

*Restaurant
Redevelopment*
+
*Opportunity for
Lease or
B.T.S*



ARIZONA CENTER

ARIZONA SCIENCE CENTER

DOWNTOWN PHOENIX

ARIZONA STATE UNIVERSITY DOWNTOWN

CIVIC SPACE PARK

THE ORPHEUM THEATRE

CRESCENT BALLROOM

1ST AVE

4TH AVE

FILLMORE ST

the VIG

THE FILLMORE BY TRAMMELL CROW +/- 659 UNITS



AVAILABLE

The Fillmore



High Street Residential has been selected by the City of Phoenix as the recommended proposer to enter into negotiations for +/- 7.6 acres of fee simple land owned by the City of Phoenix. The site, located at the SE and SW corners of 4th Avenue to 6th Avenue and Fillmore Street, is strategically positioned in the revived downtown Phoenix submarket. The Project, called The Fillmore, will consist of a multi-phase development with Phase I containing 659 units and 7,115 square feet of ground floor retail activating the street level.

Brent Mallonee
Senior Director
+1 602 224 4437
brent.mallonee@cushwake.com

Chris Hollenbeck
Senior Director
+1 602 224 4475
chris.hollenbeck@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 468 8588
cushmanwakefield.com



10

ROOSEVELT ST

77TH AVE

MCKINLEY ST

GRAND AVE

WOODLAND AVE

MONROE ST

ADAMS ST

WASHINGTON ST

JEFFERSON ST

MADISON ST

JACKSON ST

LINCOLN ST

MORELAND ST

PORTLAND ST

GARFIELD ST

PIERCE ST

FILLMORE ST

TAYLOR ST

POLK ST

VAN BUREN ST

BUCHANAN ST



PORTLAND ON THE PARK
170 Unit Condo Development
Est. Completion 2017

THE FOUNDRY
11,800 SF Expansion and Renovation of Existing 8 Story +/- 75,760 SF Hotel

2ND & MORELAND CONDOS
79 Units
Est. Completion June 2017

ILLUMINATE APTS
5 Story Mixed Use Building w/ 2 Level Garage & 111 Units

ROOSEVELT ROW
4 Story Apartment Building
316 Units
Alliance Residential
Est. Completion Summer 2017

3RD & PORTLAND
4 Story Apartment Building
165 Units
Merrimack Companies

THE OSCAR
Developer: Steve James
11 Units
Est. Completion Summer 2017

ROOSEVELT ON 5TH
3 Story Mixed Use

ROOSEVELT LIVING TOWNHOMES
4 Units on 0.3 Acres

2ND & MCKINLEY
Multi-Family/Commercial
211 Units

LINEAR APTS
5 Story Apartment Building
104 Units

3RD ST & PIERCE ST STUDENT HOUSING
Developer: CA Ventures

UNION AT ROOSEVELT
Mixed Use Retail & 80 Units
Multi-Family Development
Est. Completion March 2017

RETAIL
Summer 2017

ROOSEVELT POINT
324 Units

MCKINLEY ROW
18 Unit Townhome Project
Est. Completion 2017

CIRCLES ON CENTRAL
19 Story Apartment Building
321 Units
Construction to Start Mid 2017

SAN CROIX VILLAS
56 Units

THE MET
140 Units

PROXY 333
Mixed Use Building
118 Units with Parking Structure & Recreational Amenities

ASU PHOENIX BIOMEDICAL CAMPUS
750,000 sq Hospital/Clinic/Out-Patient
350,000 sq M.O.B.

6TH AVE COTTAGES
10 Unit Townhome Project

COPPER PLACE
Developer: Nest Properties
30 Units

POTENTIAL
300 Apartment Units

THE ARIZONA CENTER

SKYLINE LOFTS
332 Units

AZ CANCER CENTER
University of Arizona & Dignity Health

4TH ST & FILLMORE ST
25 Story Apartment Building
17,500 Units
North American Development

ALTA FILMORE
230 Units
Leasing Summer 2016
Est. Completion March 2017

THE FILLMORE
Teamwell Crow
176,650 Units
Est. Completion 2020

1ST AVE

CENTRAL AVE

ARIZONA STATE UNIVERSITY DOWNTOWN CAMPUS

TWO ARIZONA CENTER

MARRIOTT
200 Key Planned

TGEN
168,000 SF Office

FREEDORY - McMORAN TOWER
Parsons Brinckerhoff
Westin

ASU HERBERGER SCHOOL OF MUSIC
Est. Completion 2019

ARIZONA CENTER

UNIVERSITY OF ARIZONA
Downtown Phoenix Campus

NORTHERN ARIZONA UNIVERSITY
Health Sciences Education Building

CHASE TOWER

PHOENIX CENTRAL STATION
City on Phoenix BFP

HAMPTON
200 Rooms

120 E VAN BUREN
DANGER CARBONITE
Opticard

ONE ARIZONA CENTER
PHX

LUXURY APARTMENTS
350 Units

BANK OF AMERICA TOWER
Bank of America

CAPITAL PLACE
5 Story Mixed Use
140 Units
Completed February 2016

111 W MONROE
BREAM MARSH & TRAIL SERVICES
CREDIT ADVANTAGE
MARKETING

MONROE HILTON GARDEN INN
Convert Historic Bldg to Hotel, with 1st Floor Retail
Est. Completion 2016

120 E VAN BUREN
DANGER CARBONITE
Opticard

PHOENIX COGNATE EYE CENTER & VISION

PHOENIX BALLPARK
Developer: Granite Capital Investments
275 Units

CITYSCOPE
Alliance Bank
UnitedHealthcare
Regus

THE PRESIDENTIAL
4 Story New Construction
90 Units
Est. Completion 2016

US BANK CENTER
US Bank
VALLEY METRO
Business Journal

LUHR'S CITY CENTER
Construction of New Hotel & Underground Parking

BARRIER PLACE
Developer: Summit
114 Units
175,000 SF Office

RENAISSANCE SQUARE
Developer: Summit
114 Units
175,000 SF Office

WELLS FARGO PLAZA
WELLS FARGO

OFFICE DEVELOPMENT
Developer: Teamwell Crow
Office +/- 250,000 sq

MIXED USE DEVELOPMENT
16 Story Residential Tower +/- 300 Units
Office +/- 250,000 sq
Fev's Food & Drink +/- 55,000 sq

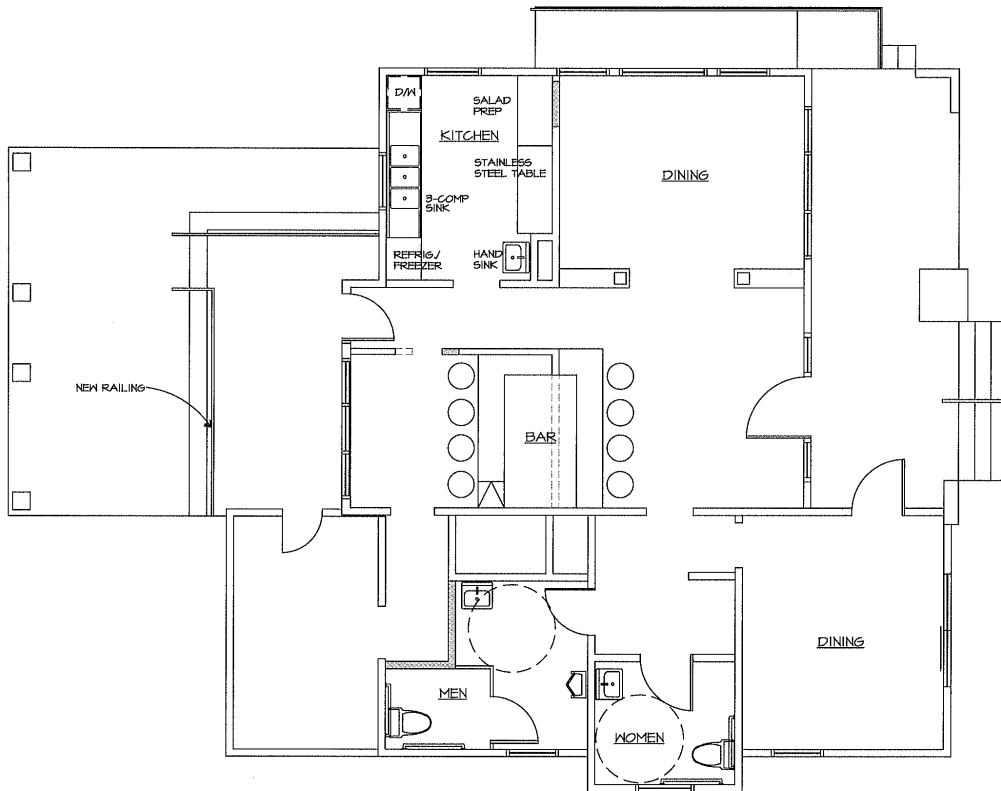
PHOENIX BALLPARK
Developer: Granite Capital Investments
275 Units

OVERVIEW

- Light Rail Station
- Light Rail
- Office
- Existing
- Planned
- Pre Development
- Under Construction
- Potential Developable Sites

Total Units - Planned	1,830
Total Units - In Pre Development	1,045
Total Units - Under Construction	1,119

Potential Restaurant Plan



Property Highlights

A.P.N.: 111-39-024

Building Size: Up to 2,200 SF with 500 SF patio

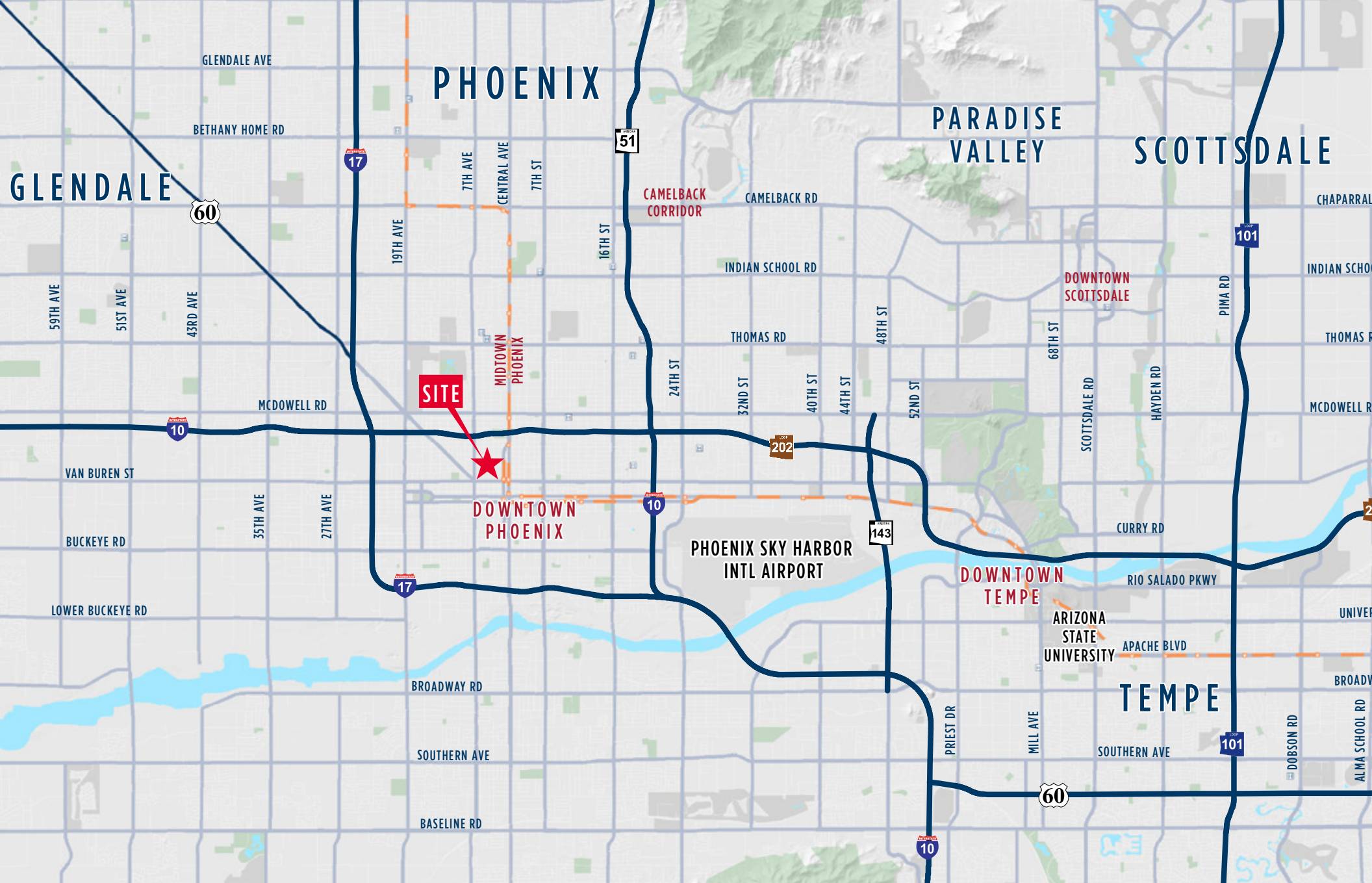
Land Size: ±10,500 SF

Current Zoning: DTC; C-2

- Located next to The Vig and Cibo (Two extremely successful restaurants)
- 8 parking spots on site
- Great visibility on 5th Avenue
- Across the street from the future The Fillmore project.

Demographics

	1 Mile	3 Miles	5 Miles
2017 Population	16,790	114,382	381,087
Daytime Population	90,342	285,603	612,871
2017 Households	6,587	41,365	126,439
2017 Avg. Household Income	\$31,689	\$31,879	\$33,666



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2555 E. Camelback Rd, Suite 400
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 ph: +1 602 954 9000
 fx: +1 602 468 8588
 cushmanwakefield.com

