

THE REY | DOWNTOWN

400 N. 2nd Avenue
Phoenix, AZ 85003

Retail Space Available for Lease



D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services



NWC Fillmore Street & 2nd Avenue



available for lease

Fillmore Street



2

± 2,713 S.F.

Can be
Demised

2

± 2,713 SF



1



3rd Avenue

Fillmore Street



Retail
Floor
Plan



1

3

± 702 S.F.

Prospective Barbershop
Now Open!

Vanilla Shell Build Out
Complete

4

± 1,062 S.F.

3

4

2nd Ave



Architectural floor plan of a retail building. The plan includes the following areas and dimensions:

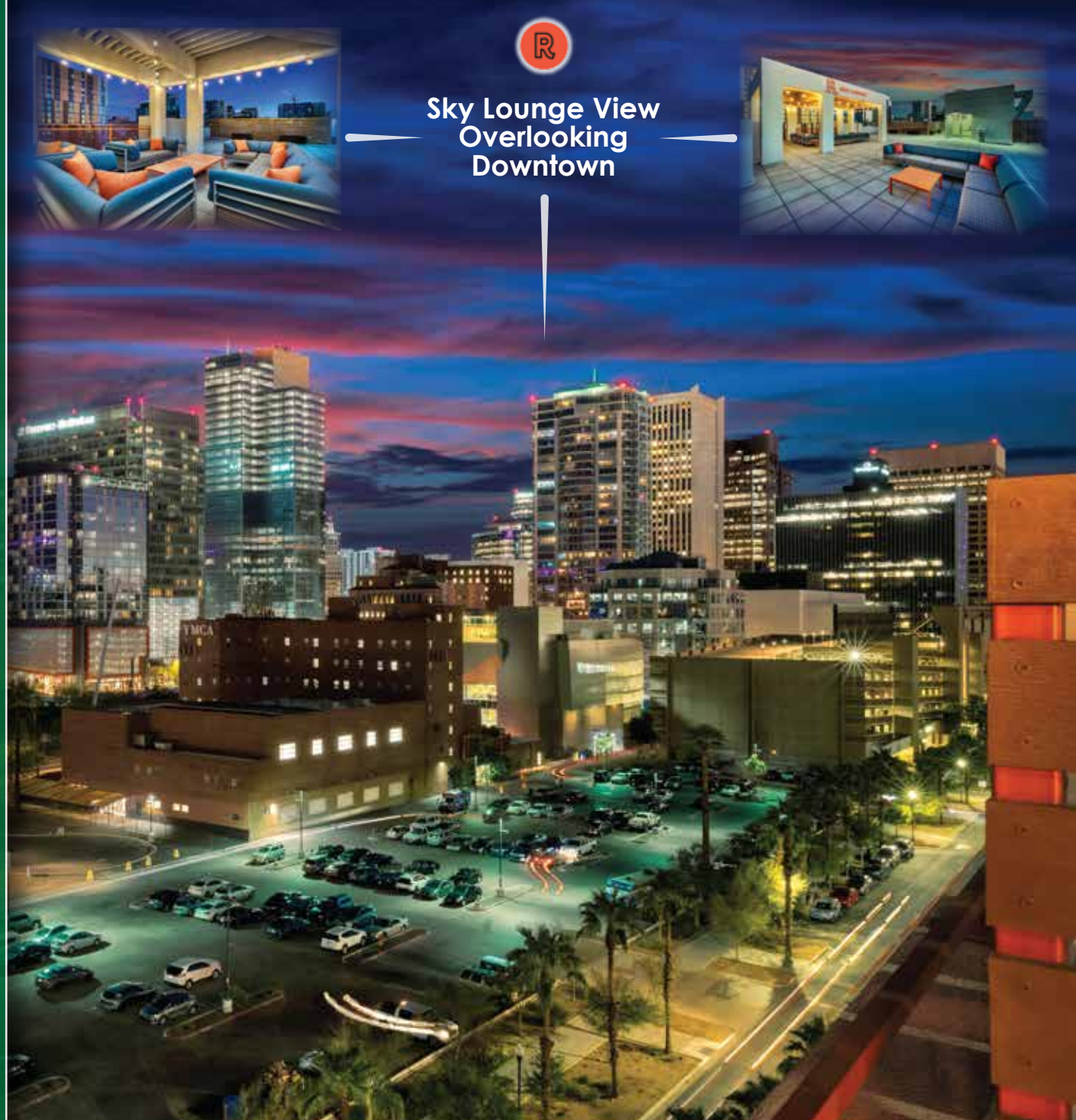
- F45 - 2,163sf**: Large central area.
- TRASH-2**: Located near the center-left.
- ELEV-3**: Elevator shaft area.
- RETAIL TRASH**: Located near the center.
- RETAIL-1**: Located near the center-right.
- Shared Corridor**: Running vertically through the center-right.
- Service Corridor**: Located near the bottom center.
- RAMP DN.**: Two ramps with a 1:20 slope.
- VAN**: Two van loading areas.
- LOADING**: Located at the bottom center.
- ELEC 139**: Electrical equipment area.
- COCK ROOSTER**: Logo in the upper right.

Dimensions and other details:

- Overall dimensions: 26'-6", 48'-2", 30'-7", 6'-0", 6'-6 1/8", 11'-9 1/8", 16'-4", 10'-10 3/4".
- Room numbers: 137, 138, 139, 132, 134, 135A, 135B, 135C, 135D, 135E, 135F, 135G, 135H, 135I, 135J, 135K, 135L, 135M, 135N, 135O, 135P, 135Q, 135R, 135S, 135T, 135U, 135V, 135W, 135X, 135Y, 135Z.
- Other labels: MECH. SHAFT ABOVE UP TO ROOF LEVEL, RE: MECH., ELECTRICAL EQUIPMENT, MAINTAIN, 3'-6" MAINTAIN, 3'-5 1/2", 12'-4 1/2", 13'-2", 14'-0 1/2", 14'-5 1/2", 14'-9", 4'-6".

property highlights

- Retail space available for LEASE: ± 1,062 SF & 2,713 SF (Prospective Barbershop Now Open!)
- Landlord to build out ± 1,062 SF space to Vanilla Shell; Now Complete!
- Retail situated on the first floor of the 7-story luxury, ultra-modern apartment complex
- A multitude of new multi-family housing developments underway within a one-mile radius
- Approximately one half mile south of I-10 Freeway and less than 2 miles east of I-17
- Downtown Arts District vibe; nestled in the heart of downtown and adjacent to the lively Roosevelt Row Arts District
- Area hotspots include Blanco Cocina & Cantina, Chase Field, Civic Space Park & Arizona Center
- Just 10 minutes from Sky Harbor International Airport



**Sky Lounge View
Overlooking
Downtown**



downtown phoenix



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
- 35 Rosson House

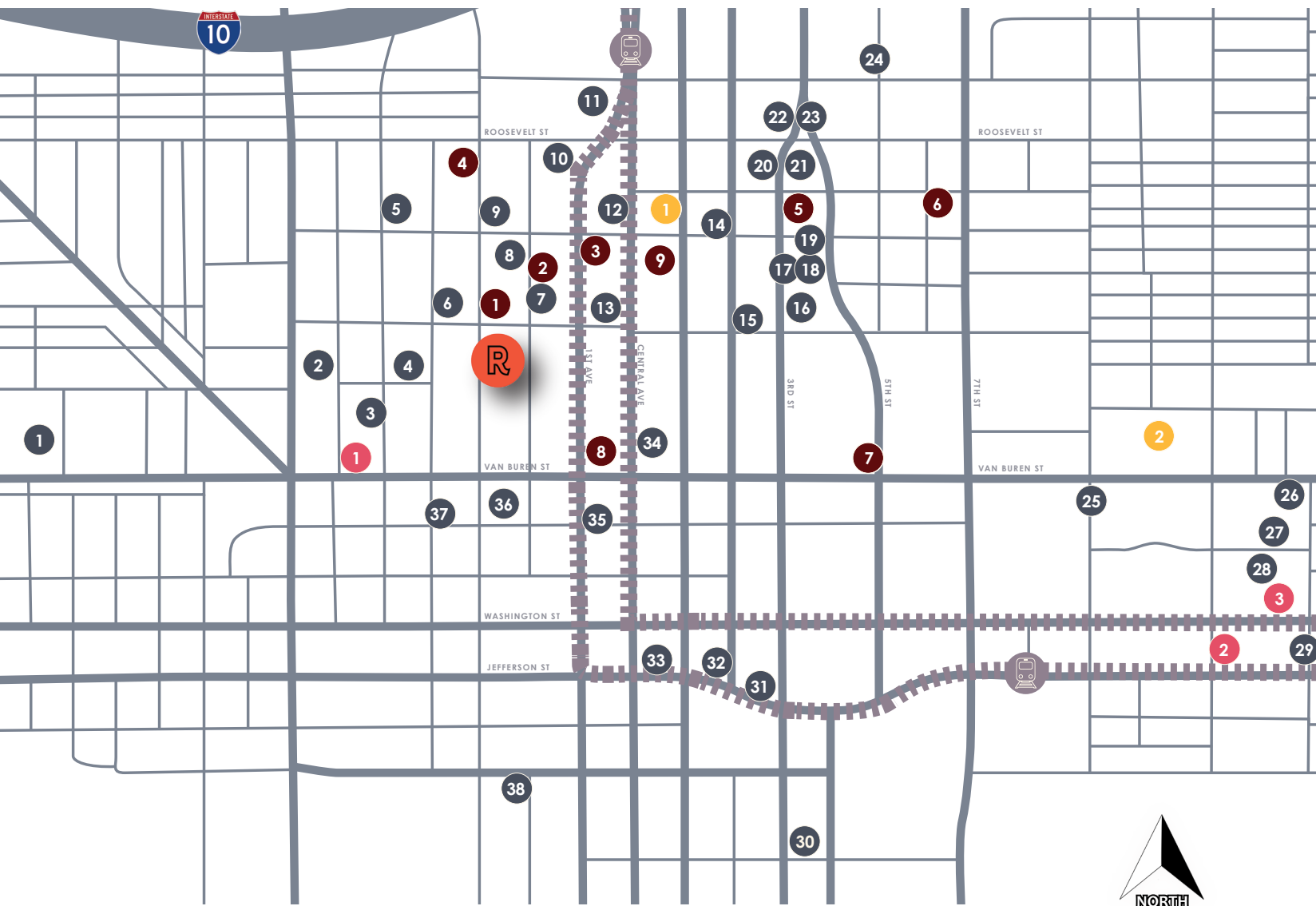
Parks

- 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





Multi-Family Properties

EXISTING 8,406 UNITS

- 1 RENUE
200 units, built in 2001
- 2 601 PAX
230 units, built in 2016
- 3 AMBASSADOR WEST
102 units, built in 1979
- 4 AVA TERRA
348 units, built in 2022
- 5 LOFTS AT MCKINLEY
60 units, built in 2012
- 6 PHOENIX SILVERCREST
125 units, built in 1980
- 7 URBAN LIVING ON BILMORE
63 units, built in 2019
- 8 UL2
70 units, built in 2014
- 9 THE MCKINLEY
108 units, built in 2020
- 10 UNION @ ROOSEVELT
80 units, built in 2017
- 11 ROOSEVELT SQUARE
403 units, built in 2001
- 12 THE STEWART
312 units, built in 2019
- 13 WESTWARD HO
290 units, built in 2004
- 14 THE DERBY
222 units, built in 2022
- 15 THE MET
140 units, built in 1997
- 16 SKYLINE LOFTS
332 units, built in 2009
- 17 ALTURA
257 units, built in 2019
- 18 JOY ON 4TH
234 units, built in 2021
- 19 PROXY 333
118 units, built in 2016
- 20 LINEAR
104 units, built in 2016
- 21 ROOSEVELT POINT
326 units, built in 2013
- 22 ILLUMINATE
111 units, built in 2016
- 23 ROOSEVELT ROW
316 units, built in 2018
- 24 BROADSTONE PORTLAND
162 units, built in 2021
- 25 CAMDEN COPPER SQUARE
332 units, built in 1999
- 26 VB ON 12TH
235 units, built in 2022
- 27 MCARTY ON MONROE
69 units, built in 2009
- 28 WASHINGTON MANOR
112 units, built in 1977
- 29 MASON OLIVER
140 units, built in 2016
- 30 THE PATTERY PHX
278 units, built in 2022
- 31 ADELIN
379 units, built in 2022
- 32 THE RYAN
332 units, built in 2020
- 33 CITYSCAPE RESIDENCES
224 units, built in 2014
- 34 THE DERBY
222 units, built in 2022
- 35 KENECT
380 units, built in 2021
- 36 X PHOENIX
318 units, built in 2022
- 37 THE ABBEY
94 units, built in 1995
- 38 209 WEST JACKSON
297 units, built in 2003

UNDER CONSTRUCTION 3,161 UNITS

- 1 AVE PHOENIX SKY
254 units, delivery 2023
- 2 X ROOSEVELT
370 units, delivery 2025
- 3 SAIYA
389 units, delivery 2024
- 4 ECO PHX
70 units, delivery 2023
- 5 MOON TOWER
326 units, delivery 2023
- 6 SKYE ON 6TH
309 units, delivery 2023
- 7 PALM TOWER
334 units, delivery 2024
- 8 PHOENIX CENTRAL STATION
362 units, delivery 2024
- 9 SOL MODERN
747 units, delivery 2025

PLANNED 988 UNITS

- 1 HENRI | 313 units, delivery 2025
- 2 HAVEN | 407 units, delivery N/A
- 3 THE RAGSDALE | 268 units, delivery 2024

PROPOSED 1,077 UNITS

- 1 1ST & MCKINLEY | 714 units
- 2 BROADSTONE VAN BUREN | 336 units

multi-family overview

complexes with 50+ units

demographics 2025



	1 MILE	3 MILE	5 MILE
POPULATION (2025)	29,917	122,133	392,340
PROJECTED POPULATION (2030)	36,446	128,896	397,186
AVG HH INCOME	\$97,104	\$91,200	\$94,664
DAYTIME POPULATION	45,217	176,017	387,691
MEDIAN AGE	33.4	33.5	32.4
TOTAL BUSINESSES	2,634	11,301	25,296

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