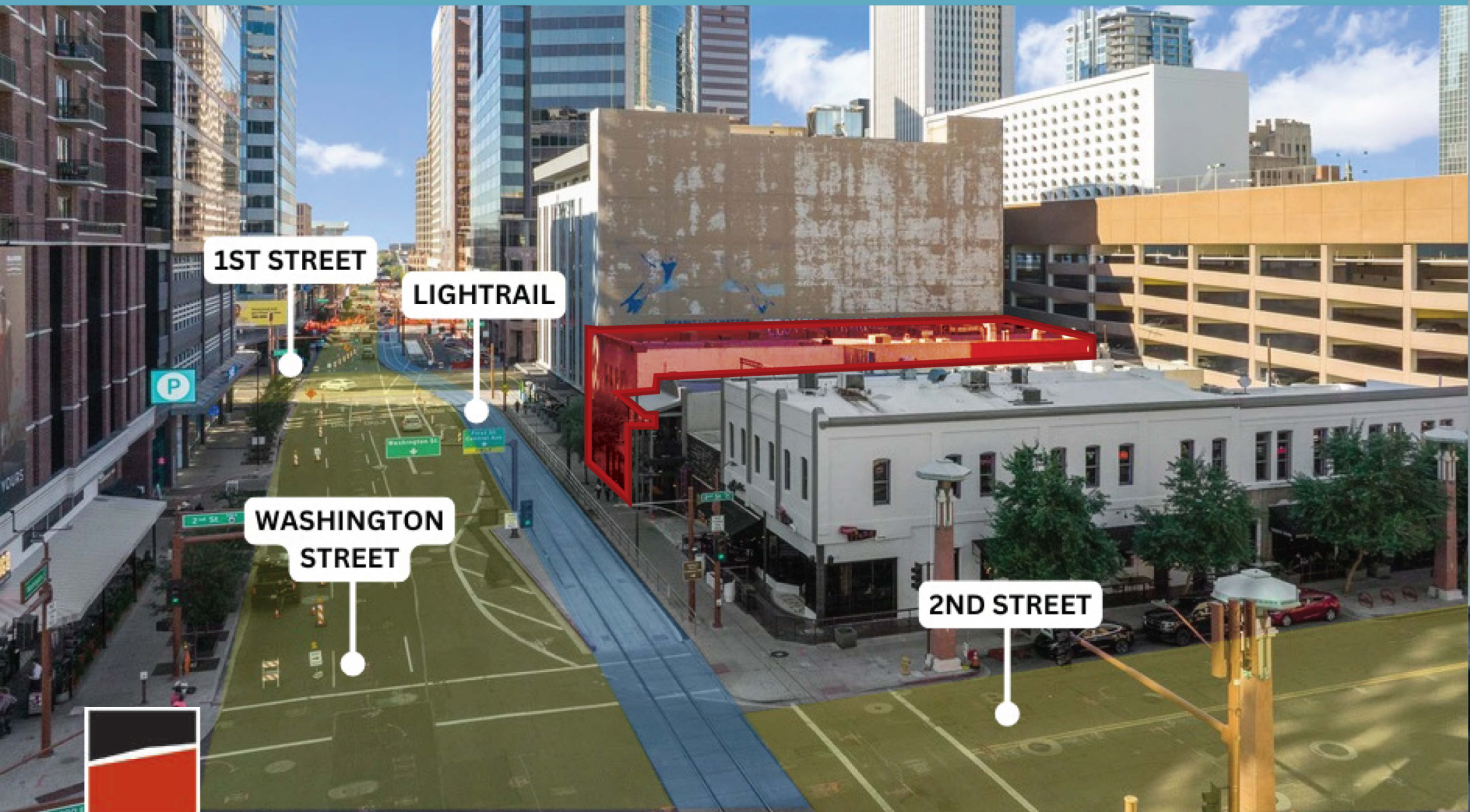


RARE OPPORTUNITY
IN THE HEART OF DOWNTOWN PHOENIX
FOR SALE

130/132/134 EAST WASHINGTON STREET, PHOENIX ARIZONA 85004

LOCATED IN AN OPPORTUNITY ZONE!





130/132/134 EAST WASHINGTON STREET, PHOENIX ARIZONA 85004

**130/132/134 CURRENTLY
OCCUPIED BY MONARCH
THEATRE**

**130 EAST WASHINGTON
CURRENTLY OCCUPIED
BY BAR SMITH**



This is a rare chance to acquire a highly sought-after property in one of the nation's fastest-growing urban districts. Currently home to two established nightclubs providing interim income, the location at Central and Washington is ideally suited for redevelopment or a new restaurant, bar, or nightclub concept. Situated directly across from Block 23 and just steps from world-class dining, entertainment, major sporting venues, and the convention center, this property benefits from high foot traffic, light rail access and a vibrant atmosphere. With several major development projects underway in the immediate area, the future growth prospects are immense.

DOWNTOWN CBD PROPERTY – REDEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

	130/132/134 E Washington St	130 E Washington St
Sale Price	\$3,300,000	\$1,500,000
Building Size	±13,850 SF	±2,604 SF
Year Built	±1900	1999
Land Area	±6,880 SF	±3,440 SF
APN's	112-28-068, 069	112-28-070
Zoning	DTC-BCORE	DTC-BCORE
Taxes	\$25,083	\$13,975
Lease Expiration	10/31/2024	10/31/2024



NEAR CORNER OF CENTRAL
& WASHINGTON



WALK SCORE: 94
(WALKERS PARADISE)



17 MAJOR APARTMENT DEVELOPMENTS
UNDER CONSTRUCTION IN DTPHX



IN THE HEART OF DTPHX



IN AN OPPORTUNITY ZONE



ON THE LIGHT RAIL

LOCATED IN THE HEART OF DOWNTOWN PHOENIX



SURROUNDED BY THE BEST IN DINING & ENTERTAINMENT





- | | |
|--|---|
| 1. Crescent Ballroom | 11. Phoenix Center for the Arts |
| 2. The Van Buren | 12. Roosevelt Row Arts District |
| 3. University Park | 13. Herberger Theater |
| 4. Grand Avenue Brewing Co | 14. Symphony Hall |
| 5. Bikini Lounge | 15. Phoenix Convention Center |
| 6. Arizona Opera | 16. Arizona Science Center/
Heritage Square Park/
Phoenix Children's Museum |
| 7. Heard Museum/
Phoenix Art Museum/
Phoenix Theater Company | 17. Footprint Center |
| 8. Burton Barr Central Library | 18. Chase Field |
| 9. Japanese Friendship Garden | 19. Valley Bar |
| 10. Margaret T. Hance Park | 20. CityScape Phoenix |
- ARTS DISTRICT ●●● LIGHT RAIL

Most densely populated intersection in Arizona



MULTI-FAMILY CURRENTLY UNDER DEVELOPMENT



DEMOGRAPHICS - 1, 3 & 5 MILE RADIUS



2024 MEDIAN AGE

1 mile	33.6
3 miles	34.7
5 miles	33.5



2024 MEDIAN HOUSEHOLD INCOME

1 mile	\$51,959
3 miles	\$57,788
5 miles	\$61,126



2024 TOTAL POPULATION

1 mile	21,920
3 miles	101,672
5 miles	370,393



2024 TOTAL HOUSEHOLDS

1 mile	10,580
3 miles	43,273
5 miles	140,724





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