

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



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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**

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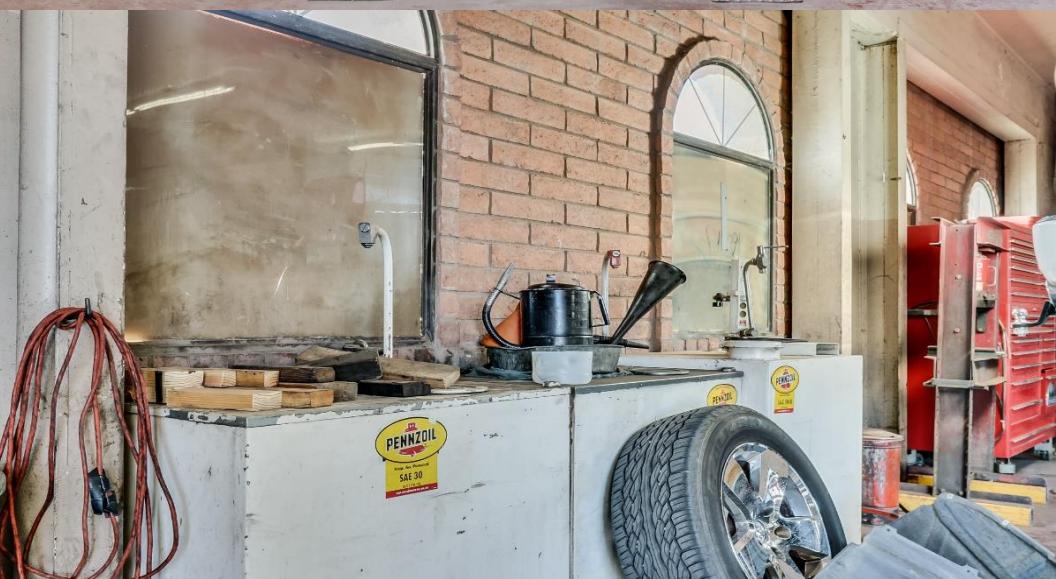
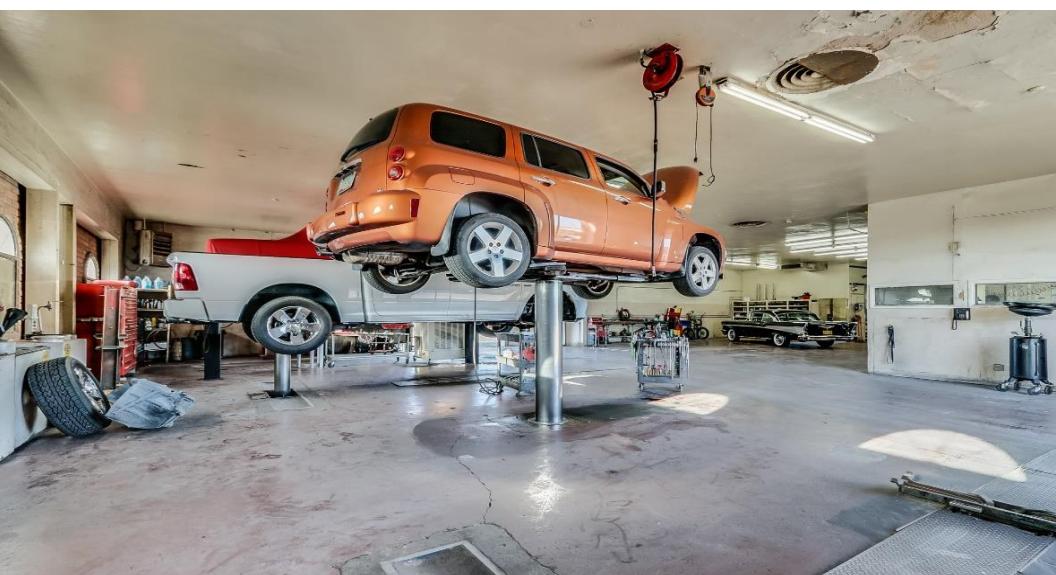
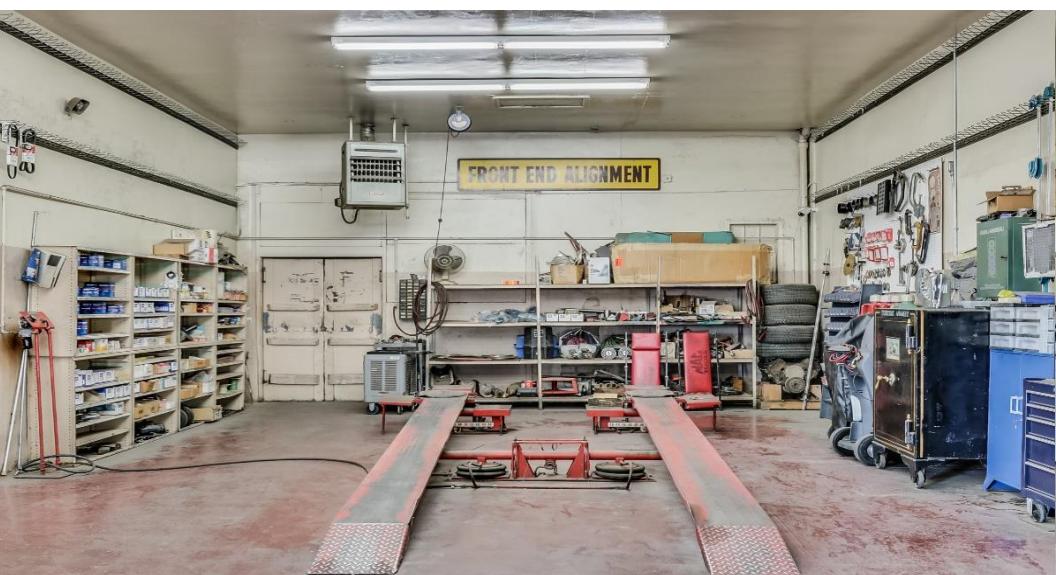
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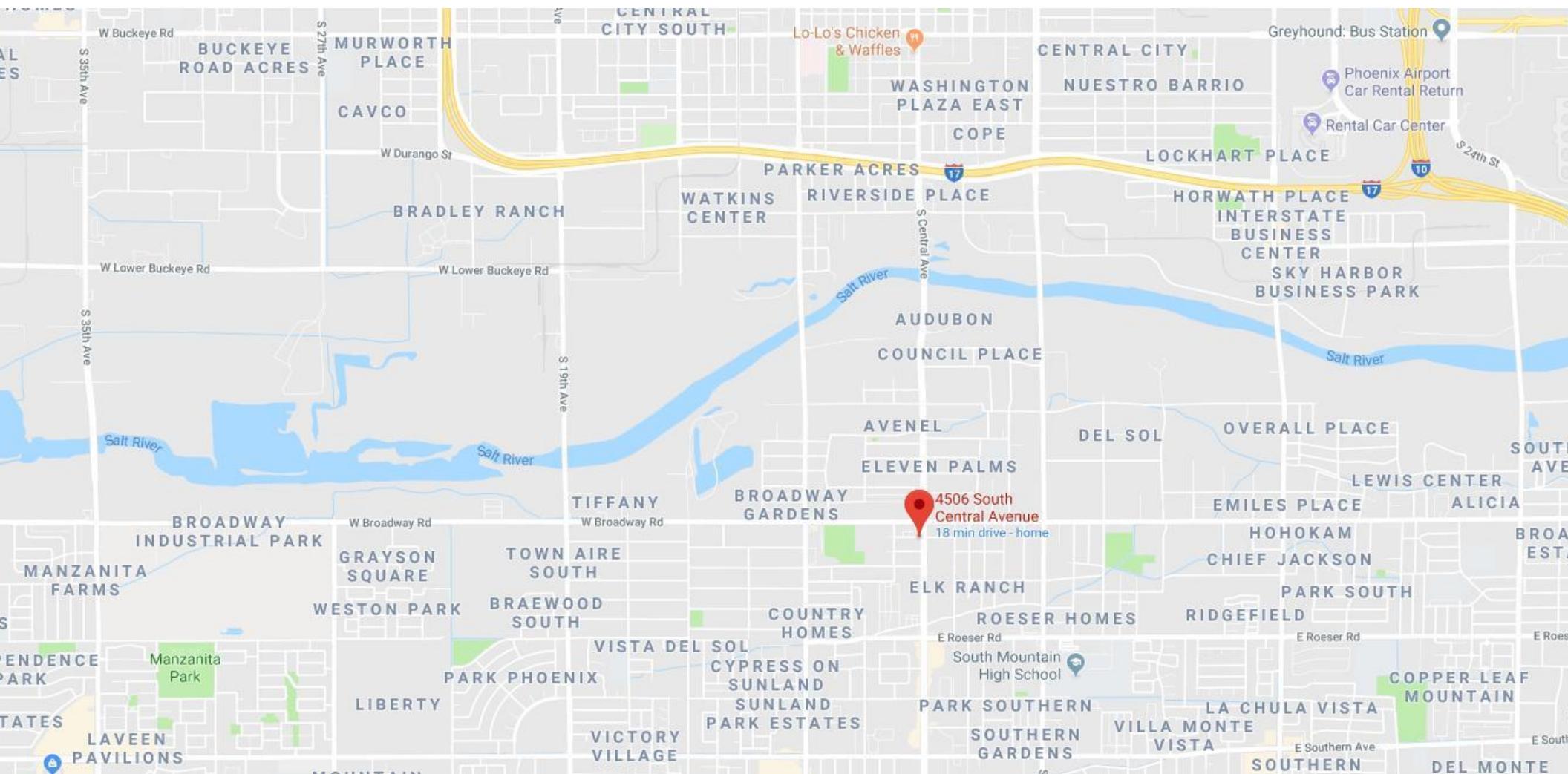


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STREET MAP



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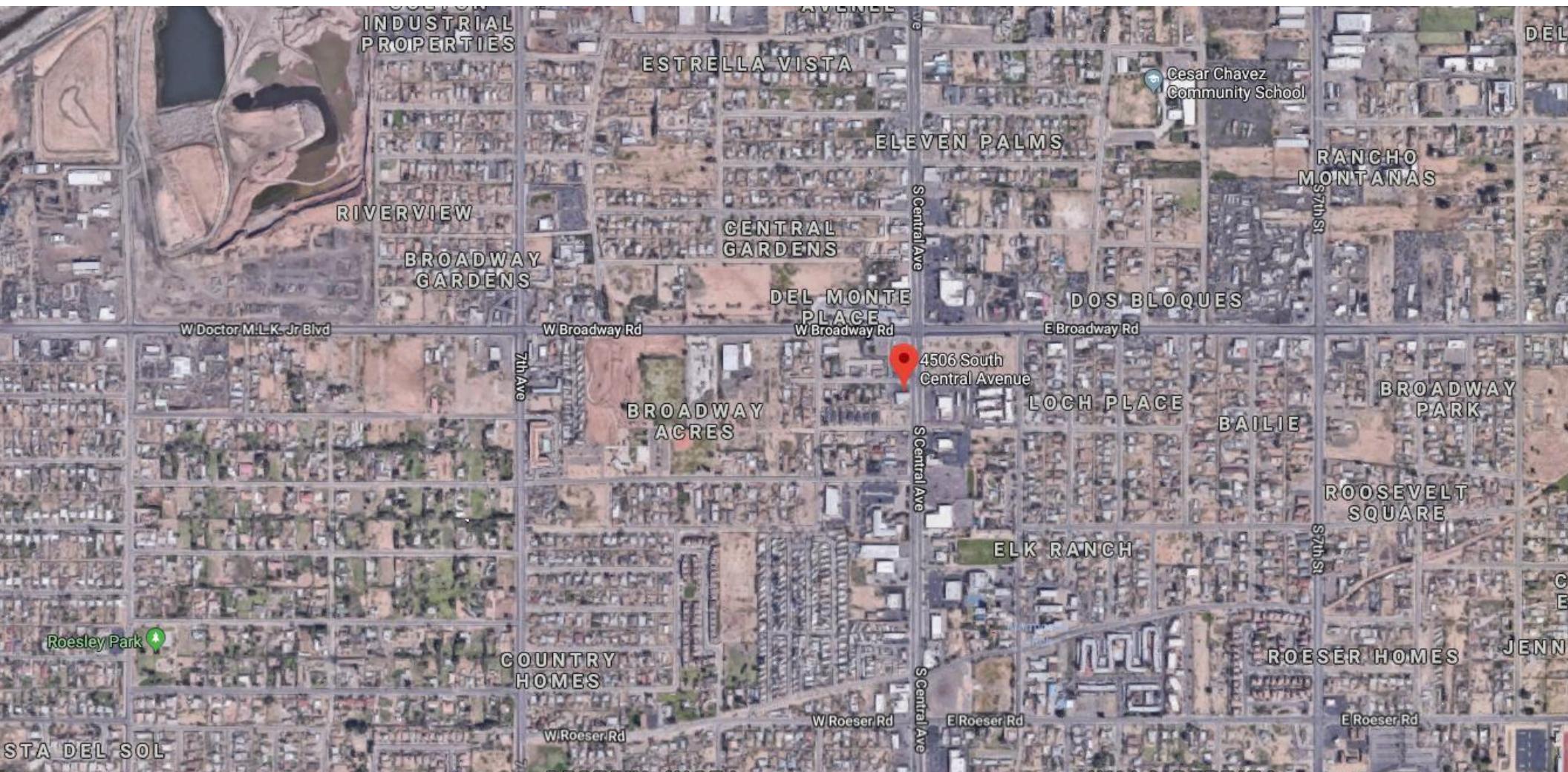


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ARIEL MAP



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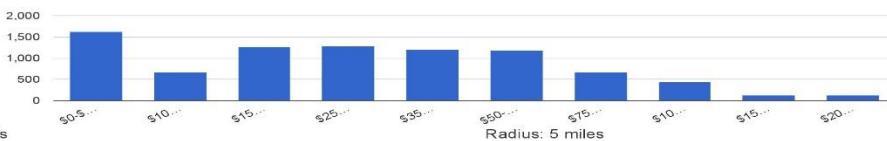
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5/21/2018

Demographics for Listing Id 5764624 - Monsoon

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



Schools	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

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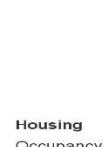
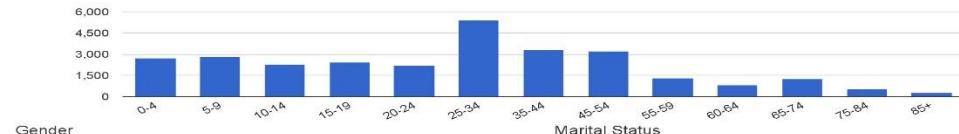
4506 S Central Ave, Phoenix, AZ 85040, Maricopa Demographics

Based on ZIP Code:85040

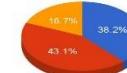
Population Summary

Estimated Population: 28718
Median Age: 28.2

Age

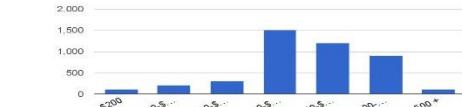


Housing Occupancy



Market Rents

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Cesar E Chavez Community School
 Champion Schools
 Children First Academy - Phoenix
 Cloves C Campbell Sr Elementary School
 Desert Marigold School
 Durango Transitional Learning Center
 EAGLE College Prep
 Ed & Verma Pastor Elementary School
 Excelencia School
 Faith North Elementary School
 Franklin Police and Fire High School
 Friendly House Academia Del Pueblo Elem
 Garfield School
 Genesis Academy
 George Gervin Prep Academy
 Great Hearts Academies - Teleos Prep
 Heritage Academy Laveen
 Ignacio Conchos School
 J B Sutton Elementary School
 Jack L Kuban Elementary School
 John F Kennedy Elementary School
 John R Davis School
 Kaizen Education Foundation dba South
 Pointe Elementary School
 Kaizen Education Foundation dba Summit
 High School
 Kenilworth Elementary School
 Khalisa Montessori Elementary School -
 Phoenix
 Lowell Elementary School
 Mary Mcleod Bethune School
 Maurice C. Cash Elementary School
 Maxine O Bush Elementary School
 Metropolitan Arts Institute
 NFL YET College Prep Academy
 Paul Dunbar Lawrence School
 Percy L Julian School
 Phoenix Collegiate Academy Charter
 School
 Phoenix Collegiate Academy High School
 Phoenix Union Bioscience High School
 Precision Academy System Charter School
 Ralph Waldo Emerson Elementary School
 Reyes Maria Ruiz Leadership Academy
 Rose Linda School
 SABIS International
 Silvestre S Herrera School
 Skyline Prep High School
 South Mountain High School
 South Mountain Preparatory Academy
 South Phoenix Prep and Arts Academy
 South Pointe High School
 South Pointe Junior High School

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South Valley Prep and Arts School
 Southwest Elementary School
 StarShine Fay Landrum Academy
 Sun Valley Charter School
 Sunland Elementary School
 SySTEM Phoenix
 T G Barr School
 The Paideia Academy of South Phoenix
 Thomas A Edison School
 V H Lassen Elementary School
 Valley View School
 Victory High School - Campus
 Vista College Preparatory
 Vista Del Sur Traditional School
 Whittier Elementary School
 William R Sullivan Elementary School
 Wilson Elementary School
 Wilson Primary School
 Private
 Name
 Address
 Distance
 Grades
 Students
 ADE
 Grades

4039 E Raymond Street
 1111 W. Dobbins Road
 1902 W. Roeser Road
 5806 S. 35th Ave., Bldg E
 5401 S. 7th Ave.
 1301 East Almeria Road
 2041 East Vineyard
 7777 South 15th Terrace
 804 N. 18th Street
 909 W Vineyard
 8220 S 7th Ave
 1650 W Southern Ave
 812 S. 6th Avenue
 3908 W. South Mountain Ave
 2000 N. 16th Street
 2 N. 31 Ave.
 2929 E Fillmore St
 415 N. 30th Street
 Paradise Valley Christian Preparatory
 91st Psalm Christian School
 ACCEL
 Ahwatukee Foothills Montessori
 Aldea Montessori
 All Saints' Episcopal Day School
 Anthem KinderCare
 Arcadia Christian School
 Arcadia Montessori School
 Arizona Cultural Academy
 Arizona Language Preparatory
 Arizona Lutheran Academy
 Awakening Seed School
 Beth El Center For Early Childhood
 Black Canyon KinderCare
 Bourgade Catholic High School
 Breakthrough Academy
 Brightmont Academy - Deer Valley
 Brophy College Preparatory
 Calvary North Preschool & Kindergarten
 Child Care Of Arizona
 Christ Lutheran School
 Christ The King Academy
 Christ The Redeemer Lutheran School
 City Square KinderCare
 Community Montessori School
 Covenant Child Care Center
 Cross Roads Preschool & Kindergarten
 Desert Dawn Private School
 Desert Garden Montessori
 Desert Marigold School

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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 Harmon 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

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6/7

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