Prep and Arts School	4039 E Raymond Street	4.63	5-8	201	D+
Southwest Elementary School	1111 W. Dobbins Road	3.04	K-8	510	D+
StarShine Fay Landrum Academy	1902 W. Roeser Road	1.55	K-12	0	
Sun Valley Charter School	5806 S. 35th Ave., Bldg E	3.57	K-8	289	C+
Sunland Elementary School	5401 S. 7th Ave.	0.72	K-8	582	A-
SYSTEM Phoenix	1301 East Almeria Road	4.37	6-12	0	
T G Barr School	2041 East Vineyard	2.46	K-8	524	C-
The Paideia Academy of South Phoenix	7777 South 15th Terrace	2.49	K-6	506	D+
Thomas A Edison School	804 N. 18th Street	4.03	PK-8	637	C
V H Lassen Elementary School	909 W Vineyard	1.56	K-8	481	D+
Valley View School	8220 S 7th Ave	2.41	K-8	581	C
Victory High School - Campus	1650 W Southern Ave	1.47	9-12	19	D+
Vista College Preparatory	812 S. 6th Avenue	2.41	K-5	56	
Vista Del Sur Traditional School	3908 W. South Mountain Ave	4.68	PK-8	842	A
Whittier Elementary School	2000 N. 16th Street	4.7	PK-8	503	C
William R Sullivan Elementary School	2 N. 31 Ave.	4.25	PK-8	644	C
Wilson Elementary School	2929 E Fillmore St	4.7	4-8	647	B
Wilson Primary School	415 N. 30th Street	4.69	K-3	631	B-
Private Name	Address	Distance	Grades	Students	ADE Grades
Paradise Valley Christian Preparatory	11875 N. 24th St.	4.89	PK-12	339	
91st Psalm Christian School	2020 E Baseline Rd	4.89	PK-12	149	
ACCEL	10251 N 35th Ave	4.89	K-12	263	
Ahwatukee Foothills Montessori	3221 E Chandler Blvd	4.89	PK-K	104	
Aldea Montessori	15639 N 40th Street	4.89	NS-3	88	
All Saints' Episcopal Day School	6300 N Central Avenue	4.89	PK-8	487	
Anthem KinderCare	3720 West Shadow Glen Way	4.89	NS-PK	0	
Arcadia Christian School	Po Box 40215	4.89	NS-8	60	
Arcadia Montessori School	5115 E Virginia Ave	4.89	PK-KG	115	
Arizona Cultural Academy	7810 S 42nd Place	4.89	NS-12	223	
Arizona Language Preparatory	751 E Union Hills Dr	4.89	KG-1	16	
Arizona Lutheran Academy	6036 S 27th Avenue	4.89	9-12	181	
Awakening Seed School	6630 S 40th St	4.89	NS-4	138	
Beth El Center For Early Childhood	1118 W Glendale Avenue	4.89	NS-PK	62	
Black Canyon KinderCare	10653 N 25th Avenue	4.89	NS-PK	0	
Bourgade Catholic High School	4602 N 31st Ave	4.89	9-12	382	
Breakthrough Academy	33625 N. North Valley Pkwy, 2nd Fl.	4.89	K-12	222	
Brightmont Academy - Deer Valley	2222 W. Pinnacle Peak Road, Ste 110	4.89	K-12	0	
Brophy College Preparatory	4701 N Central Avenue	4.89	9-12	1285	
Calvary North Preschool & Kindergarten	14201 N. 32nd St.	4.89	PK-NS	55	
Child Care Of Arizona	3620 W Greenway Rd	4.89	PK-K	190	
Christ Lutheran School	3901 E Indian School Rd	4.89	PK-8	484	
Christ The King Academy	2929 W Greenway Rd	4.89	PK-3	30	
Christ The Redeemer Lutheran School	8801 N 43rd Ave	4.89	K-6	73	
City Square KinderCare	3800 North Central Ave., Suite 1A	4.89	NS-PK	0	
Community Montessori School	3737 E Shea Blvd.	4.89	NS-1	32	
Covenant Child Care Center	Po Box 80847	4.89	PK-KG	23	
Cross Roads Preschool & Kindergarten	7901 N Central Ave	4.89	PK-K	152	
Desert Dawn Private School	15815 N 40th Street	4.89	NS-K	65	
Desert Garden Montessori	5130 E Warner Rd	4.89	PK-10	232	
Desert Marigold School	6210 S 28th St	4.89	K-5	52	

<https://arms.flexmls.com/>

4/

Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)



# 4502 – 4506 S Central Avenue, Phoenix az | Larry's Auto Service

4,900 sf +/- auto shop building | 20,368 sf / .47-acre lot | c-3 Zoning

5/21/2018

Demographics for Listing Id 5764624 - Monsoon

St Francis Xavier School	4715 N Central Ave	4.89	PK-8	571
St Matthew School	320 N 20th Dr	4.89	KG-8	193
St Theresa Catholic School	5001 E Thomas Rd	4.89	PK-8	507
St Vincent De Paul Elementary School	3130 N 51st Ave	4.89	PK-8	459
St. Catherine Of Siena	6413 S Central Ave	4.89	K-9	271
St. Gregory Elementary School	3440 N 18th Ave	4.89	PK-8	270
St. Jerome Elementary School	10815 N 35th Ave	4.89	K-9	311
St. Joan Of Arc Preschool And Kindergarten	3801 E Greenway Road	4.89	PK-K	105
St. John Bosco Catholic School	16035 S 48th Street	4.89	PK-8	480
St. Marys High School	2525 N 3rd St	4.89	9-12	709
St. Paul Lutheran Preschool, Kdgn, & Day Care	6301 W Indian School Road	4.89	PK-K	43
St. Paul's Preparatory Academy	Po Box 32650	4.89	8-12	30
Summit School Of Ahwatukee	4515 East Muirwood Dr	4.89	PK-8	341
The Family School	1127 W McDowell Rd	4.89	KG	65
The Foundation For Blind Children	1235 E Harmont Dr	4.89	PK-2	89
The Scottsdale School	12630 North 48th Street	4.89	PK-K	84
Torah High School Of Arizona	6516 N 7th St # 105	4.89	9-12	21
Trinity Umc Preschool & Kindergarten	3104 W Glendale Ave	4.89	PK-K	75
Tutor Time Child Care Learning Center	4060 E Bell Road	4.89	PK-K	49
Tutor Time Learning Center	3316 E Baseline Rd	4.89	KG	11
Valley Child Care & Learning Center	4041 E Cactus Road	4.89	NS-PK	207
Valley Childcare/learning Center	3300 East Union Hills Dr.	4.89	PK-K	93
Valley Classical Christian Academy	7000 N Central Ave	4.89	KG-8	41
Valley Lutheran High School	5199 N 7th Ave	4.89	9-12	188
Valley Of The Sun School	1142 W Hatcher Rd	4.89	9-12	12
Weekday School 1st United Methodist	5510 N Central Ave	4.89	PK-K	152
Youth Development Institute School	1830 E Roosevelt St	4.89	6-12	137

Radius: 3 miles

Eating - Drinking

Name	Address	Distance	Description
Kimpton Hotel Palomar Phoenix	2 East Jefferson Street, Phoenix	2.91	Lodging
The Duce	525 South Central Avenue, Phoenix	2.56	Bar
The Arrogant Butcher	2 East Jefferson Street #150, Phoenix	2.91	Bar
Lo-Lo's Chicken & Waffles	1220 South Central Avenue, Phoenix	2.08	Restaurant
Blue Hound Kitchen & Cocktails	2 E Jefferson St, Phoenix	2.91	Bar
Levy Restaurants	401 East Jefferson Street, Phoenix	2.79	Restaurant
Carolina's Mexican Food	1202 East Mohave Street, Phoenix	2.07	Restaurant
Five Guys	50 West Jefferson Street, Phoenix	2.94	Meal takeaway
Breakfast Club	2 East Jefferson Street #22-213, Phoenix	2.92	Cafe
Tilted Kilt Pub and Eatery	2 East Jefferson Street #22-217, Phoenix	2.91	Bar
Comedor Guadalajara	1830 South Central Avenue, Phoenix	1.66	Restaurant
Pete's Fish & Chips	3920 South Central Avenue, Phoenix	0.38	Restaurant
Domino's Pizza	324 East Southern Avenue, Phoenix	0.92	Meal delivery
Chipotle Mexican Grill	11 West Washington Street #140, Phoenix	2.95	Restaurant
Squid Ink Sushi Bar	2 East Jefferson Street, Phoenix	2.91	Restaurant
TGI Fridays	401 East Jefferson Street, Phoenix	2.84	Restaurant
Sun Asian Kitchen	2070 East Baseline Road #112, Phoenix	2.82	Meal delivery
Little Caesars Pizza	6815 S Central Ave, Phoenix	1.45	Meal takeaway
Hard Rock Cafe	3 South 2nd Street #117, Phoenix	2.88	Restaurant
The Strand	2 East Jefferson Street, Phoenix	2.92	Bar

<https://arms.flexmls.com/>

6/7

Office:  
8930 E. Raintree Dr., #200 Scottsdale, AZ 85260



ATTORNEYS  
REALTY

Juan Pesqueira  
O: 480.767.6900  
C: 480.458.8007  
Email: [Pesqueira2@cox.net](mailto:Pesqueira2@cox.net)