

THE REY  | DOWNTOWN

400 N. 2nd Avenue  
Phoenix, AZ 85003

Retail Space Available for Lease



 DIVERSIFIED  
PARTNERS

Nationwide Real Estate Services



## NWC Fillmore Street & 2nd Avenue

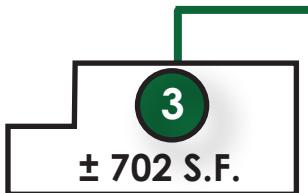


# available for lease

Fillmore Street

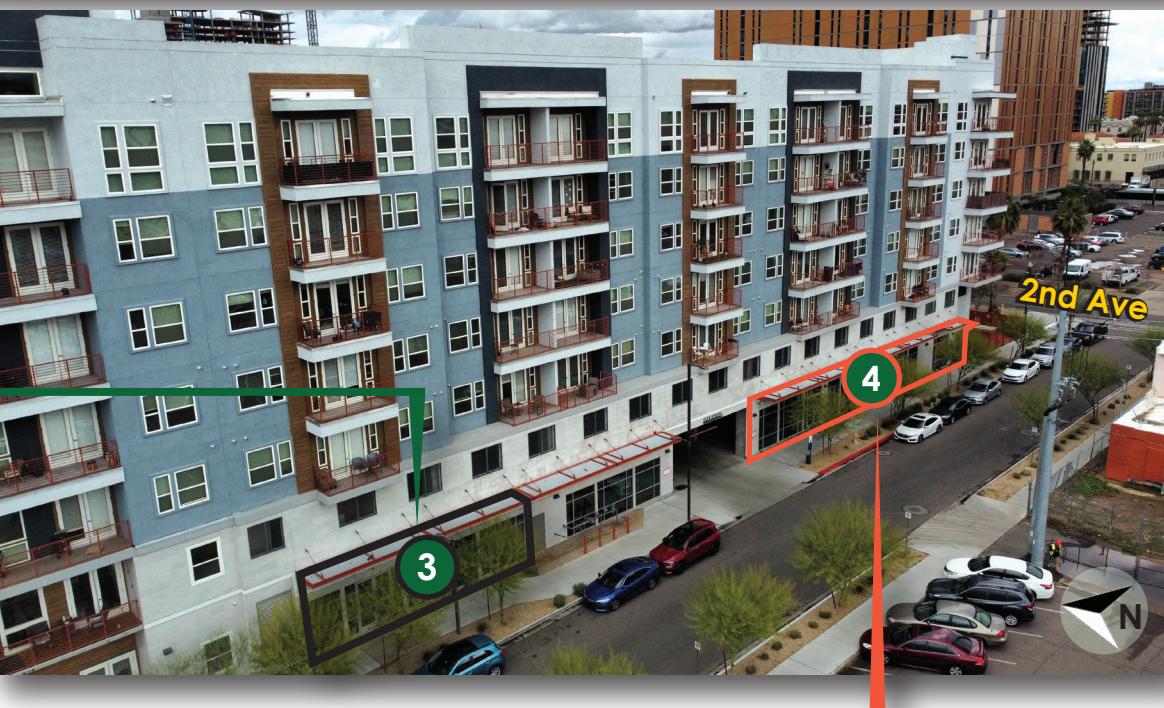
3rd Avenue

## Retail Floor Plan



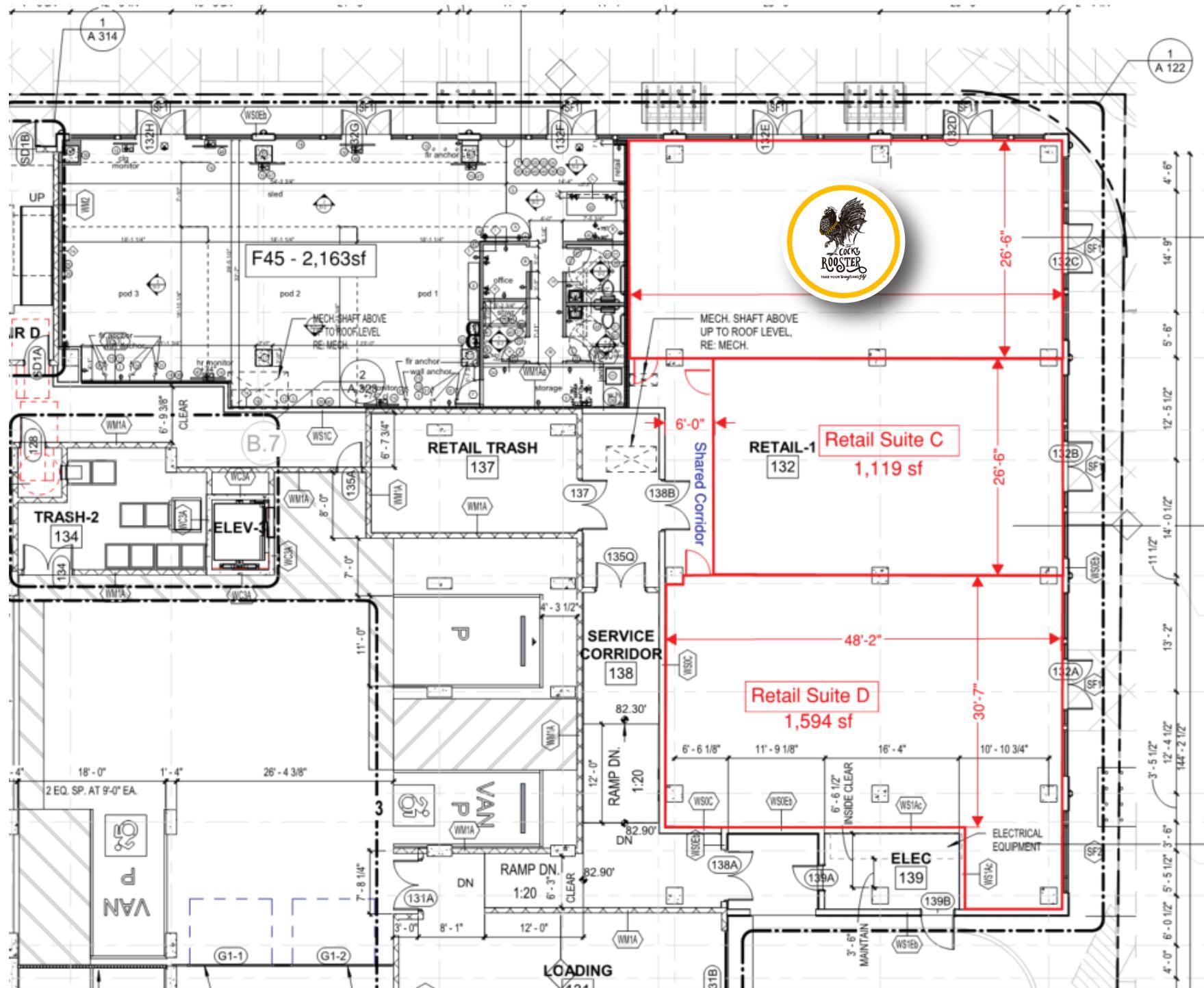
Prospective Barbershop  
Now Open!

Vanilla Shell Build Out  
Complete  
4  
± 1,062 S.F.



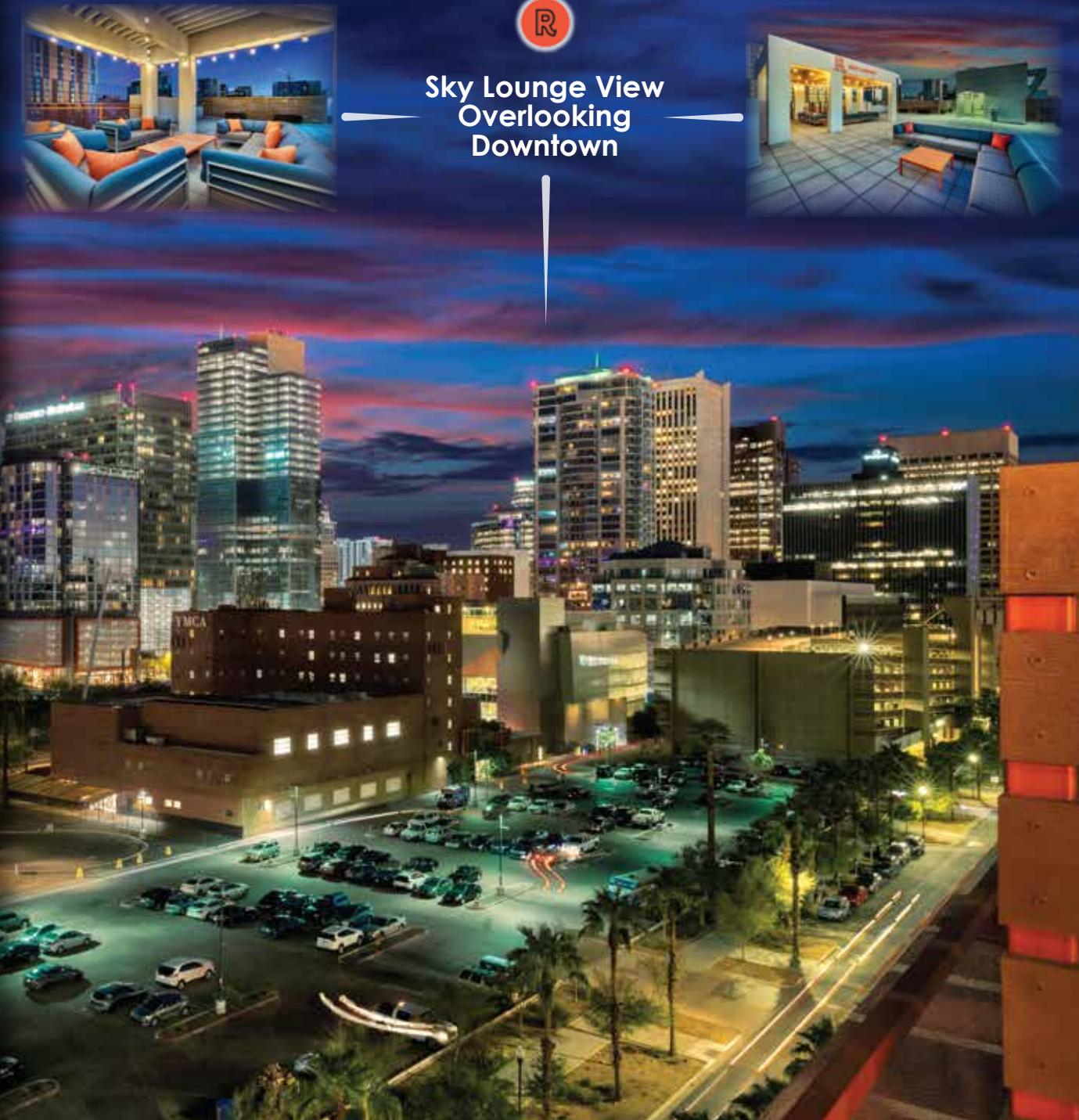
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potential demising plan  
 $\pm 4,250$  SF space  
 2,713 SF still available



# 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



# downtown phoenix



Downtown Phoenix Partnership

[DTPHX.ORG](http://DTPHX.ORG)

i 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'Conner 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 Rossen 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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# multi-family overview

## complexes with 50+ units

Multi-Family Properties

### EXISTING

8,406 UNITS

- 1 RENUE 200 units, built in 2001
- 2 601 FAX 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 FILLMORE 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 PATTIERY PHX 278 units, built in 2022
- 31 ADELINE 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

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# 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



# FOR MORE INFORMATION, PLEASE CONTACT:



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