

# AVE

PHOENIX SKY



601 N. 3RD AVE  
Phoenix, AZ 85003

Retail  
Storefront  
w/Double  
Height  
Windows

Divisible to  
± 3,595 SF

Outdoor  
Patio Space

Institutional  
Owner  
w/National  
Portfolio

**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

**LUXURY GROUND FLOOR RETAIL  
FOR LEASE**

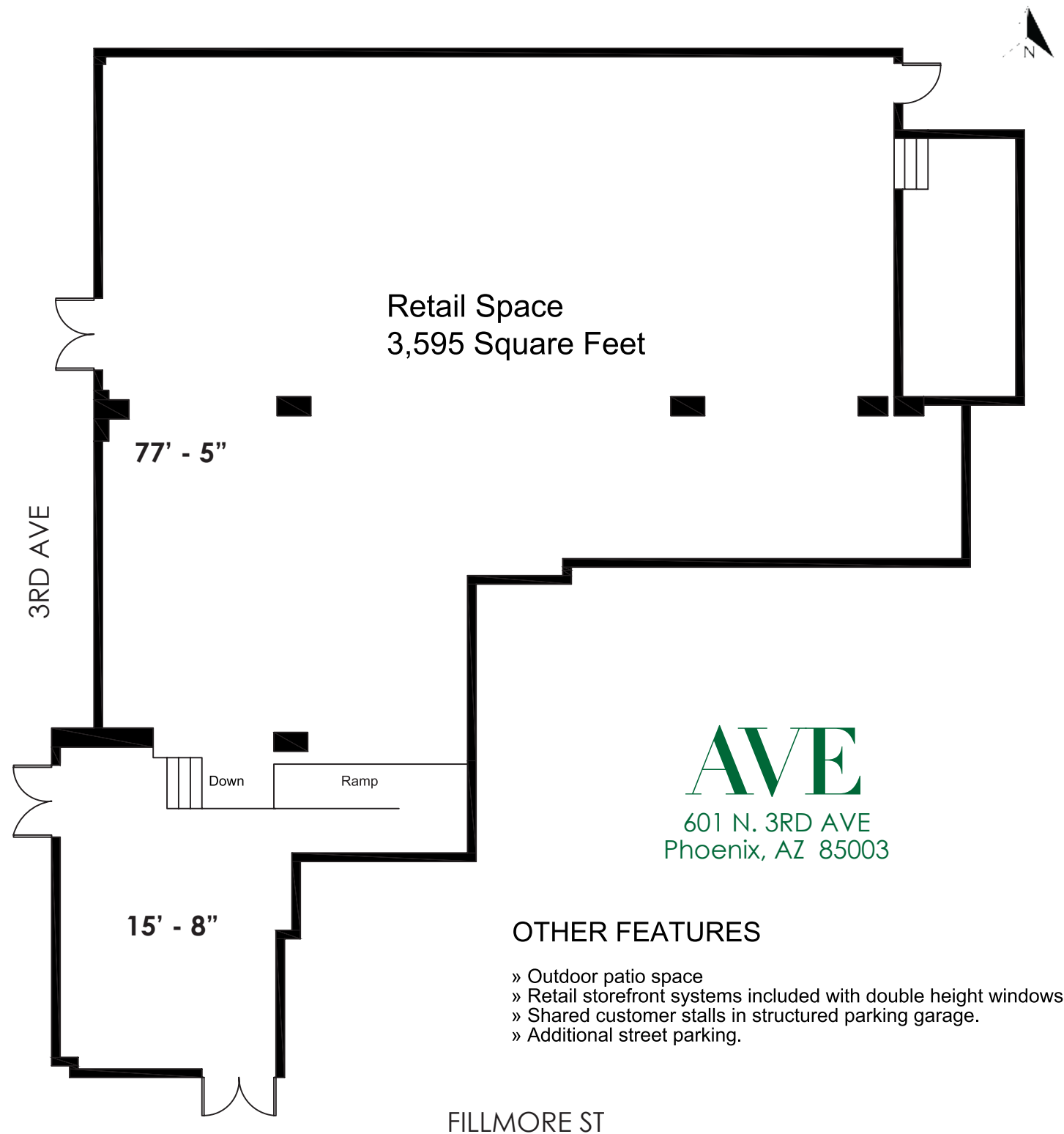
7339 E. McDonald Drive  
Scottsdale, AZ 85250  
(O) 480.947.8800  
[www.dpcr.com](http://www.dpcr.com)

# PROPERTY HIGHLIGHTS

- 254 Unit, 17 Floor Luxury Residential High-Rise overlooking Downtown Phoenix
- Highly visible signage potential
- Join The Vig and Cibo, serving over 1,300 resident units along Fillmore Street
- Highly convenient access to I-10 (0.8 miles) in addition to public transportation
- Easy access and walkable distance to Chase Field, Footprint Center and Roosevelt Row
- Great retail space for a restaurant, work lounge or café
- Shared customer parking stalls in structured parking garage
- Additional street parking



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# PHOTOS - Interior & Exterior





Chase Field - 1.3 miles



Footprint Center - 0.9 miles

CityScape - 0.7 miles



Warehouse District - 0.9

Roosevelt Row - 0.6 miles



Notable area attractions (and distances from)

AVE PHOENIX SKY

# demographics 2025



## TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$1.42 B	\$5.04 B	\$14.32 B
Total Non-Retail	\$757.19 M	\$2.61 B	\$7.33 B
Total Retail	\$658.91 M	\$2.43 B	\$6.99 B
Entertainment	\$79.16 M	\$288.66 M	\$830.44 M
Food & Beverages	\$152.95 M	\$583.63 M	\$1.71 B
Personal Care	\$16.68 M	\$64.96 M	\$191.63 M

## TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$7,256	\$7,583	\$7,915
Total Non-Retail	\$3,880	\$3,930	\$4,051
Total Retail	\$3,376	\$3,653	\$3,864
Entertainment	\$406	\$435	\$459
Food & Beverages	\$784	\$879	\$944
Personal Care	\$85	\$98	\$106

## DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	29,397	123,184	389,193
PROJECTED POPULATION (2030)	35,818	129,919	393,927
AVG HH INCOME	\$94,758	\$90,959	\$94,215
PROJECTED AVG HH INCOME (2030)	\$90,519	\$88,877	\$92,603
DAYTIME POPULATION	45,592	176,041	385,713
MEDIAN AGE	33.5	33.3	32.2
TOTAL BUSINESSES	2,696	11,337	25,292

# Multi-Family Properties

## EXISTING 8,406 UNITS

- 1 RENEUE  
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 RILLMORE  
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  
478 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

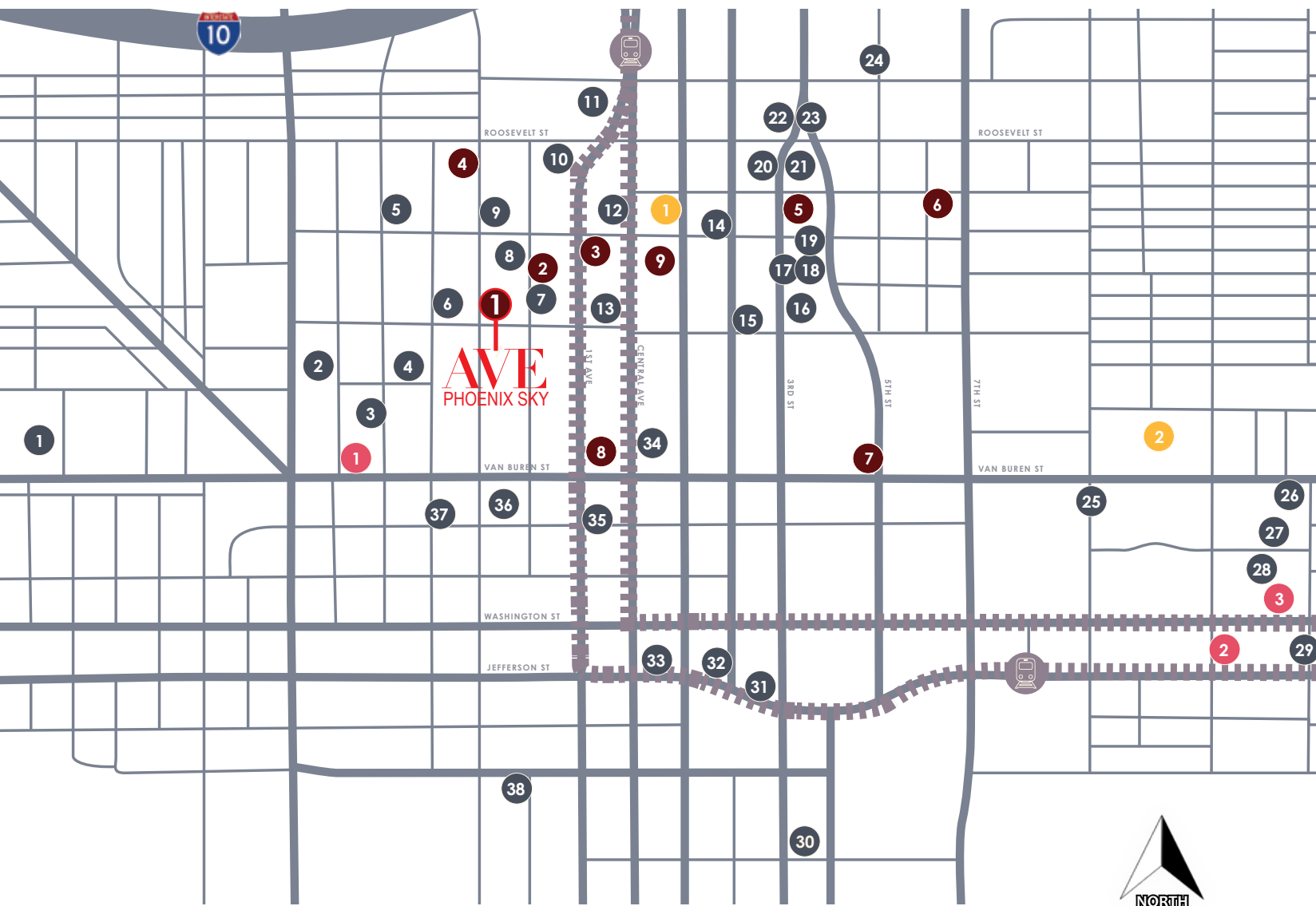
- 1 AVE PHOENIX SKY  
254 units, delivery 2023
- 2 ROSIE  
370 units, delivery 2025
- 3 SAIYA  
389 units, delivery 2024
- 4 ECO PHX  
70 units, delivery 2023
- 5 MOON TOWER  
326 units, delivery 2023
- 6 SKYE ON 6TH  
309 units, delivery 2023
- 7 PALM TOWER  
334 units, delivery 2024
- 8 PHOENIX CENTRAL 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



**Downtown Phoenix Partnership**  
DTPHX.ORG

**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 Rosson House
- 35

**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



For dining recommendations, information on how to get around or general questions about Downtown Phoenix, call the Ambassador at 602-495-1500 or visit [dtphx.org](http://dtphx.org)

# EXCLUSIVELY LISTED BY:



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