

TN | 1109 N 2ND ST | PEMBERTON LOFTS



COMMERCIAL 33

ACQUISITION | CAPITAL | DISPOSITION

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PRESENTED BY

■ JOSH LANDERS

Partner

O: 480.217.9599

C: 480.217.9599

E: josh@cre33.com

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COMMERCIAL 33

CREATION | REVOLUTION | REDEFINITION

1 | PROPERTY INFORMATION

Executive Summary

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COMMERCIAL 33
ACQUISITION | CAPITAL | DISPOSITION

Executive Summary



LOOKING FOR FLAGSHIP OPERATOR

Available SF:	4,500 -7,000 RSF
Lot Size:	31,725 SF
Zoning:	DTC-W-EV
Market:	Phoenix
Landlord Deliver:	Grey Shell
TI \$	TBD
Rental Rate	TBD

NEIGHBORHOOD OVERVIEW

Roosevelt Row is a vibrant arts district located in downtown Phoenix, Arizona. It is known for its creative community, street art, galleries, and entertainment options.

The neighborhood stretches along Roosevelt Street, between 7th Street and Central Avenue. It was originally a residential area in the early 1900s, but in recent years it has become a hub for artists and entrepreneurs, with a focus on sustainability and community development.

The area is home to numerous galleries and studios, showcasing works by local artists in a variety of media, including painting, sculpture, and photography. There are also a number of performance spaces, music venues, and independent theaters.

Roosevelt Row is particularly well-known for its vibrant street art scene. Visitors can explore the many murals and public art installations that adorn the walls of buildings throughout the neighborhood, many of which are created by local artists.

In addition to the arts, Roosevelt Row offers a wide range of dining and entertainment options.

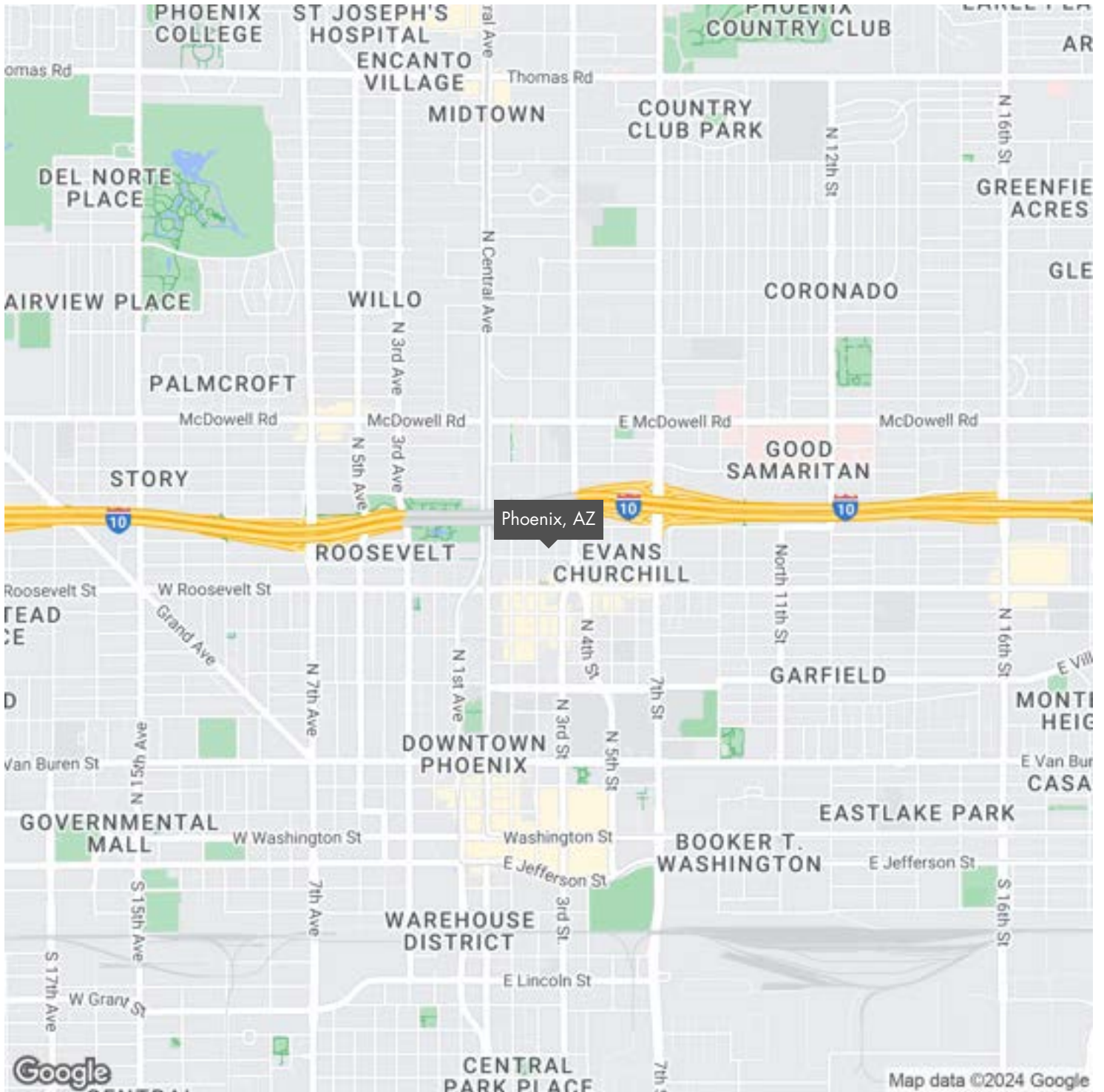
2 | LOCATION INFORMATION

Regional Map

Retailer Map | Pemberton 24'

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Regional Map



Retailer Map | Pemberton 24'



3 | DEMOGRAPHICS

Demographics Map & Report



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,372	119,366	380,292
Average Age	32.2	33.3	32.4
Average Age (Male)	33.7	33.9	32.5
Average Age (Female)	31.5	33.3	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,502	54,775	154,013
# of Persons per HH	1.7	2.2	2.5
Average HH Income	\$63,421	\$56,210	\$60,600
Average House Value	\$277,366	\$228,459	\$218,194

2020 American Community Survey (ACS)