

# HISTORIC COMMERCIAL BUILDINGS FOR LEASE

Contact Agent For Pricing



# ROOSEVELT ROW

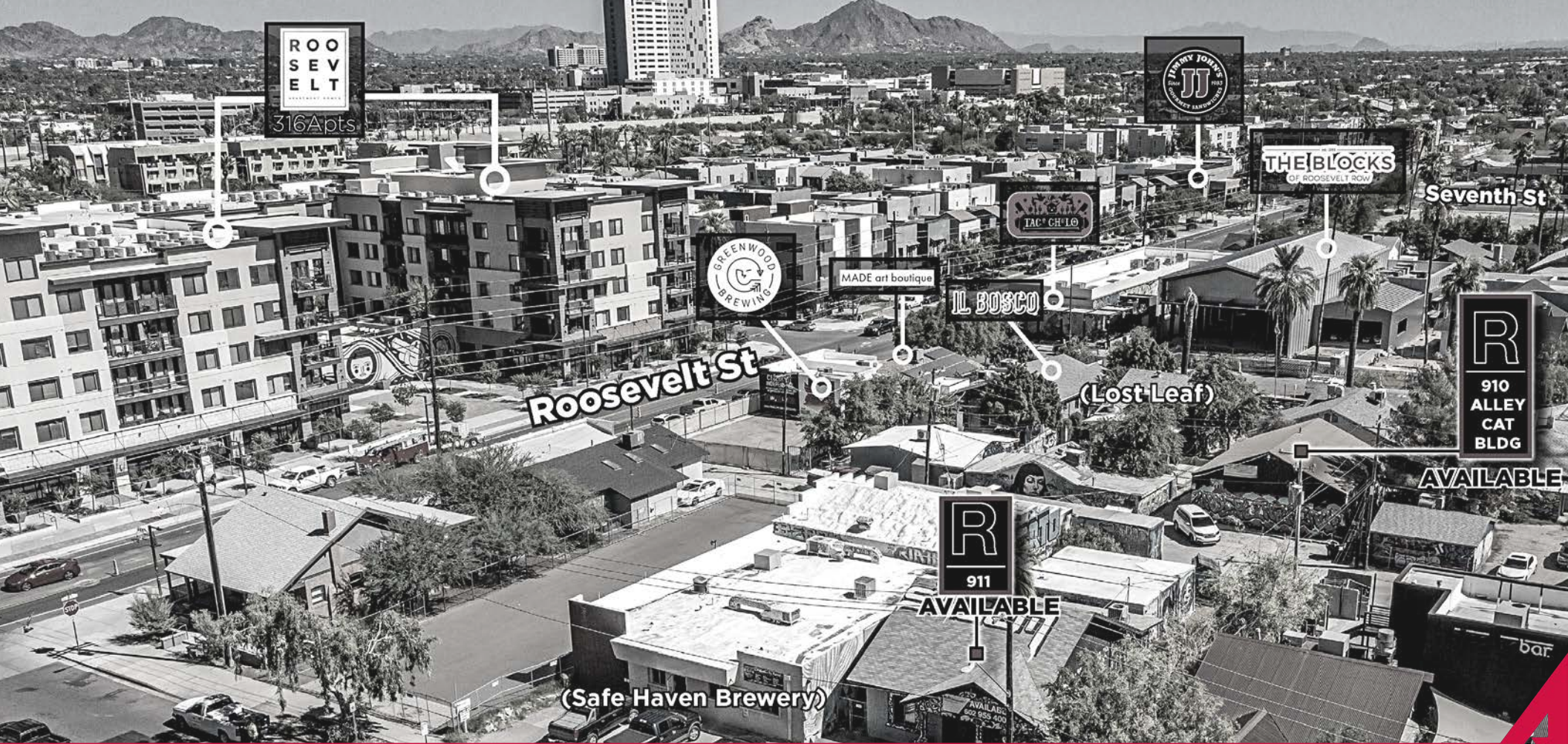
## OPPORTUNITY

911 N 4th St | 910 N 5th St Phoenix, AZ 85004

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# PROPERTY OVERVIEW

## Property Features

- Multi property commercial buildings and historic homes
- Suitable for re-purposing as restaurants, art galleries, retail shops, music shops, etc.
- **911 N. 4th St**
  - ±1,375 SF Available For Lease
  - Contact agent for pricing
- **910 N. 5th St - Alley Cat**
  - ±1,600 SF Available For Lease
  - Contact agent for pricing

## Location Features

- Highly desirable Roosevelt Row in Evans Churchill Historic District
- Densely populated with new highrise apartments and condos
- New developments under construction now on 5th St
- Walking distance to Phoenix Biomedical 28 acre campus
- Trendy area for out of the box thinkers
- Over 6,200 residential units built in DT Phoenix since 2000
- Hot spot for new out of state businesses to open
- 6 million total yearly visitors
- Soon to be over 4,000 hotel rooms

9  
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*See pages 4 - 6 for additional location info.*

# LOCATION HIGHLIGHTS

Source: Visit Phoenix

## Downtown Phoenix's Highly Desirable Roosevelt Row Arts District

When the business day ends, the fun begins in downtown Phoenix.

This is where you'll find sports arenas, live music, rooftop lounges, museums, theaters, art galleries and more than 200 restaurants. Downtown is also home to the Phoenix Convention Center and Arizona State University's downtown campus. And it's all served by one of the newest light rail systems in the nation.

CityScape, a two-block concentration of restaurants, bars, and fashion retailers, is home to an urban-chic bowling alley, a dance club and arcade, a live-music venue with 60 beers on tap, and a comedy theater and supper club with rentable meeting space.

Pro sports are almost always afoot at Footprint Center (home of the Phoenix Suns), or Chase Field (home of the Arizona Diamondbacks), and Roosevelt Row is the place to go for coffee shops, art-house movies and First Friday Art Walks.

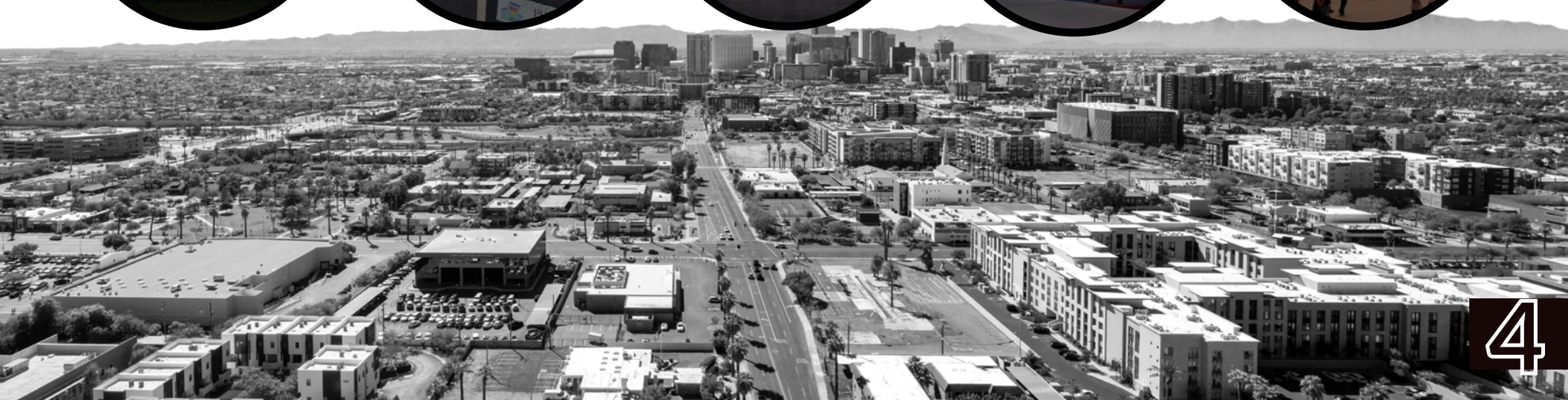
**ARTS &  
CULTURE**

**FESTIVALS  
& EVENTS**

**LIVE MUSIC  
VENUES**

**PERFORMING  
ARTS &  
THEATRES**

**SPORTS**



# LOCATION OVERVIEW

## Roosevelt Row

Welcome to Roosevelt Row, the walkable arts district in downtown Phoenix, home of impressive murals, award-winning galleries with rotating exhibitions from renowned artists, incredible local restaurants, boutiques and more. The Roosevelt Row Arts District (RoRo) is a walkable, creative district in the urban core of downtown Phoenix that is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects.

The Artists' District connects downtown Phoenix to historic neighborhoods including Garfield, Evans Churchill, F.Q. Story, Willo, Roosevelt, Historic Roosevelt and Grand Avenue. Roosevelt Row begins at 7th Avenue and extends east to 16th Street. On the north side, it begins at Interstate 10 and extends south to Fillmore Street.

Roosevelt Row has been a vital mixed-use area from the earliest days of the establishment of Phoenix. Many of the concrete sidewalks in the neighborhood were poured in 1909, three years before Arizona officially became the 48th State. In the early 1940s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along Roosevelt Street. The flower shop at Fifth Street and Roosevelt has been in continuous operation since 1948.

In the 1970s, parts of the area were re-zoned as a high-rise incentive district leading to land speculation and a decline of the neighborhood that lasted until the late 1990s.

The blighted area was attractive to artists because the boarded-up buildings and former crack houses were affordable for studio and gallery space. The arts were a major factor in the revitalization of the area and crime rates plummeted as more people began to venture into the area to experience the cultural vibrancy.

The corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

Whether you are in search for a unique gift, a delicious meal, a new outfit, you can find it in Roosevelt Row. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.

## First Friday

Enjoy the culture and spirit of downtown Phoenix as you mingle with thousands of other residents and visitors during the First Fridays Art Walk.

One of the nation's largest, self-guided art walks takes place on the first Friday of every month from 6 to 10 p.m. for one of the nation's largest, self-guided art walks. Tour more than 70 galleries, venues and art-related spaces to see a variety of artwork and to enjoy the spirit and culture of the city.

Visitors are invited to hop-on/hop-off free shuttles that circulate on three routes through downtown Phoenix's arts districts. The shuttles meet at a connector hub at Arizona Center, and you can also catch the shuttles at any of the stops along the routes including Phoenix Art Museum, CityScape, Oasis on Grand and Unexpected Gallery.

Click [HERE](#) to learn more about First Fridays, view the event calendar and more.



Source: Visit Phoenix



# DOWNTOWN PHX DEVELOPMENT

Source: Downtown Phoenix Inc. | Learn more [here](#).

## OVERVIEW

Downtown Phoenix is where history meets innovation, showcasing Phoenix's historic town site, its recent revitalization and continued resurgence. Between 2005 to the present, the broader 1.7 square mile redevelopment area has been infused with more than \$6.5 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, restaurants/nightlife and hospitality.

## OFFICE

Downtown Phoenix is the historical financial and civic center of Arizona and is quickly becoming the epicenter for innovation and company growth. There are more than 9 million square feet of private office space in the Downtown core, with another 375K sq ft under construction and in predevelopment. Downtown office buildings offer tenants the unique opportunity of placing signage atop the towers which is visible from the I-10 and I-17 freeways, the Sky Harbor Airport flight path and during major sporting events. Downtown also offers unique space in older structures and warehouse buildings. Demand for Downtown office space continues as employers look to take advantage of the light-rail system and provide their employees with an amenity-rich, walkable and collaborative working environment. New projects delivered in 2020 include 200,000 square feet of open-concept space in the Warehouse District, a new high-rise tower at Block 23, and the refurbishment of the former Maricopa County Jail into usable office space.

## RETAIL

Downtown Phoenix is the entertainment destination for millions of visitors every year. The Arizona Diamondbacks and Phoenix Suns call Downtown home along with the Phoenix Mercury and the Arizona Rattlers. The Orpheum Theatre, Comerica Theater, the Herberger Theater and Symphony Hall host a variety of cultural events throughout the year. Renowned museums like the Heard Museum, Phoenix Art Museum and the Arizona Science Center are also located in Downtown. First Friday, an arts and culture celebration, draws thousands of visitors every month.

## EDUCATION & RESEARCH

Downtown has risen over the past 15 years into a strong center for innovation, biomedical collaboration and education. All three major, public Arizona universities maintain a Downtown campus with more construction planned.

Major Downtown Education/Research Building Development: ASU opened its Downtown Phoenix Campus in 2006, heralding new energy and vitality into the Valley's urban heart. The following ASU colleges and schools are now located on the Downtown Phoenix campus: College of Health Solutions, College of Integrative Sciences and Arts, Edson College of Nursing and Health Innovation, Sandra Day O'Connor College of Law, Thunderbird School of Global Management, Walter Cronkite School of Journalism and Mass Communication, and the Watts College of Public Service and Community Solutions.

Recent growth continues with the 2018 relocation of the world-renowned ASU Thunderbird School of Global Management to downtown. ASU, in partnership with Wexford Science and Technology, will build an additional 1.5 million square feet of biomedical space over the next several years. The first 225,000 square feet recently completed construction at the corner of 5th Street and Garfield. The 28 acre Phoenix Biomedical Campus, devoted to biomedical research facilities and the University of Arizona College of Medicine in Phoenix, has grown to 1.6 million square feet. The College of Medicine opened a Phoenix Campus in 2007. The Health Sciences Education Building was completed in 2012 and joins the Arizona Biomedical Collaborative 1 (ABC1) and the nationally recognized International Genomics Consortium and Translational Genomics Research Institute (IGC/TGEN). Construction was completed on the University of Arizona Cancer Center at 7th Street & Fillmore in 2015. The 245,000 sq ft, 10-story Biosciences Partnership building opened in 2017.

ASU continues to expand their programming and residential footprint on the downtown campus with a 17-story Innovation residence hall under construction at the corner of 1st Avenue and McKinley Street.

## ENTERTAINMENT

Downtown Phoenix is the entertainment destination for millions of visitors every year. The Arizona Diamondbacks and Phoenix Suns call Downtown home along with the Phoenix Mercury and the Arizona Rattlers. The Orpheum Theatre, Comerica Theater, the Herberger Theater and Symphony Hall host a variety of cultural events throughout the year. Renowned museums like the Heard Museum, Phoenix Art Museum and the Arizona Science Center are also located in Downtown.

Downtown's one million sq ft Phoenix Convention Center ranks among the top convention centers in the country with over 950,000 yearly visitors to Convention Center buildings, Symphony Hall and the Orpheum Theatre. Phoenix's Downtown hosted the NFL Experience for Super Bowl XLIX in 2015, the College Football Champion Playoff Campus in 2016 and the Final Four Fan Fest in 2017.

## ACCESS

Downtown Phoenix is the hub of the rapidly growing regional transit system that includes local bus and rapid transit service. Over 26 routes serve Downtown, more than any other destination in Greater Phoenix. METRO Light Rail Service began in December 2008 and has far exceeded all ridership projections. Downtown stations reported 2,879,801 total average boardings in 2018. Southward and Westward expansion of the system will conclude construction in 2024.

## HOUSING COOLING

Northwind Phoenix owned by NRG Energy is a centralized cooling network that originates at chillers located at several places Downtown. The cooling loop transfers chilled water to buildings that subscribe to the service, resulting in increased cooling efficiencies and lower front end costs to developers.

The past two years have seen a marked increase in residential completions, with no signs of slowdown. The Downtown market features a mix of high-rise luxury, mid-rise, townhomes and historic single family neighborhoods. **3,433** units are currently under construction and/or finishing.

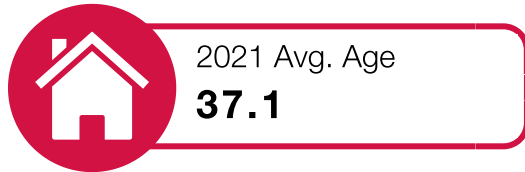


# DEMOGRAPHIC MAP

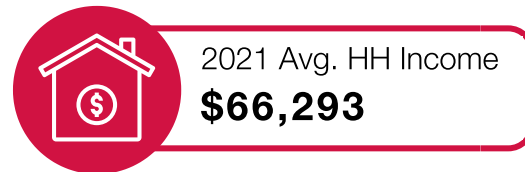
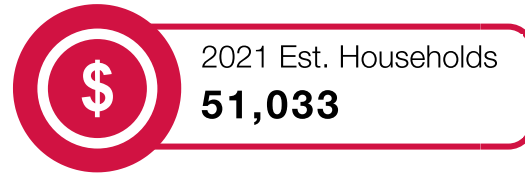
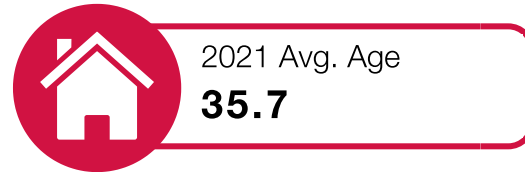
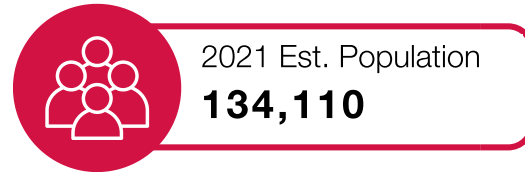


# AREA DEMOGRAPHICS

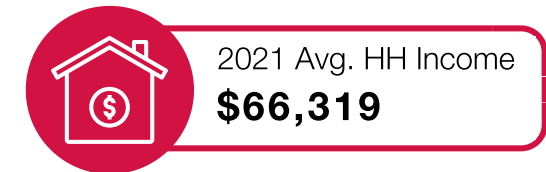
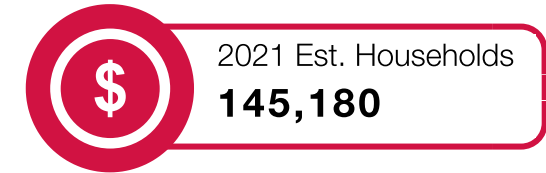
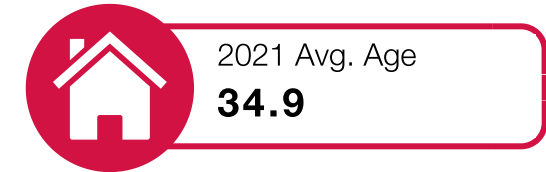
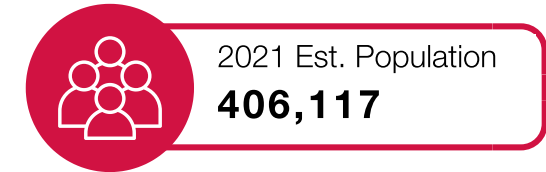
## 1-Mile Demographics



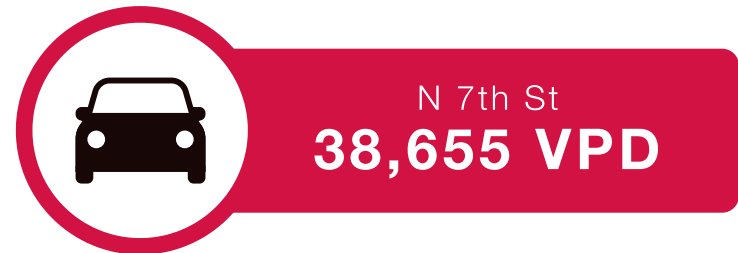
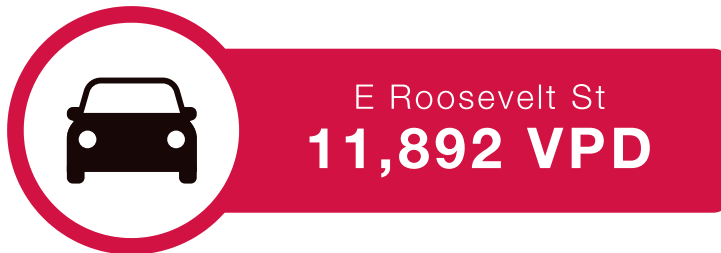
## 3-Mile Demographics



## 5-Mile Demographics



## Traffic Counts

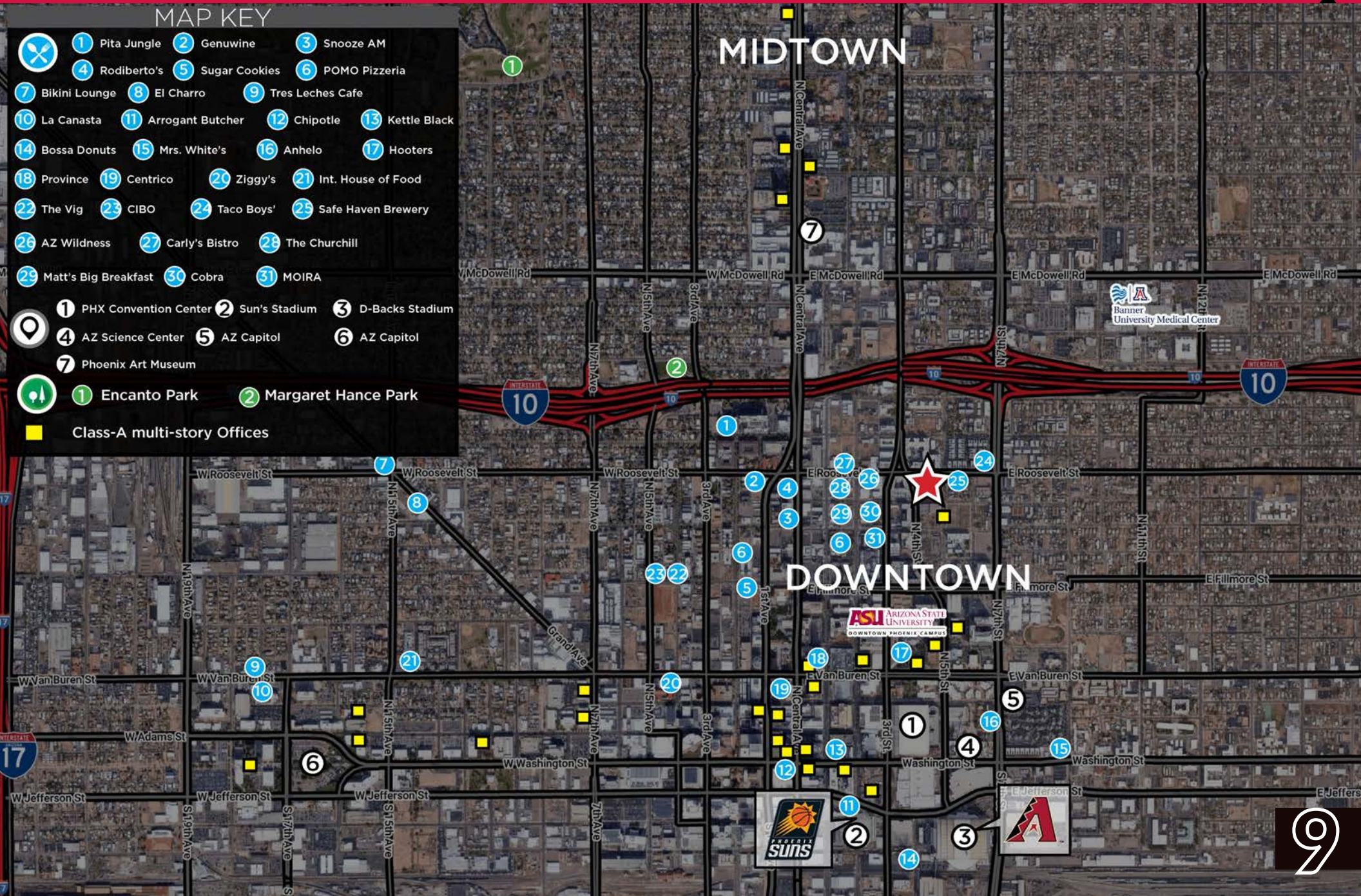




# RETAIL MAP

## MAP KEY

- 1 Pita Jungle    2 Genuwine    3 Snooze AM
  - 4 Rodiberto's    5 Sugar Cookies    6 POMO Pizzeria
  - 7 Bikini Lounge    8 El Charro    9 Tres Leches Cafe
  - 10 La Canasta    11 Arrogant Butcher    12 Chipotle    13 Kettle Black
  - 14 Bossa Donuts    15 Mrs. White's    16 Anheló    17 Hooters
  - 18 Province    19 Centrico    20 Ziggy's    21 Int. House of Food
  - 22 The Vig    23 CIBO    24 Taco Boys'    25 Safe Haven Brewery
  - 26 AZ Wildness    27 Carly's Bistro    28 The Churchill
  - 29 Matt's Big Breakfast    30 Cobra    31 MOIRA
- 
- 1 PHX Convention Center    2 Sun's Stadium    3 D-Backs Stadium
  - 4 AZ Science Center    5 AZ Capitol    6 AZ Capitol
  - 7 Phoenix Art Museum
- 
- 1 Encanto Park    2 Margaret Hance Park
- 
- Class-A multi-story Offices





# DEVELOPMENT MAP

## MAP KEY








### Size

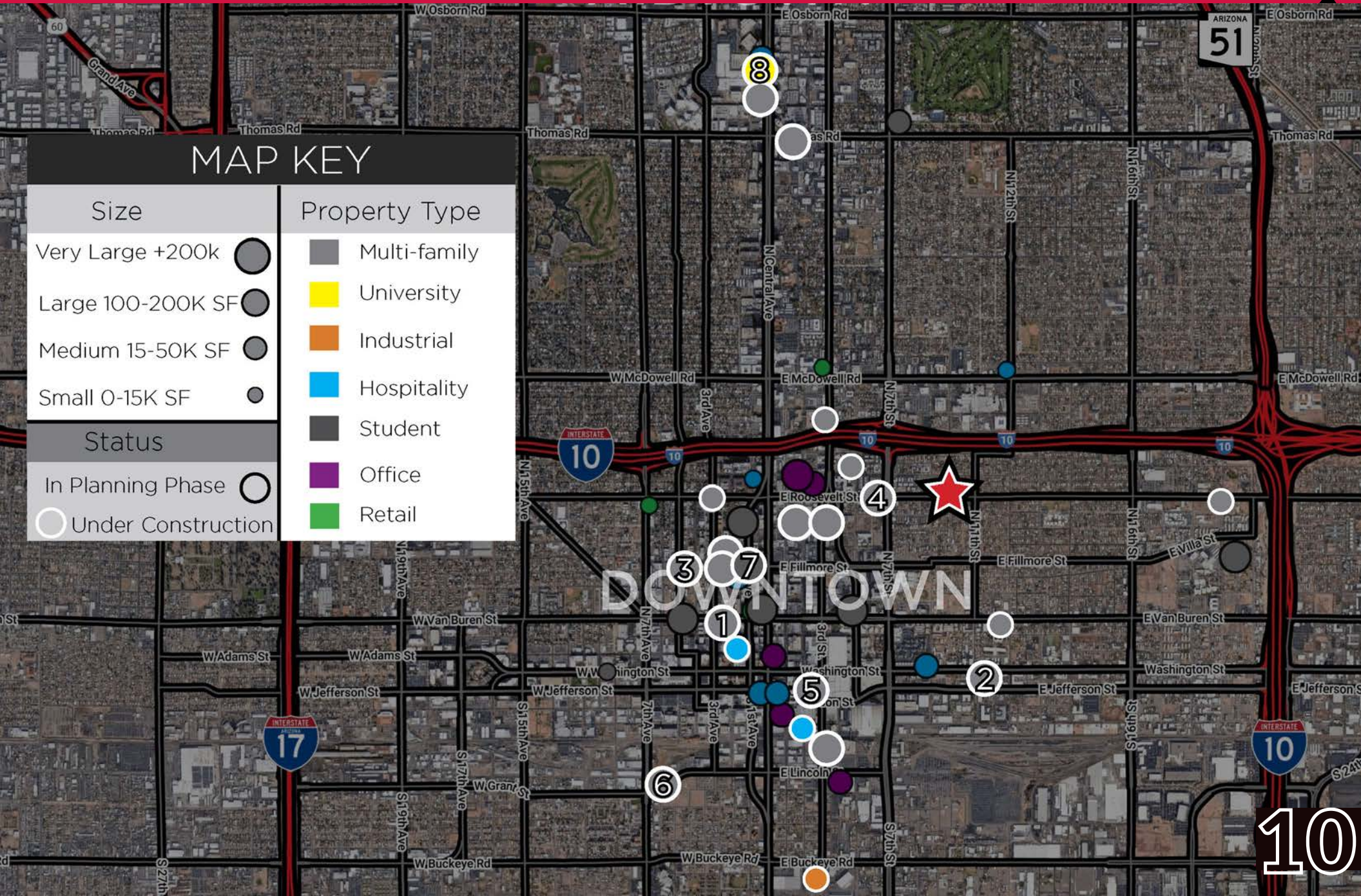
- Very Large +200k 
- Large 100-200K SF 
- Medium 15-50K SF 
- Small 0-15K SF 

### Status

- In Planning Phase 
- Under Construction 

### Property Type

-  Multi-family
-  University
-  Industrial
-  Hospitality
-  Student
-  Office
-  Retail



# AERIAL MAP



THE UNIVERSITY OF ARIZONA CANCER CENTER

St. Joseph's Hospital and Medical Center

THE UNIVERSITY OF ARIZONA

CHASE FIELD

NAU

BIOSCIENCE

Future Building 2  
PBC  
PHOENIX BIOMEDICAL CAMPUS

PBC  
PHOENIX BIOMEDICAL CAMPUS  
ASU  
ARIZONA STATE UNIVERSITY  
WEXFORD  
SCIENCE+TECHNOLOGY  
227k SF Class-A Office  
Built in Feb '21

R  
910  
ALLEY  
CAT  
BLDG

AVAILABLE

R  
911

AVAILABLE

bliss rebar

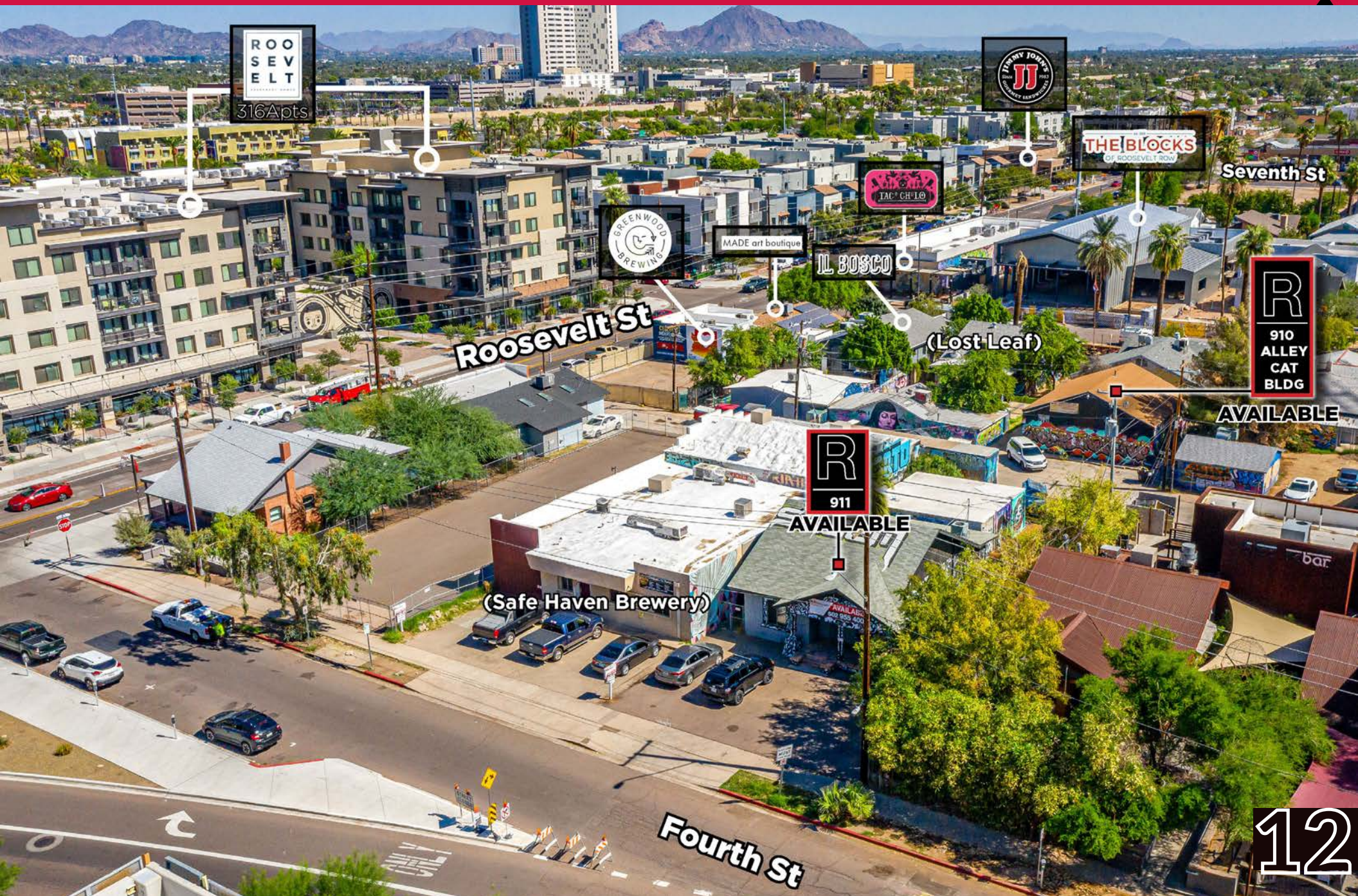
Fifth St  
(The Lost Leaf)

(Safe Haven Brewery)



Scan to view more information on the recently completed Wexford Phoenix Biomedical Campus Building.

# AERIAL MAP



**ROOSEVELT**  
316Apts

**TITANY JONES**  
PROPERTY DEVELOPMENT

**THE BLOCKS**  
OF ROOSEVELT ROW

Seventh St

**GREENWOOD**  
BREWING

MADE art boutique

**TAC CH LO**

**IL BOSCO**

(Lost Leaf)

**R**  
910  
ALLEY  
CAT  
BLDG

AVAILABLE

Roosevelt St

**R**  
911

AVAILABLE

(Safe Haven Brewery)

Fourth St

12

# AERIAL MAP



# ROOSEVELT ROW

## OPPORTUNITY

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