

PRE-LEASING RETAIL/OFFICE SPACE IN PHASE II

UNION at Roosevelt

SWC 1st Avenue & Roosevelt Street
Phoenix, Arizona 85003

Retail Opportunities

± 3,857 SF (DIVISIBLE - Phase II)



CAROL SCHILLNE

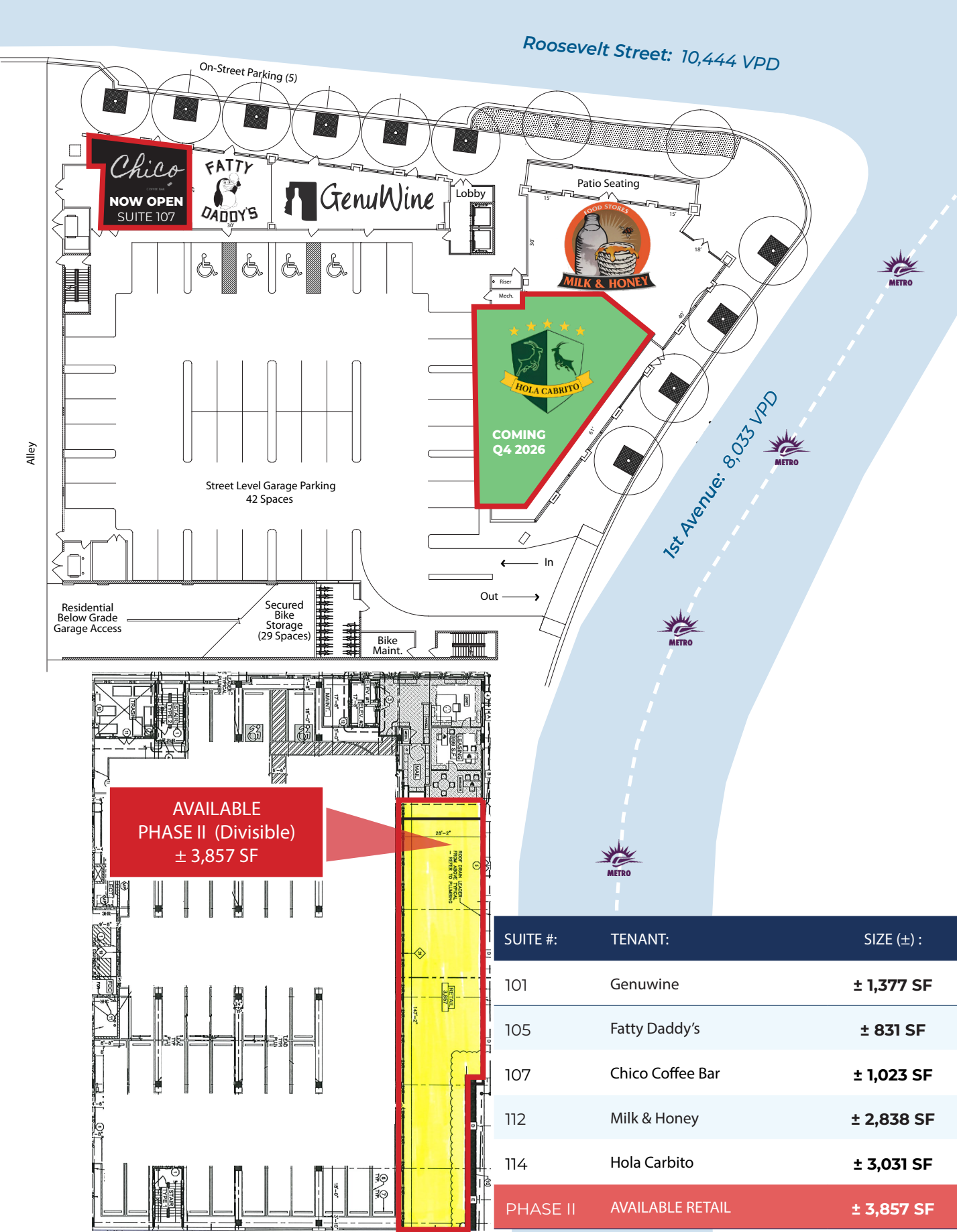
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SITE PLAN - PHASES I & II



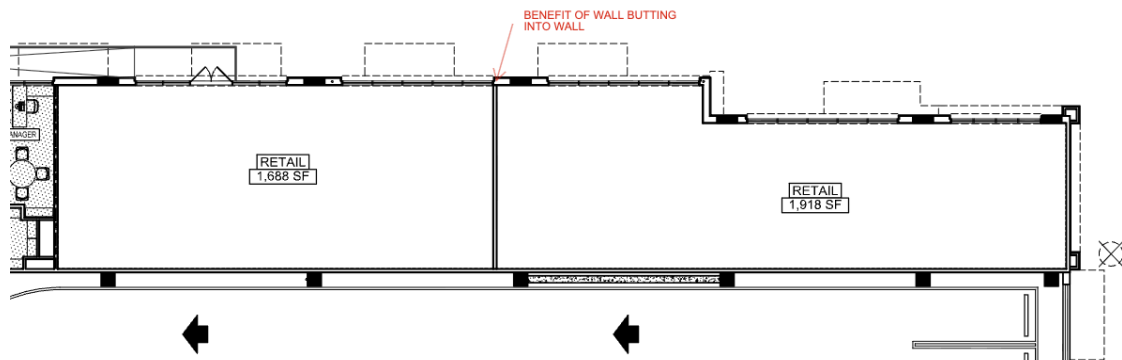
SUITE #:	TENANT:	SIZE (±) :
101	Genuwine	± 1,377 SF
105	Fatty Daddy's	± 831 SF
107	Chico Coffee Bar	± 1,023 SF
112	Milk & Honey	± 2,838 SF
114	Hola Carbito	± 3,031 SF
PHASE II AVAILABLE RETAIL		± 3,857 SF

PHASE II RENDERINGS & SITE PLAN

PHASE II RENDERING



PHASE II SITE PLAN



STREET VIEW - PHASE II



PREMIUM STREET FRONTAGE

High visibility retail spaces with direct access and strong storefront presence



THRIVING NEIGHBORHOOD

Located in a vibrant mixed-use corridor with strong residential density and foot traffic



CONVENIENT ACCESS

Easy access to Roosevelt Street and nearby transit with ample customer parking



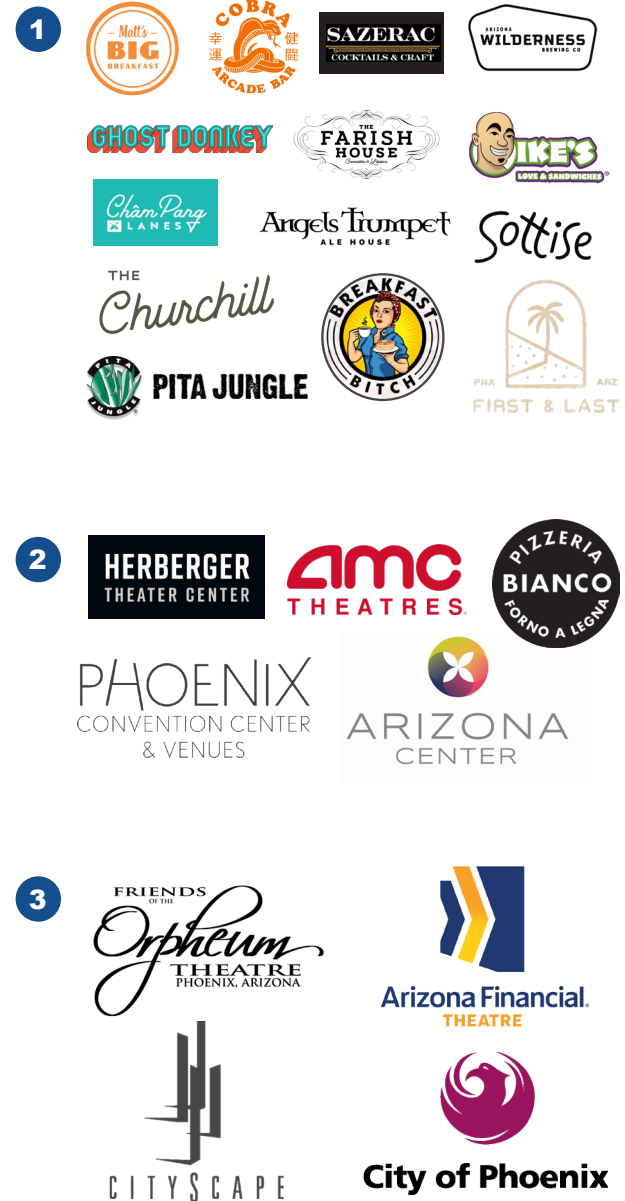
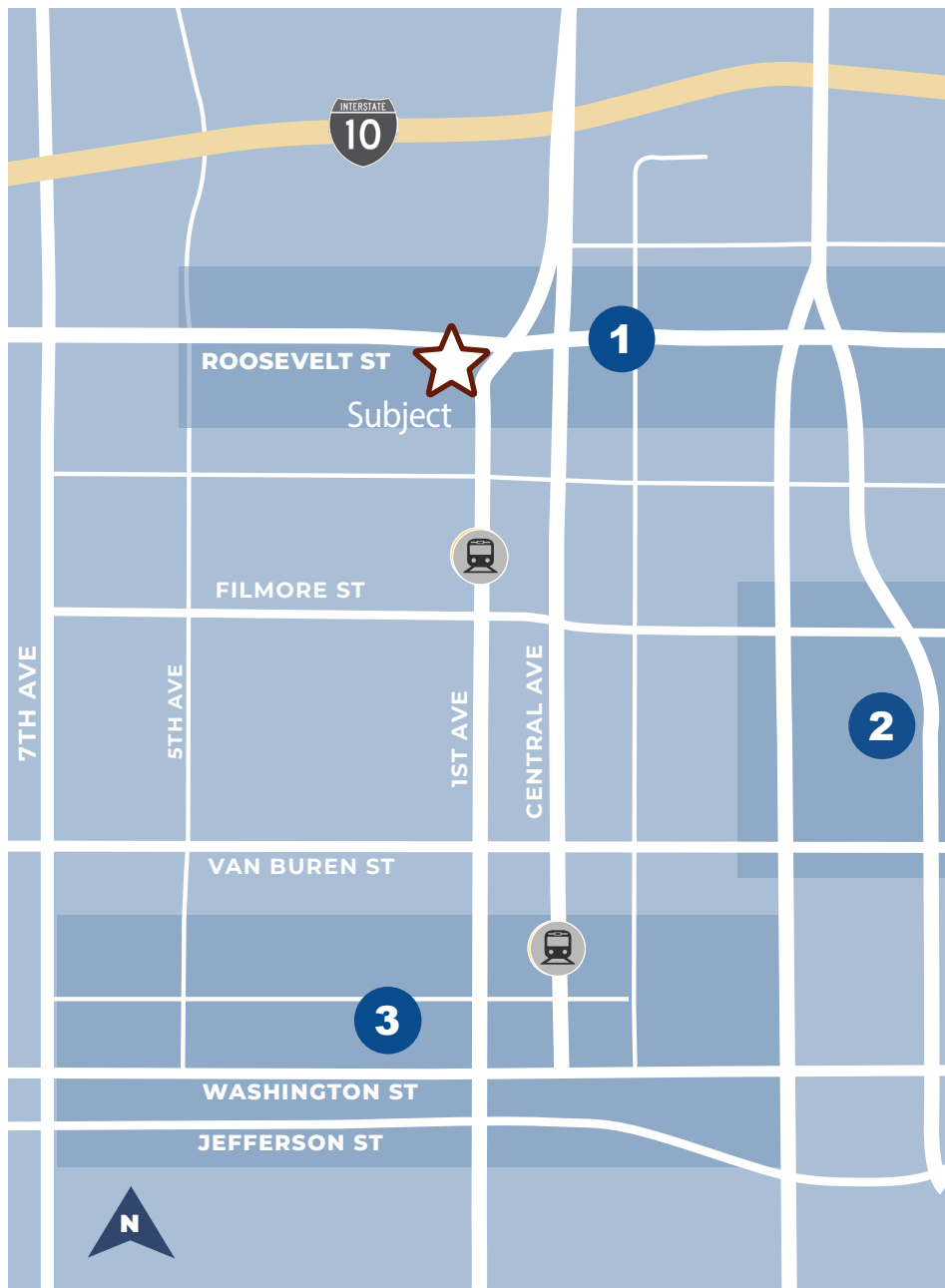
ROOSEVELT ROW

is downtown Phoenix's walkable arts district, home to art galleries, restaurants, bars and boutique shops in a landscape dotted by colorful street art.



POPULAR VENUES & RESTAURANTS

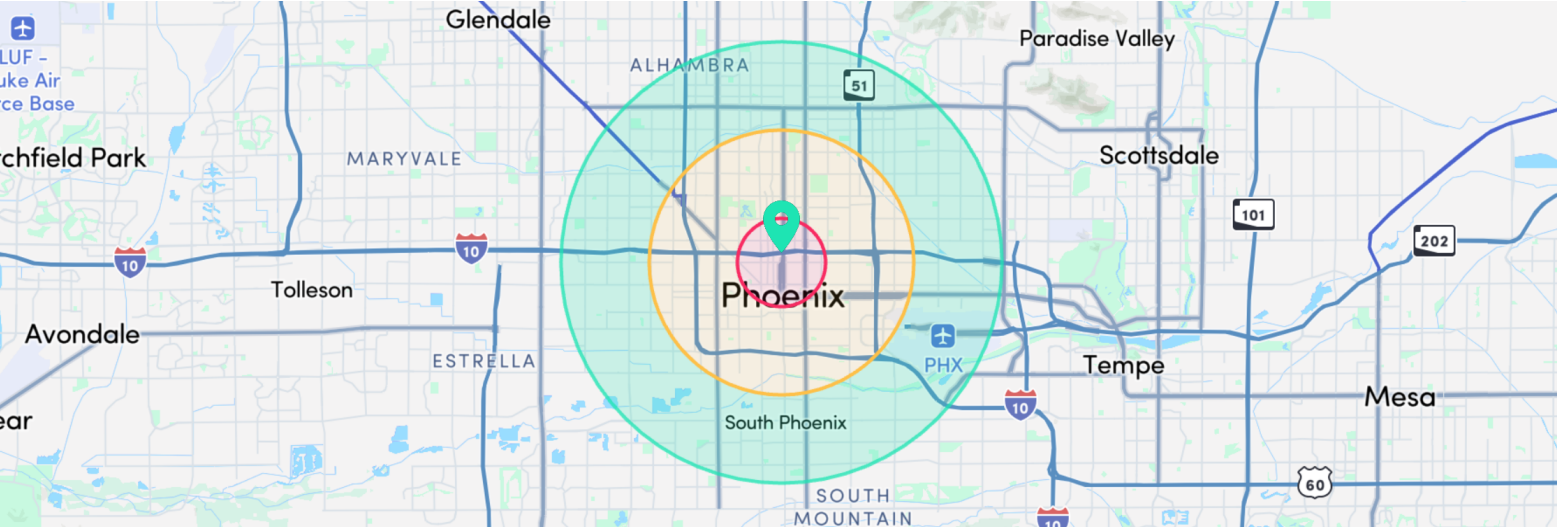
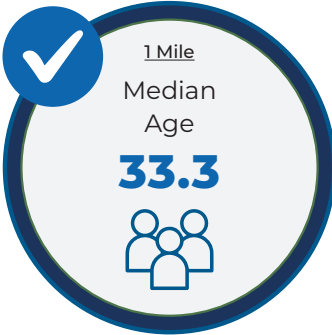
in Downtown Phoenix



The Roosevelt Row hub was recently voted the sixth most popular metro Phoenix intersection & it's one of the most popular neighborhoods in the United States!

Source: azcentral.com

DEMOGRAPHIC HIGHLIGHTS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	64,695	280,671	688,750
Estimated Population:	28,746	132,224	396,302
2030 Proj. Residential Population:	34,418	139,053	401,002
Average Household Income:	\$103,268	\$91,559	\$96,786
Annual Retail Expenditures:	\$680.29 M	\$2.62 B	\$7.18 B
Median Age:	33.3	33.4	32.3
Average Household Size:	1.6	2.1	2.4
Housing Units:	18,049	65,959	169,857
Total Households:	16,221	59,638	154,568
Total Employees:	35,949	148,447	292,448

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