



Place Type: [Regional Center](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

Osborn/Central Ave Station

Station Area Destinations and Development Opportunities

Vision Themes found in TOD Policy Plan

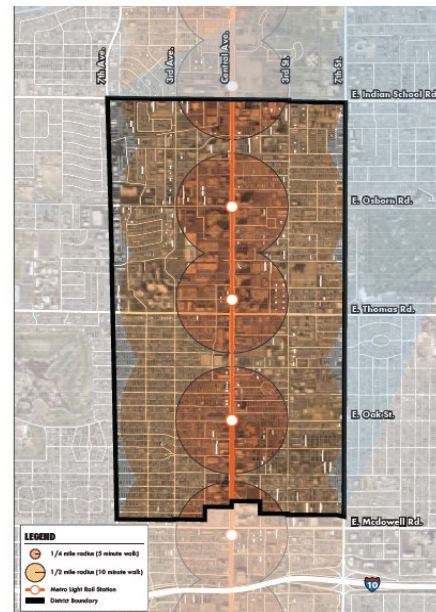
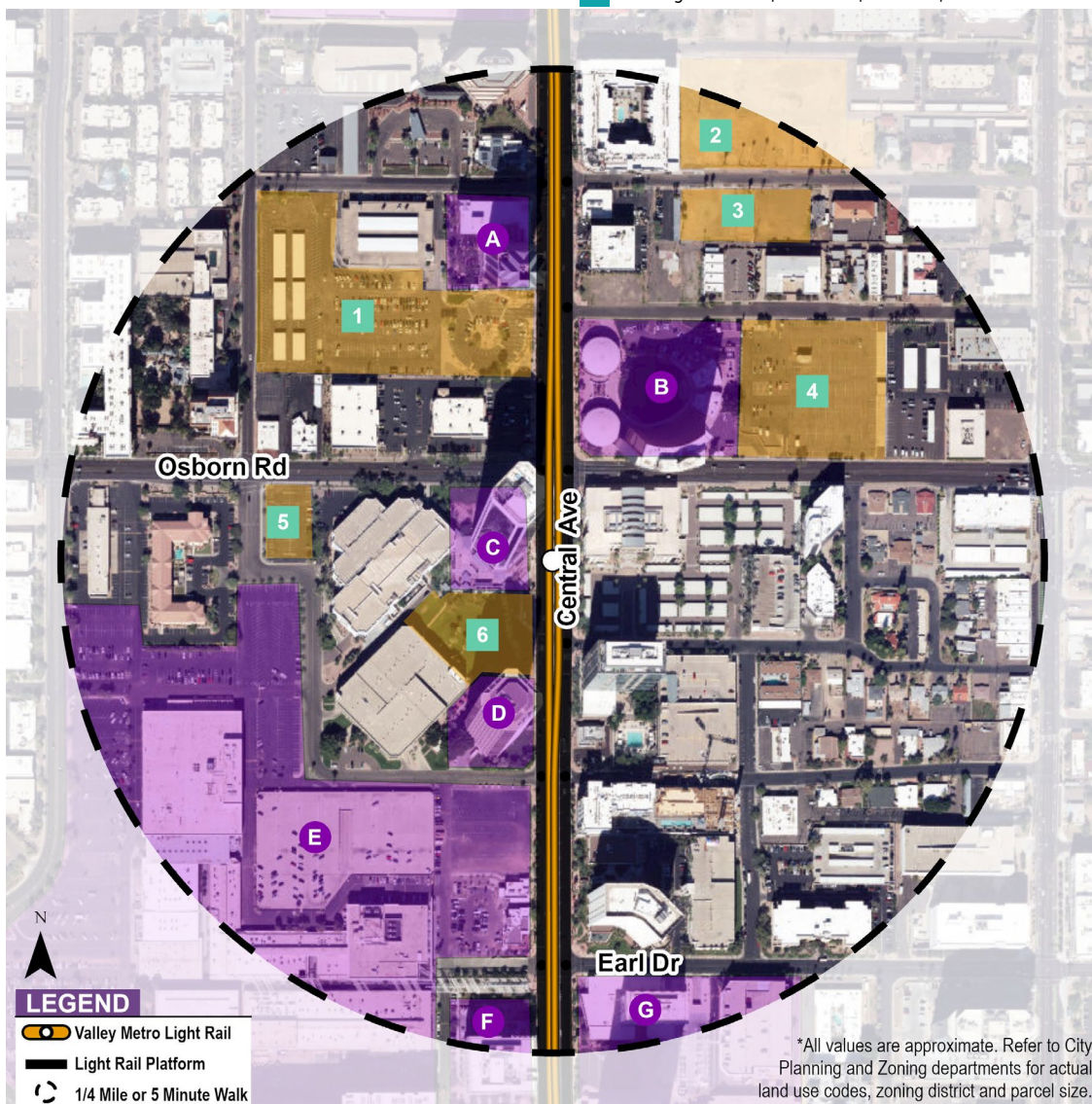
- Innovative Local Businesses
- Cooler Temperatures
- A Walkable and Bikeable Place

Development Opportunities*

- 1 Surface Parking | 5.4 acres | PUD | WU T6:22
- 2 Vacant Land | 3.2 acres | WU T5:7 | WU T5:7
- 3 Vacant Land | 1.1 acres | C-O & R-4 | WU T5:7
- 4 Surface Parking | 0.6 acres | WU T6:HWR | WU T6:22
- 5 Vacant Land | 1.4 acres | C-2 & H-R | WU T6:22
- 6 Parking Structure | 3.3 acres | P-2 H-R | WU T6:22

Destinations

- A 3550 Office Tower
- B Punchcard Building
- C 3300 Tower
- D Park Central
- E Creighton Medical School
- F Phoenix Plaza- Office Towers
- G 3200 Central Tower



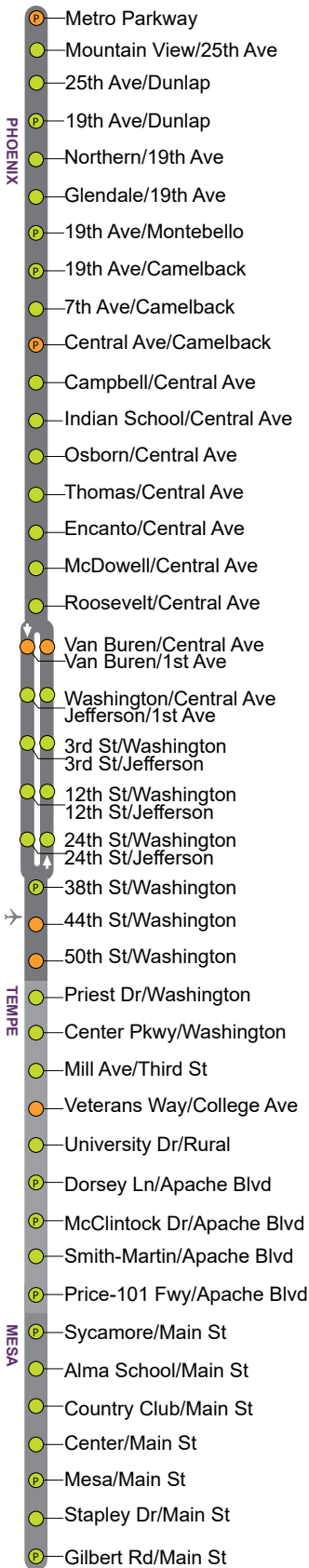
Midtown District

Recent New Development

- » (2020) Centra Apartments - 223 units multi-family
- » (2021) Crescent Midtown - 329 unit multi-family
- » (2021) Creighton Medical School - 185k sf
- » (2023) Aspire Park Central - 278 unit multi-family

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

Light Rail Route



- LEGEND**
- Featured Station
 - Station
 - Park-and-Ride
 - Transit Center

Transit Station Attributes

» 0 North/0 South

Major Employers

- » Cable One
- » Dignity Health
- » Arizona State Retirement System
- » National Park Service
- » US Department of Veterans Affairs
- » Adelante Healthcare
- » Shepley Bullfinch
- » OH Partners
- » Alliant International University
- » Associated Creditors Exchange
- » Arizona Association of Realtors
- » Security Title Agency
- » DMG Children's Rehabilitative Services
- » Synergy Solutions
- » Nerderly
- » WCU School of Medical Imaging

Existing Retail/Services

- » Walgreen's
- » Staples
- » FedEx Office
- » Chase Bank
- » Comerica Bank
- » Extended Stay America
- » EoS Fitness

Existing Dining / Entertainment

- » Alexi's Grill
- » Ocotillo
- » China Chili
- » Bosa Donuts
- » Park Central
- » Starbucks
- » The Green Woodpecker
- » First Watch
- » Jimmy John's
- » Fired Pie
- » Thai Basil
- » Zipp's
- » Jamba Juice
- » Kobalt Bar
- » West Hut

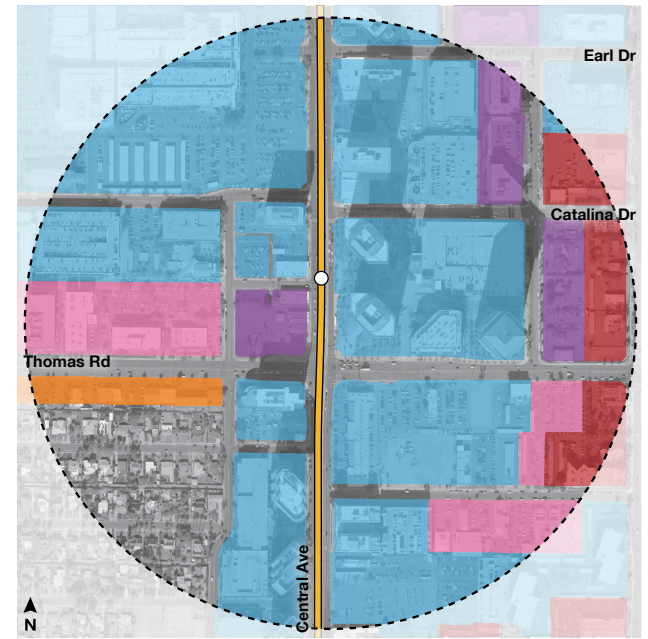
Demographics

Population	583 people
Station's Population Density Ratio	0.52 times more dense than rest of the City
Jobs within 1/3 sq mi.	8,842
Station's Job Density Ratio	17.85 times more dense than rest of the City
Median HH Income	\$58,276
Median Age	39

Development Opportunities

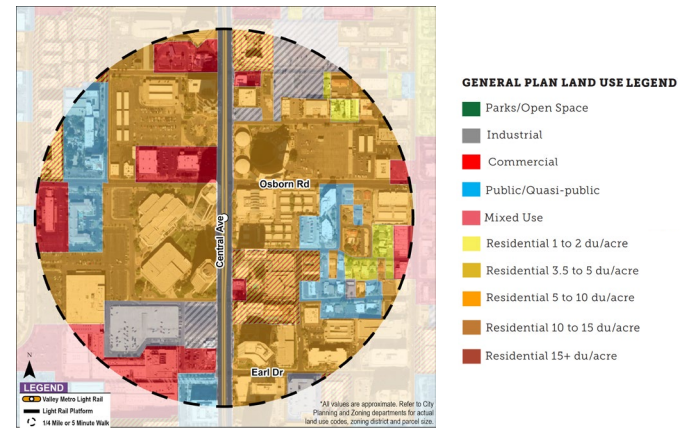
- » 1. Mixed-Use Residential
- » 2. Fast Casual and Sit Down Dining
- » 3. Commercial Retail
- » 4. Hotel
- » *Learn more via the Midtown [TOD Policy Plan](#)

Transect (1/4 mile)

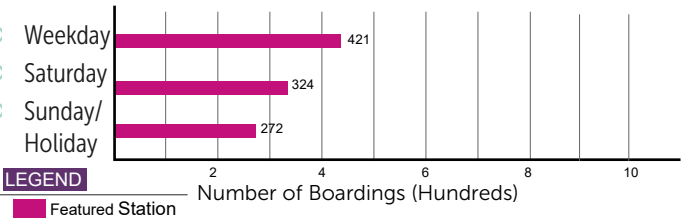


- LEGEND**
- Valley Metro Rail
 - T4:3
 - T5:3
 - T5:5
 - T5:7
 - T6:15
 - T6:22

Land Use (1/4 mile)



Station Boardings Daily Average



Planned Nearby Development

- » Home 2 Tru Hotel @ Park Central - 207 rooms (under construction)
- » 300 W Osborn - 65 unit multi-family
- » 3rd Ave. & Flower Apartments - 338 unit multi-family
- » Edison Phase 2 - 60 unit multi-family (under construction)
- » Central & Columbus Apartments - 406 unit multi-family
- » Modera Park Central - 334 unit multi-family
- » Punchcard Building - Hotel/Residential Project