



Place Type: [Medium Urban](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

Encanto/Central Ave Station

Station Area Destinations and Development Opportunities

Vision Themes found in TOD Policy Plan

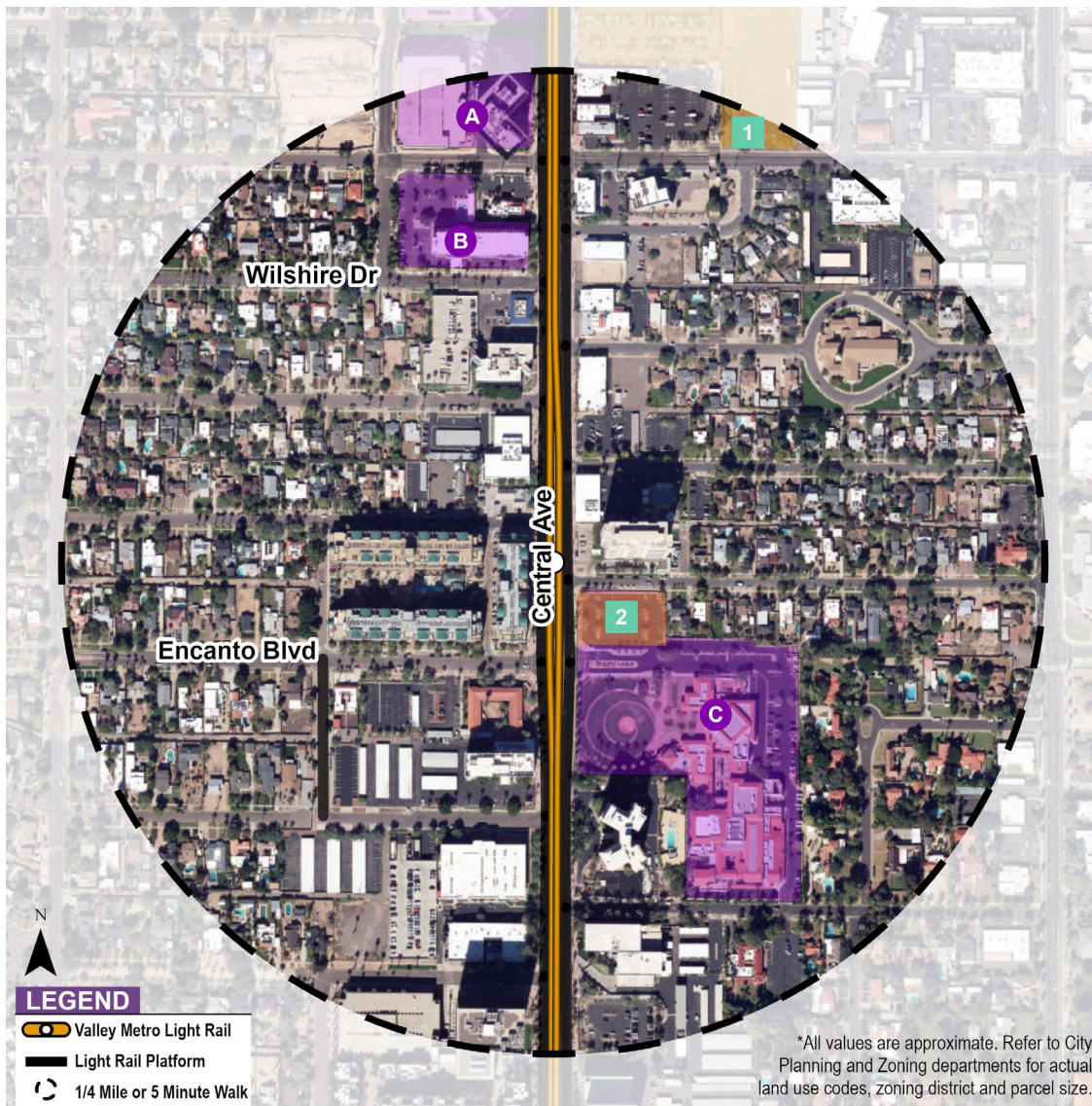
- Innovative Local Businesses
- Cooler Temperatures
- A Walkable and Bikeable Place

Development Opportunities*

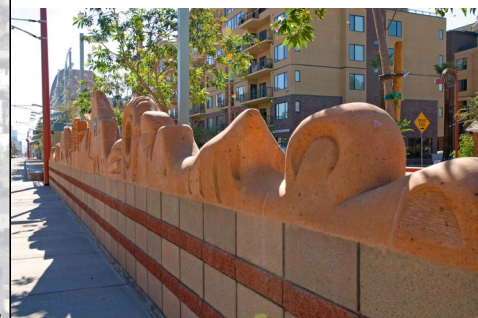
- 1 Surface Parking Lot (C-2 HRI & R-4 zoning) 5.1 acres
- 2 Surface Parking Lot (C-2 HRI zoning) 0.8 acres

Destinations

- A 2600 N Central
- B Fairfield Inn by Marriott
- C Heard Museum



Midtown District [TOD Policy](#)



*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.

Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- 50th St/Washington
- TEMPE
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- MESA
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

LEGEND

- Featured Station
- Station
- Ⓟ Park-and-Ride
- Transit Center

Major Employers

- » State of Arizona - Attorney General's Office
- » US Department of Homeland Security
- » Facility Source
- » City of Phoenix Family Advocacy Center
- » DWL Architects
- » Arizona Central Credit Union
- » Bureau of Indian Affairs
- » Arizona School Boards Association
- » Intertribal Council of Arizona

Existing Retail/Services

- » Fairfield Inn & Suites by Marriott
- » Fast Signs
- » Willo & Root Salon

Existing Dining / Entertainment

- » Durant's
- » Mary Coyle Ice Cream
- » Wild Thaiger
- » Oven & Vine
- » Lenny's Burgers
- » Tru Burger Co
- » Hungry Howie's Pizza
- » Heard Museum
- » Barro's Pizza
- » Hutch Kitchen & Cocktails
- » Spin Art Splatter Studio
- » iHop

Demographics

Population	4,754 people
Station's Population Density Ratio	4.23 times more dense than rest of the City
Jobs within 1/3 sq mi.	12,194
Station's Job Density Ratio	8.62 times more dense than rest of the City
Median HH Income	\$80,595
Median Age	45

Development Opportunities

- » 1. Mixed-Use Residential
- » 2. Commercial Retail
- » 3. Hotel
- » *Learn more via the Midtown [TOD Policy Plan](#)

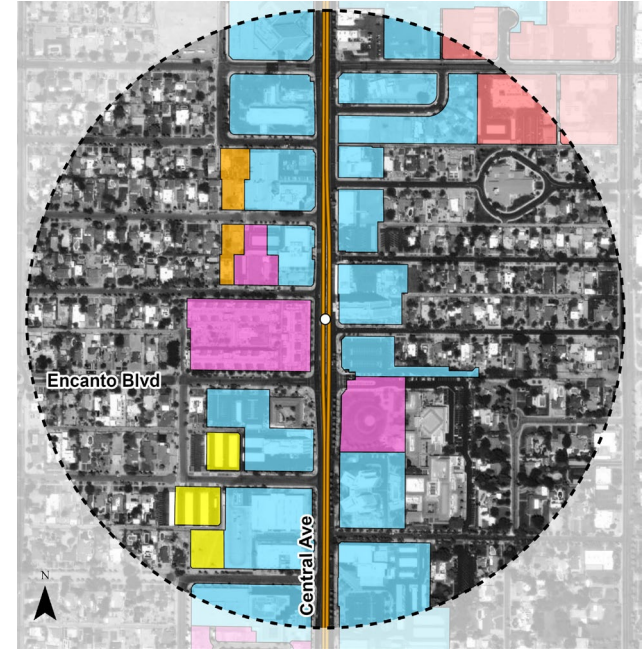
Planned Nearby Development

- » Seven Oaks - 311 unit multi-family housing (under construction)

Transit Station Attributes

- » 0 North/ 0 South

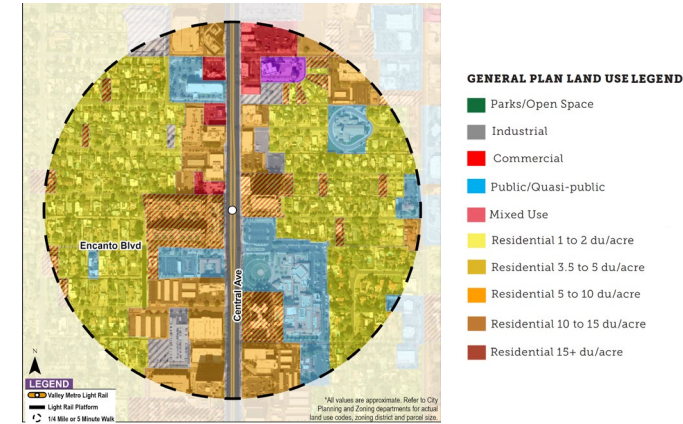
Transect (1/4 mile)



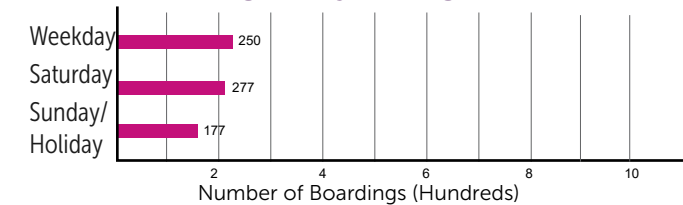
LEGEND

- Valley Metro Rail
- T4:3
- T5:3
- T5:35
- T5:7
- T6:15
- T6:22

Land Use (1/4 mile)

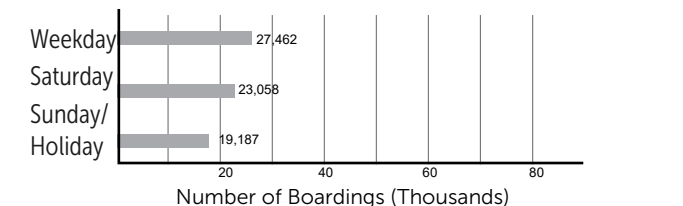


Station Boardings Daily Average



LEGEND

- Featured Station



LEGEND

- Full System