



RETAIL & OFFICE LEASING OPPORTUNITY



LIFESTYLE REAL ESTATE
APARTMENTS | CO-LIVING | CO-WORKING | FITNESS | RETAIL



PROPERTY SUMMARY



OFFERING SUMMARY

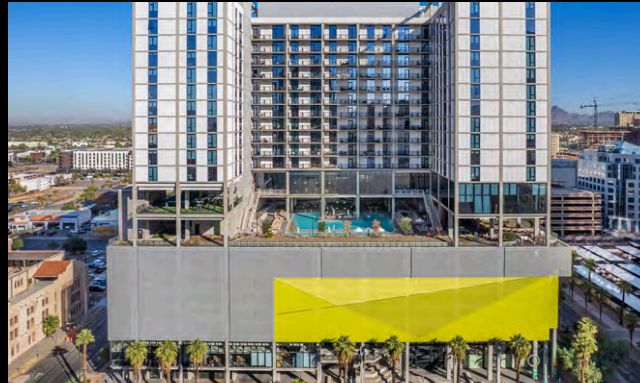
LEASE RATE:	\$32.00 - 35.00 SF/yr (NNN; Full Service)
BUILDING TYPE:	Mixed Use
AVAILABLE SF:	1,000 - 27,863 SF
YEAR BUILT:	2020
BUILDING SF:	381,236
MARKET:	Phoenix
SUBMARKET:	Downtown Phoenix
BEDROOMS:	506

PROPERTY OVERVIEW

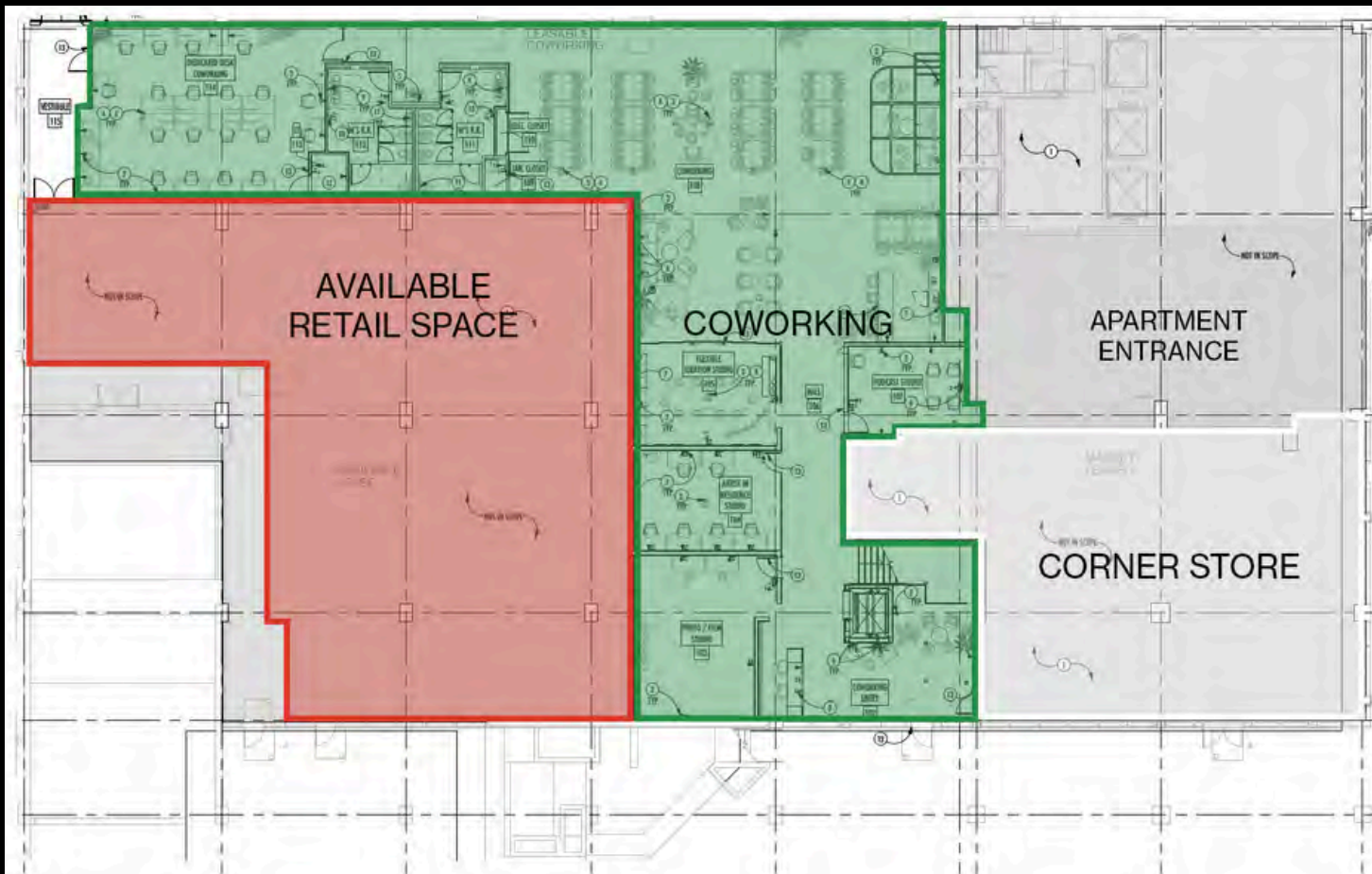
Be part of the "Ultimate Living Experience" at X Phoenix 1. This mixed-use development redefines and elevates apartment living. Located in the heart of downtown Phoenix minutes from Footprint Center and Roosevelt Row, the property boasts easy access and great visibility. Benefit from the potential built-in customer base from the building's 330 apartment units (506 bedrooms) and the robust employment base in the surrounding community.

PROPERTY HIGHLIGHTS

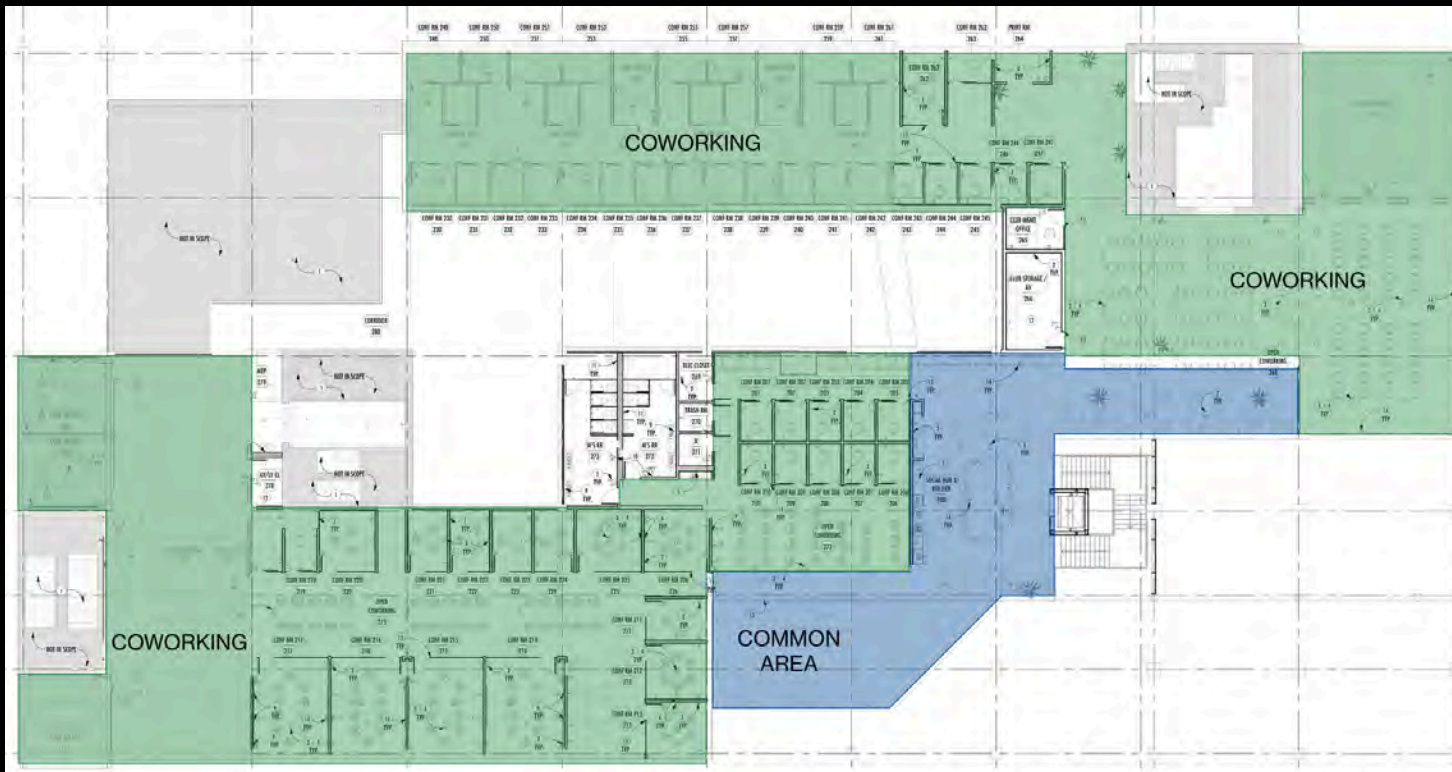
- 5,135 SF of Grey Shell Retail which can be demised to fit a range of uses
- 27,863 SF of Fully Built-Out Office space
- Built-in customer base from mixed-use property with 500+ apartment bedrooms
- 94 Walk Score near area attractions including ASU Downtown Phoenix, Footprint Center, Chase Field & Roosevelt Row
- Void analysis shows high consumer demand for most retail categories in the immediate and surrounding areas
- Explore potential synergies between the ground-floor retail and the building community management opportunity
- Common area amenities have restaurant infrastructure in place



X P1



X Phoenix Ground Floor



X Phoenix 2nd Floor

A SPACE FIT FOR RETAIL

VOID ANALYSIS SHOWS VARIOUS AMENITIES NEEDED IN THE IMMEDIATE AND SURROUNDING AREAS

- Restaurant/Bar/Lounge
- Healthy Fast Casual
- Salon/Barber
- Professional services including medical and dental
- Coffee Bar or Cafe
- Smoothie/Juice/Tea Bar
- Acai Bowl Concept
- High-end pet store or groomer
- Fitness including yoga, pilates, spin, and box gym



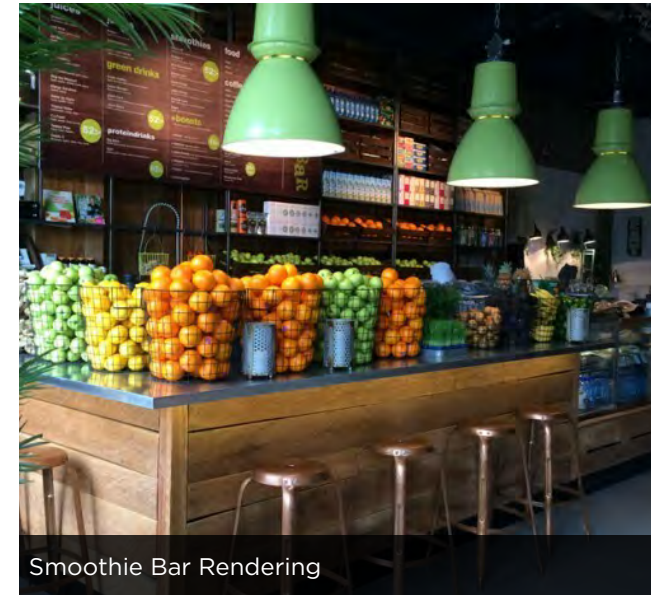
Restaurant Rendering



Salon Rendering



Cafe Rendering



Smoothie Bar Rendering



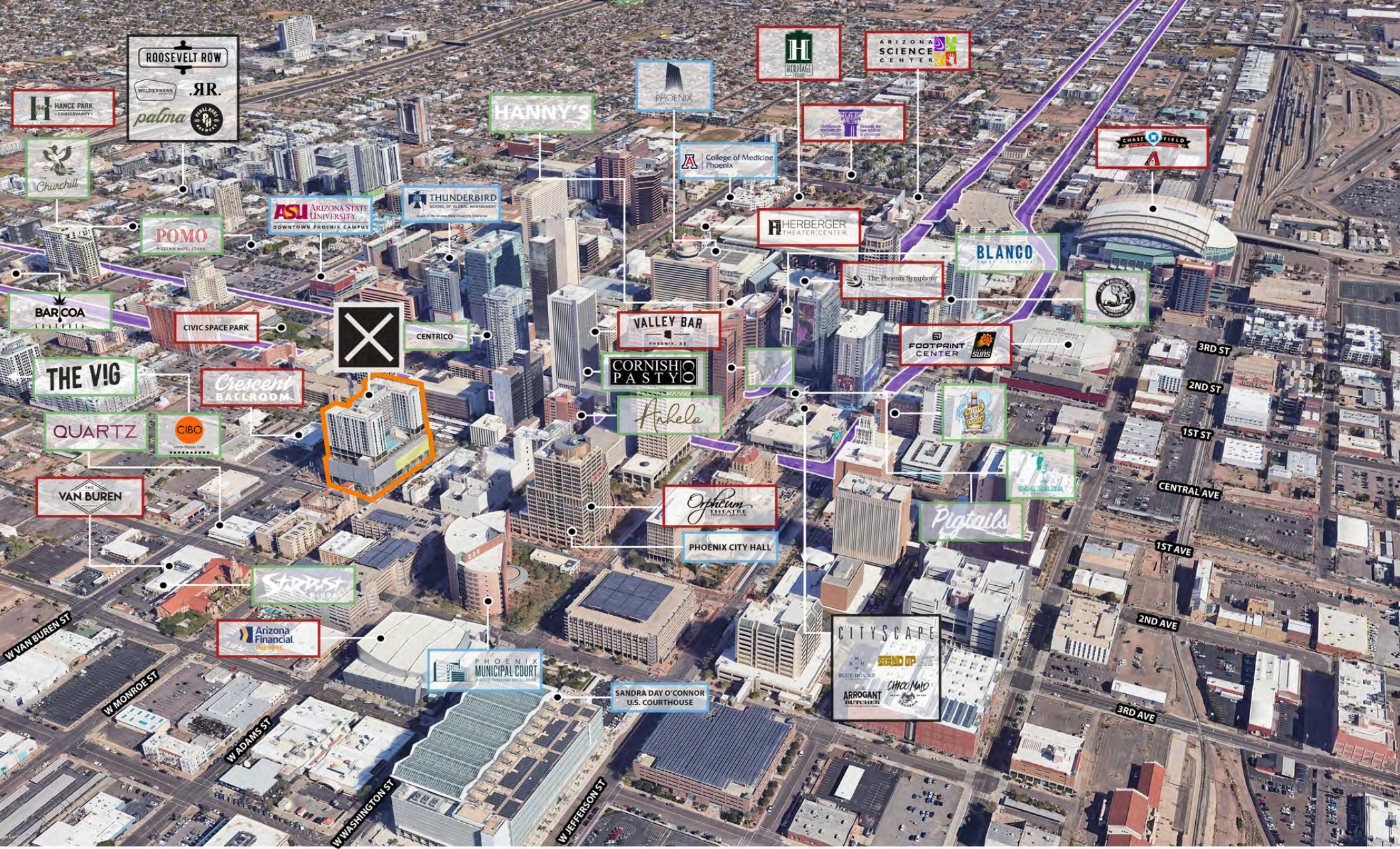
P1

Apartments - Coliving - Wellness - Coworking



A Community for the Constantly Curious

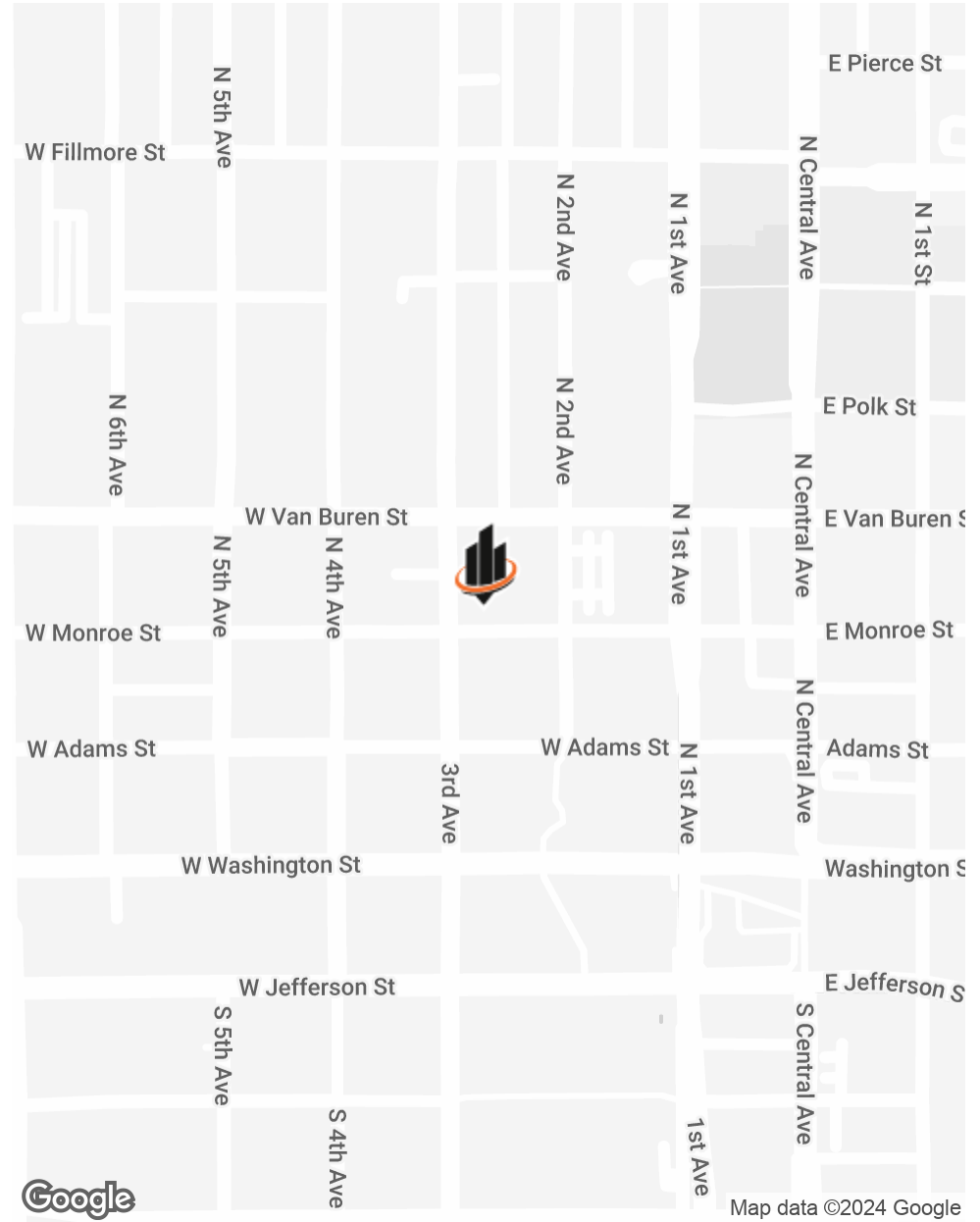
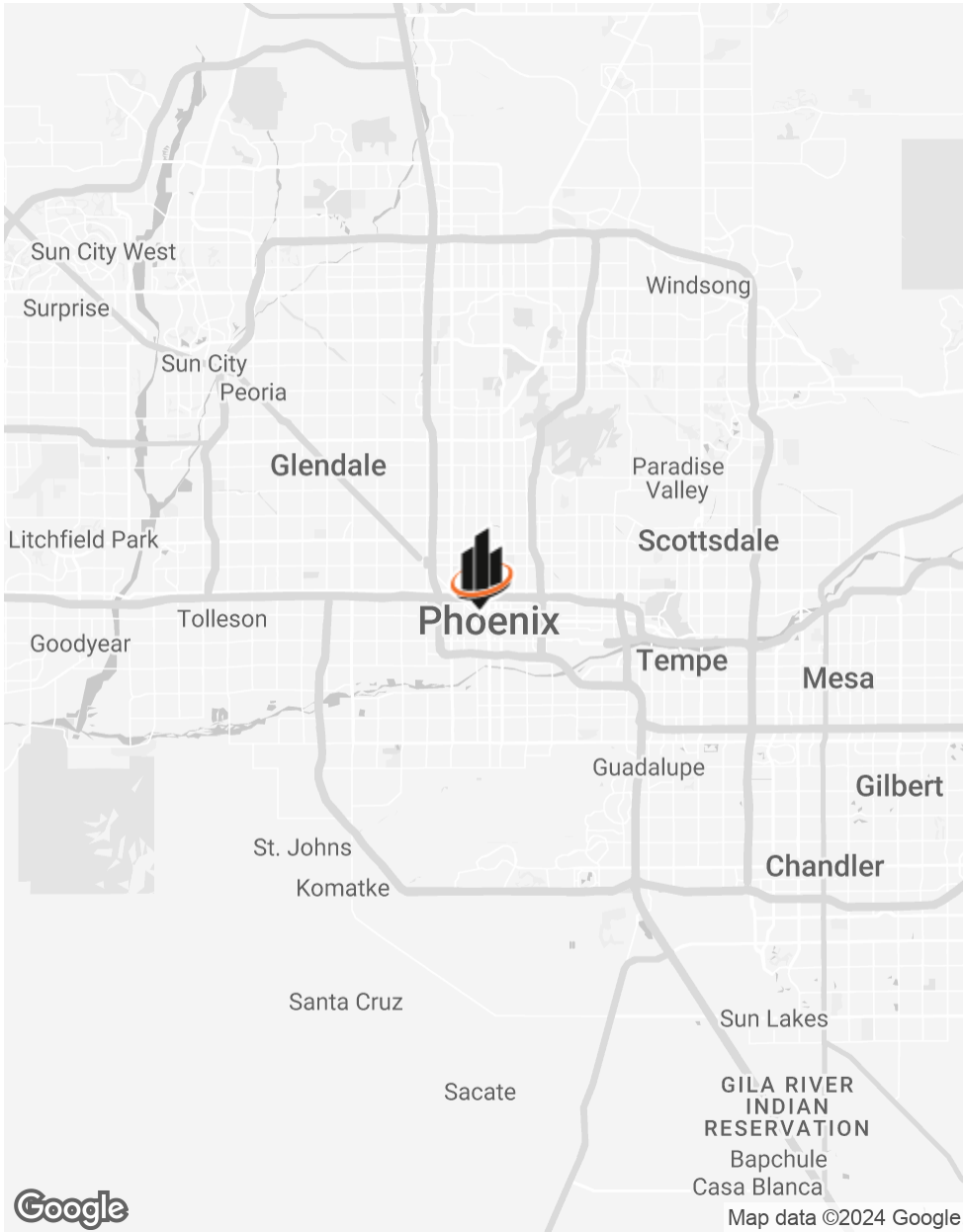




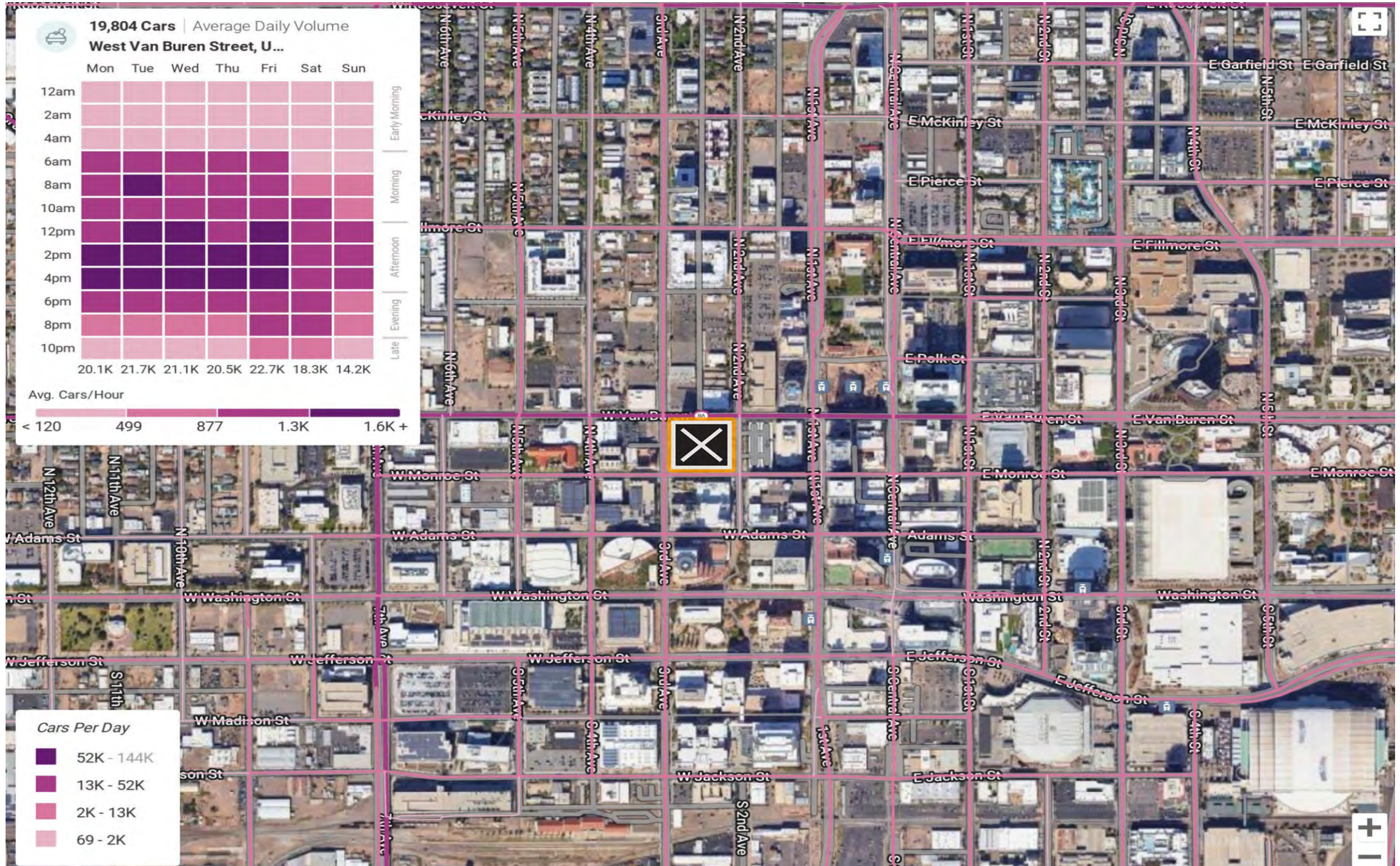
LEGEND

- | | | |
|---|---|---|
| BUSINESS & EDUCATION | ARTS & CULTURE | BARS & RESTAURANTS |
| LIFESTYLE | X PROPERTIES | LIGHT RAIL |

LOCATION MAP



PLACER.AI TRAFFIC COUNTS



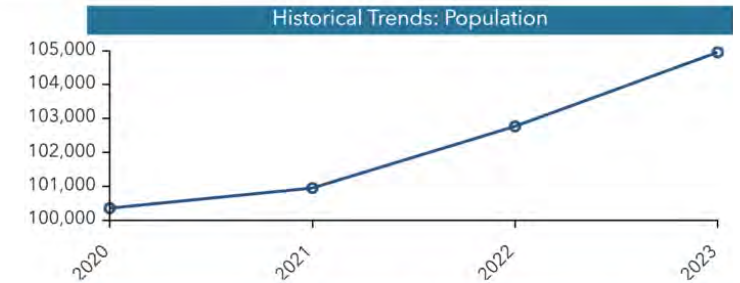


POPULATION TRENDS AND KEY INDICATORS

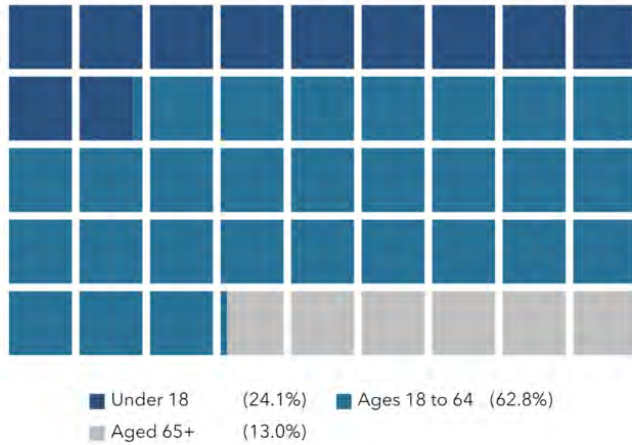
200 West Monroe Street, Phoenix, Arizona, 85003
Ring of 3 miles

104,954	44,583	2.23	34.0	\$52,481	\$384,493	53	59	86
Population	Households	Avg Size	Median	Median	Median	Wealth	Housing	Diversity
		Household	Age	Household Income	Home Value	Index	Affordability	Index

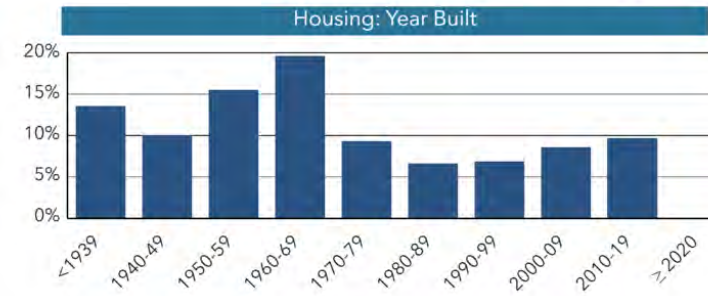
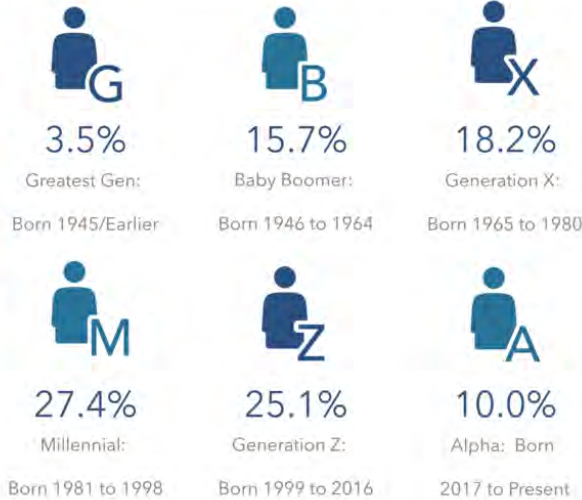
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

PHOENIX METRO | POPULATION GROWTH



1.66M+
PEOPLE LIVE IN
PHOENIX, AZ



5th
LARGEST CITY IN
THE U.S.



42
OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+
PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!

517.9



TOTAL SQUARE MILES

\$65K

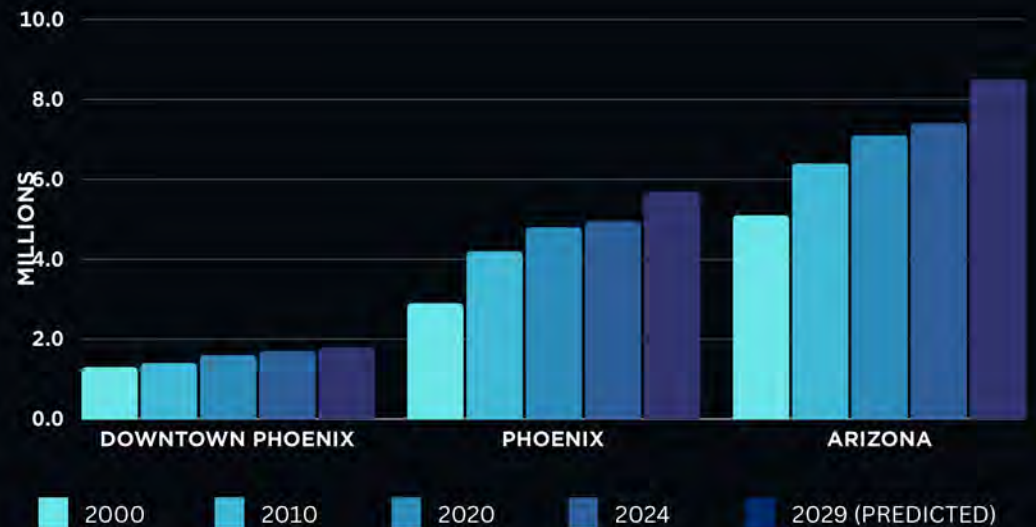


MEDIAN HOUSEHOLD INCOME

2.7K



LABOR FORCE



PHOENIX METRO | TOP TALENT MARKET

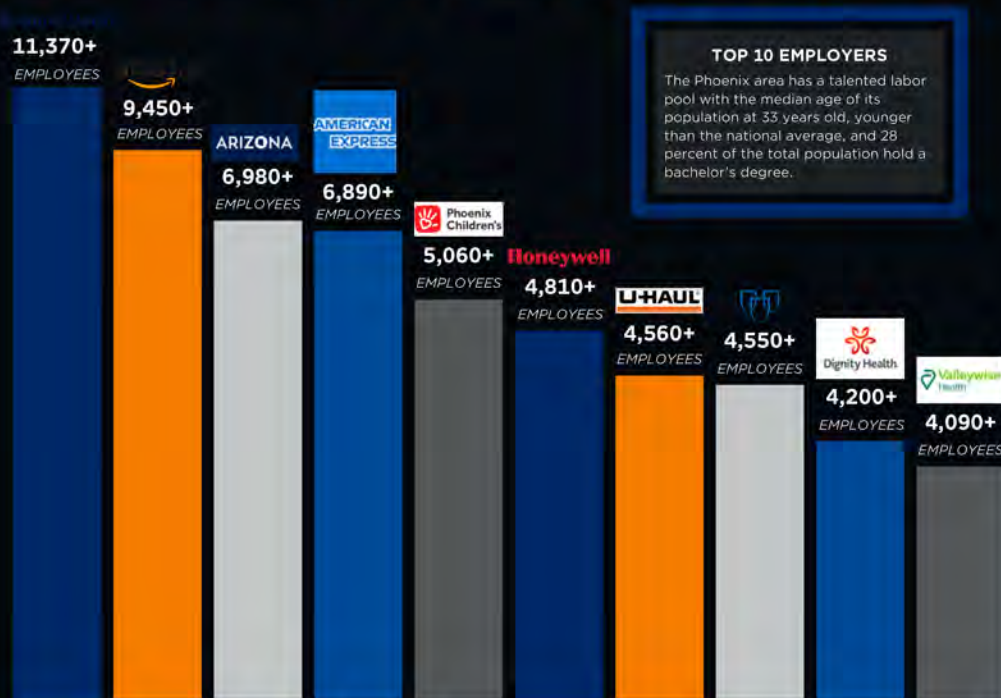
HIGHER EDUCATION



83.9% HIGH SCHOOL DIPLOMA

31.2% BACHELOR'S DEGREE OR HIGHER

CITY OF PHOENIX MAJOR EMPLOYERS



TOP 10 EMPLOYERS
 The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree.

PHOENIX WORK4ORCE

- PHOENIX IS HOT
- MARICOPA COMMUNITY COLLEGES
- PARADISE VALLEY COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
- GATEWAY COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
- PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE
- SOUTH MOUNTAIN COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

OPERATION MANAGEMENT OPPORTUNITY

Seeking collaborations with best-in-class retail, F&B, or social club operators.

A unique operator opportunity to create vibrant and dynamic environments, managing properties in prime locations in Phoenix, AZ, and Denver, CO.

Interested parties are encouraged to explore and review the property amenities and concepts further below.

[OPERATION MANAGEMENT OPPORTUNITY DETAILS](#)





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