

±17,300 SF Warehouse District Building for Lease

402 S. 1st Street | Phoenix, AZ 85004



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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800 | (F) 480.947.8830
www.dpcr.com

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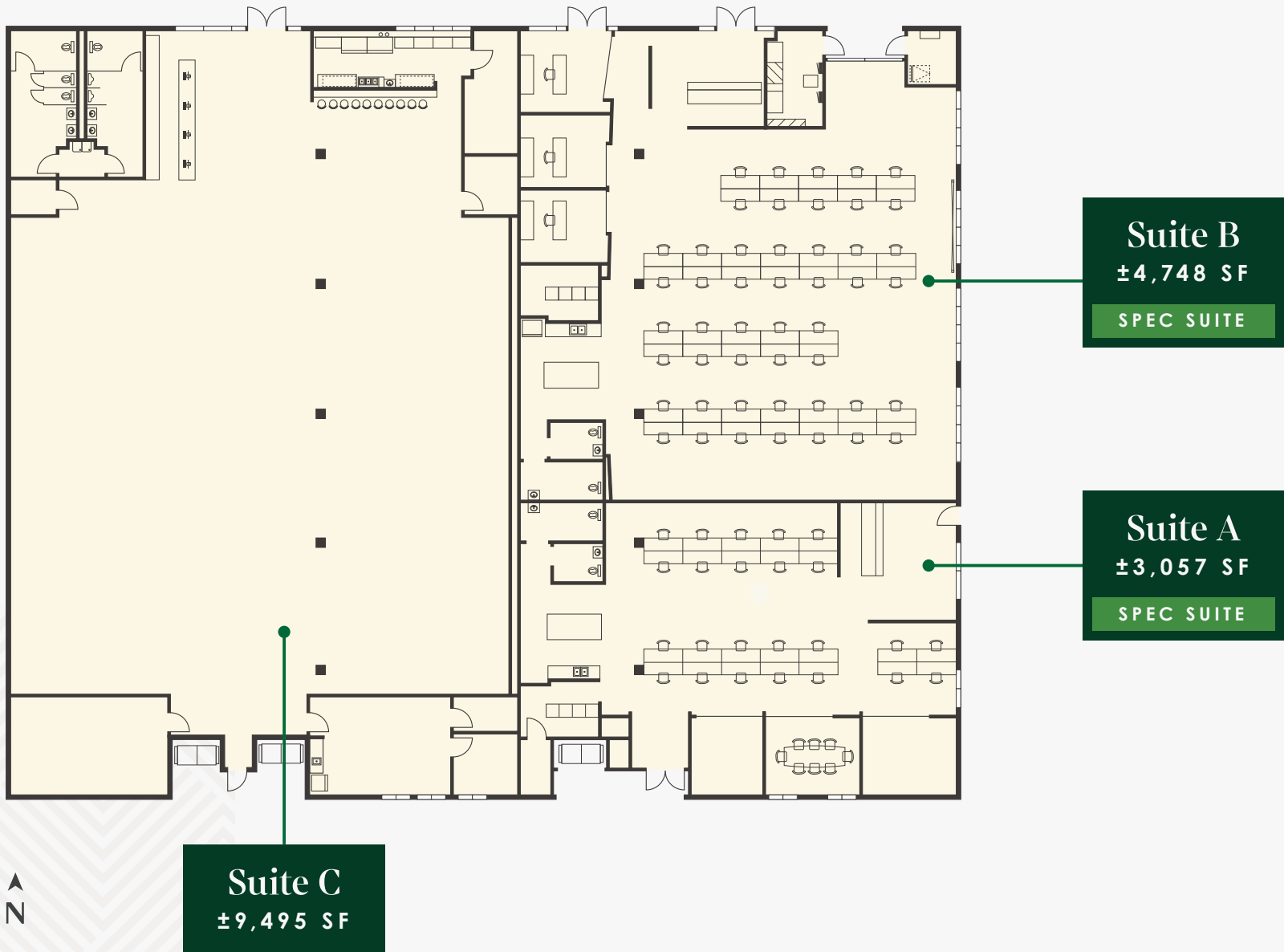
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Floor Plan

UP TO ±17,300 SF AVAILABLE





area & property overview



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$987.78 M	\$4.11 B	\$13.52 B
Total Non-Retail	\$523.96 M	\$2.13 B	\$6.9 B
Total Retail	\$463.82 M	\$1.98 B	\$6.63 B
Entertainment	\$55.83 M	\$236.25 M	\$786.35 M
Food Away from Home	\$42.77 M	\$180.58 M	\$600.24 B
Personal Care	\$12.3 M	\$53.72 M	\$182.59 M

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	24,100	104,795	370,719
PROJECTED POPULATION (2030)	29,902	112,138	376,611
AVG HH INCOME	\$77,197	\$88,389	\$91,144
HOUSEHOLDS	12,315	45,746	142,837
DAYTIME POPULATION	44,061	163,341	375,584
MEDIAN AGE	32.3	33.2	32.1
TOTAL BUSINESSES	2,167	9,659	23,730

PROPERTY HIGHLIGHTS

- ±17,300 SF warehouse building available to lease located in the heart of the Warehouse District
- Built in 1928; renovated in 2019
- Single story, Class B building
- 21 surface parking spaces (w/option to add more)
- Easy access and walkable distance to Chase Field , Footprint Center, Phoenix Convention Center and many other notable area attractions
- Highly convenient access to I-10 & I-17 Freeways in addition to public transportation



Chase Field - 0.6 miles



Footprint Center - 0.10 miles

CityScape - 0.3 miles



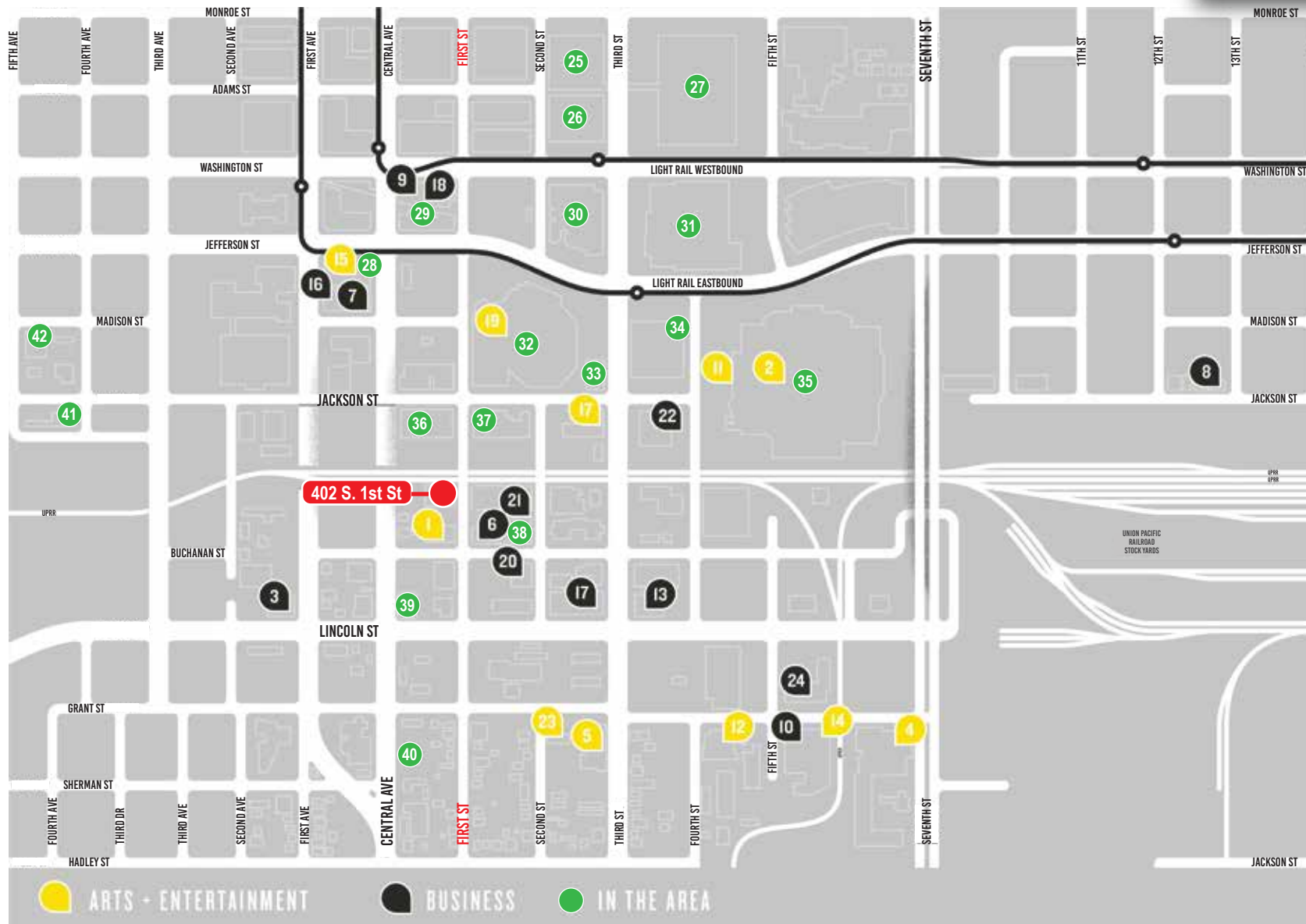
Warehouse 215 - 0.34 miles

Roosevelt Row - 1.7 miles



Notable Area Attractions (and distances from 402 S. 1st St, Phoenix)

Warehouse District Map



IN THE WAREHOUSE DISTRICT:

1. The Croft Downtown
2. Arizona Diamondbacks
3. APS
4. ASU Grant Street Studios
5. Bentley Gallery
6. CCBG Architects
7. Courtyard Phoenix Downtown Marriott
8. Cowley Companies
9. Downtown Phoenix Inc.
10. Galvanize
11. Game Seven Grill
12. George Washington Carver Museum & Cultural Center
13. Multistudio
14. The Larry
15. Luhrs City Center
16. Kiterocket
17. ON Jackson
18. Phoenix Community Alliance
19. Phoenix Suns
20. R&R Partners
21. U-Haul Moving & Storage
22. The Summit at Copper Square
23. Warehouse 215
24. Web PT

25. The Phoenix Convention Center
26. Symphony Center
27. The Phoenix Convention Center
28. Bitter & Twisted Cocktail Parlour
29. CityScape

30. Collier Center
31. The Phoenix Convention Center
32. Talking Stick Resort Arena
33. Lasis Healthcare
34. Coach's Corner Grill

35. Chase Field
36. Ezra Arthur Leather Goods
37. Home2 Suites by Hilton
38. Stunning Phoenix Urban Living
39. The Duce

40. Last Exit Live
41. The Icehouse
42. The Pressroom



downtown phoenix



Downtown Phoenix Partnership

DTPHX.ORG

1 Downtown Information Center

Arts & Culture

- 1 AMC Theatres
- 2 Arizona Latino Arts & Cultural Center (ALAC)
- 3 Arizona Federal Theatre
- 4 Herberger Theater Center
- 5 Orpheum Theatre
- 6 St. Mary's Basilica
- 7 Symphony Hall
- 8 Valley Youth Theatre

Convention Center

- 9 Phoenix Convention Center North
- 10 Phoenix Convention Center South
- 11 Phoenix Convention Center West

Education

- 12 ASU Downtown
- 13 Phoenix Biomedical Campus

Government

- 14 Phoenix City Council Chambers
- 15 Phoenix City Hall / The Gallery @ City Hall
- 16 Phoenix Municipal Court
- 17 Sandra Day O'Connor Federal Courthouse
- 18 Superior Court Complex
- 19 US Bankruptcy Court

Hotels

- 20 AC Hotel Phoenix Downtown
- 21 Hampton Inn & Suites Phoenix Downtown
- 22 Hilton Garden Inn Phoenix Downtown
- 23 Home2 Suites By Hilton
- 24 Hotel Palomar Phoenix
- 25 Hotel San Carlos
- 26 Hyatt Place
- 27 Hyatt Regency Phoenix
- 28 Marriott Residence Inn & Courtyard
- 29 Sheraton Phoenix Downtown
- 30 Renaissance Phoenix Downtown
- 31 Westin Phoenix Downtown

Museums

- 32 Arizona Science Center
- 33 Children's Museum of Phoenix
- 34 Maricopa County Justice / Phoenix Police Rosson House

Parks

- 36 Civic Space Park
- 37 Heritage & Science Park
- 38 Patriot's Park
- 39 Paw-Pup Dog Park
- 40 Space Between, The

Shopping

- 41 Arizona Center
- 42 CityScape Phoenix
- 43 Collier Center
- 44 Downtown Phoenix Farmers Market
- 45 Fry's Food Store



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