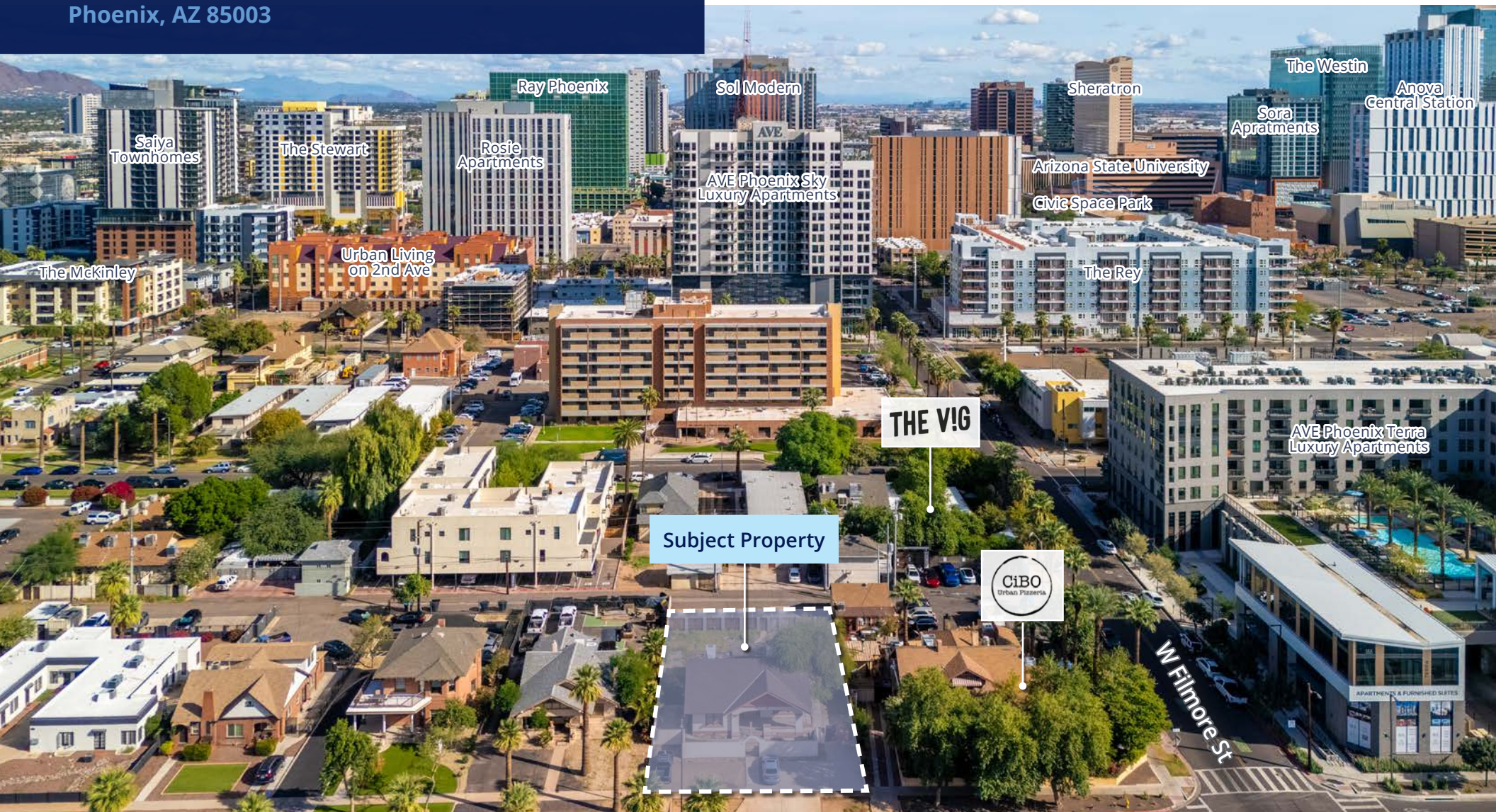


609 N 5th Avenue

Phoenix, AZ 85003

Available For Sale



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Phoenix Chase Tower

Sheratron

The Westin

Bank of America Tower

44 Monroe

101 North

One North Central

Phoenix City Hall

ASU

Anova Central Station

Sora Apartments

The Rey

Civic Space Park

AVE Phoenix Sky Luxury Apartments

CRESCENT

X Phoenix Apartment Complex

48

VAN BUREN

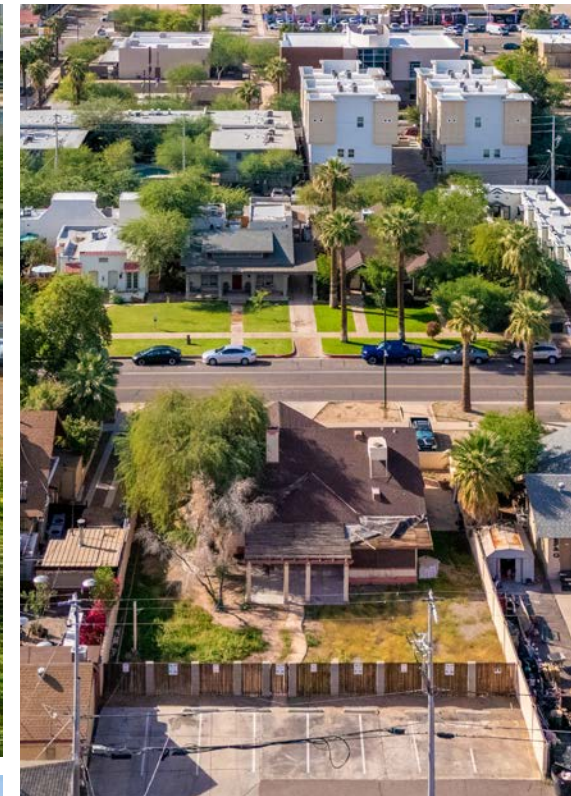
AVE Phoenix Terra Luxury Apartments

THE VIG

Subject Property

ChBO
Urban Pizzeria

N5th Ave ±5,430 VPD



Property Highlights

- Approximately one-quarter acre
- ±1,380 SF building
- Commercial zoning
- Historic building in downtown Phoenix, next door to Cibo and steps from The Vig
- Permitted for restaurant use
- Designated on-site parking
- APN: 111-39-024



Area Demographics

	1 mile	3 miles	5 miles
Population Overview			
2025 Total Population	24,605	118,851	375,294
2030 Total Population	32,989	131,631	392,506
2025-2030 Annual Rate	6.04%	2.06%	0.90%
2025 Educational Attainment			
Population 25 years and over	18,118	82,310	244,221
No High School Diploma	8.4%	9.6%	10.8%
High school graduate, GED, or alternative	13.9%	18.6%	20.6%
College No Degree	18.3	17.2%	17.8%
College or Advanced Degree	20.6%	14.7%	10.9%
Household Overview			
2025 Households	12,524	51,456	142,258
2030 Households	18,227	60,056	154,238
2025 -2030 Annual Rate	7.79%	3.14%	1.63%
Household Income Trend			
2025 Median Income	\$67,968	\$62,923	\$64,360
2030 Average Income	\$81,624	\$73,194	\$75,373
2025 Home Value			
Average Home Value	\$658,220	\$541,065	\$495,637

Contact:

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