

# 0.24 AC C-2 INFILL REDEVELOPMENT SITE | SUNNYSLOPE

9103 N CENTRAL AVE, PHOENIX, AZ 85020

*N Central Ave*

**FOR SALE**

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|--------------------|---|
| COVER              | 1 |
| EXECUTIVE SUMMARY  | 3 |
| INTERIOR PHOTOS    | 4 |
| INTERIOR PHOTOS    | 5 |
| EXTERIOR PHOTOS    | 6 |
| RETAIL MAP         | 7 |
| SUBMARKET OVERVIEW | 8 |
| CONTACT US         | 9 |



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# EXECUTIVE SUMMARY

|                     |                     |
|---------------------|---------------------|
| PROPERTY ADDRESS:   | 9103 N Central Ave  |
| SALE PRICE:         | \$595,000           |
| BUILDING SIZE (SF): | ±3,750 SF           |
| LOT SIZE:           | 0.24 AC / 10,484 SF |
| ZONING:             | C-2                 |
| APN:                | 159-47-014-C        |
| YEAR BUILT:         | 1963                |
| 2025 TAXES:         | \$5,056             |
| SUBMARKET:          | Sunnyslope          |

Environmental Disclosure: Property was historically operated as a dry cleaner. Seller-commissioned 2006 soil sampling detected tetrachloroethene at concentrations below applicable ADEQ residential and non-residential Soil Remediation Levels. Buyer to conduct independent environmental due diligence.

±3,750 SF freestanding commercial building situated on a 10,484 SF (0.241-acre) C-2 zoned lot with direct frontage along North Central Avenue in the Sunnyslope submarket of Central Phoenix. Originally constructed in 1963 with masonry and reinforced-concrete tilt-up construction, the property is currently vacant and offered in shell condition, presenting a strong opportunity for adaptive reuse, owner-user occupancy, or redevelopment. The interior has been substantially gutted and features exposed structural framing, high ceilings, clerestory natural light, and partial structural reinforcement already in place.

Maricopa County records reflect approximately 6,800 SF inclusive of a previously removed second-story residential unit, while the current ground-floor footprint is subject to measured field survey. C-2 zoning permits ground-floor commercial with residential above by right, allowing for a wide range of retail, restaurant, medical office, professional office, personal service, showroom, or mixed-use redevelopment concepts. Positioned along one of Phoenix's most established commercial corridors, the property benefits from strong street exposure, proximity to John C. Lincoln Medical Center and SR-51, and continued investment throughout the evolving Sunnyslope infill market. Offered at \$595,000.

- Shell Condition Ready for Redevelopment
- New Roof (2025)
- Utilities Run to the Site
- County Assessor and Past Use Support Future Second-Story Addition
- High-Visibility Central Avenue Frontage; Near SR-51, Medical & Schools



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# RETAIL MAP



# SUBMARKET OVERVIEW

## Sunnyslope

Sunnyslope is a historic and eclectic neighborhood in north-central Phoenix, Arizona, located at the base of the North Mountain Preserve. Known for its scenic views and strong community identity, Sunnyslope was originally founded in the early 1900s and became a destination for people with tuberculosis seeking healing in the dry desert air. This legacy gave rise to the Desert Mission, which evolved into the current HonorHealth John C. Lincoln Medical Center, a major local institution.

Though annexed by the City of Phoenix in 1959, Sunnyslope maintains a distinct identity rooted in its working-class heritage. The neighborhood offers a mix of modest single-family homes, hillside estates, and affordable apartments, drawing a diverse population that includes longtime residents, young professionals, and retirees. Sunnyslope's affordability, central location, and mountain backdrop make it an appealing choice for homeowners and investors alike.

### DEMOGRAPHICS

| POPULATION           | 1-MILE     | 3-MILE     | 5-MILE     |
|----------------------|------------|------------|------------|
| Total Population     | 18,200+    | 145,000+   | 440,000+   |
| Average Age          | 39         | 40         | 39         |
| HOUSEHOLDS & INCOME  | 1-MILE     | 3-MILE     | 5-MILE     |
| Total Households     | 7,000+     | 61,000+    | 172,000+   |
| # of Persons per HH  | 2.6        | 2.4        | 2.6        |
| Average HH Income    | \$105,000+ | \$97,000+  | \$98,000+  |
| Average House Valley | \$475,000+ | \$500,000+ | \$485,000+ |



The area features several parks, trails, and schools—including Sunnyslope High School, known for its academic and athletic programs. Community pride is evident in local traditions like the annual repainting of the iconic "S" on Sunnyslope Mountain. With its blend of history, accessibility, and character, Sunnyslope remains one of Phoenix's most unique and livable neighborhoods.



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FOR MORE INFORMATION VISIT  
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