

LIFESTYLE OFFICE IN THE HEART OF
DOWNTOWN PHOENIX

829 NORTH 1ST AVENUE
PHOENIX, AZ

The Hardware
STORE

1,439 SF - 4,300 SF
Available

Inquiries:
TJ Claassen
602-524-6000 cell
tj@oxurban.com



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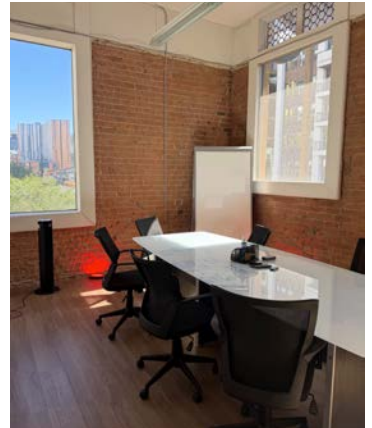
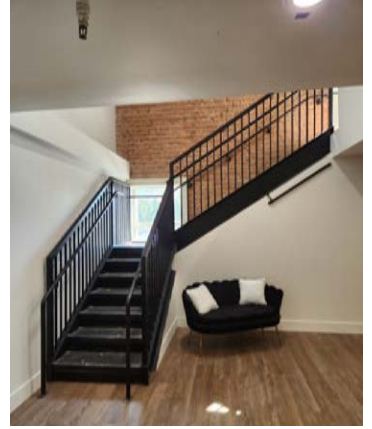
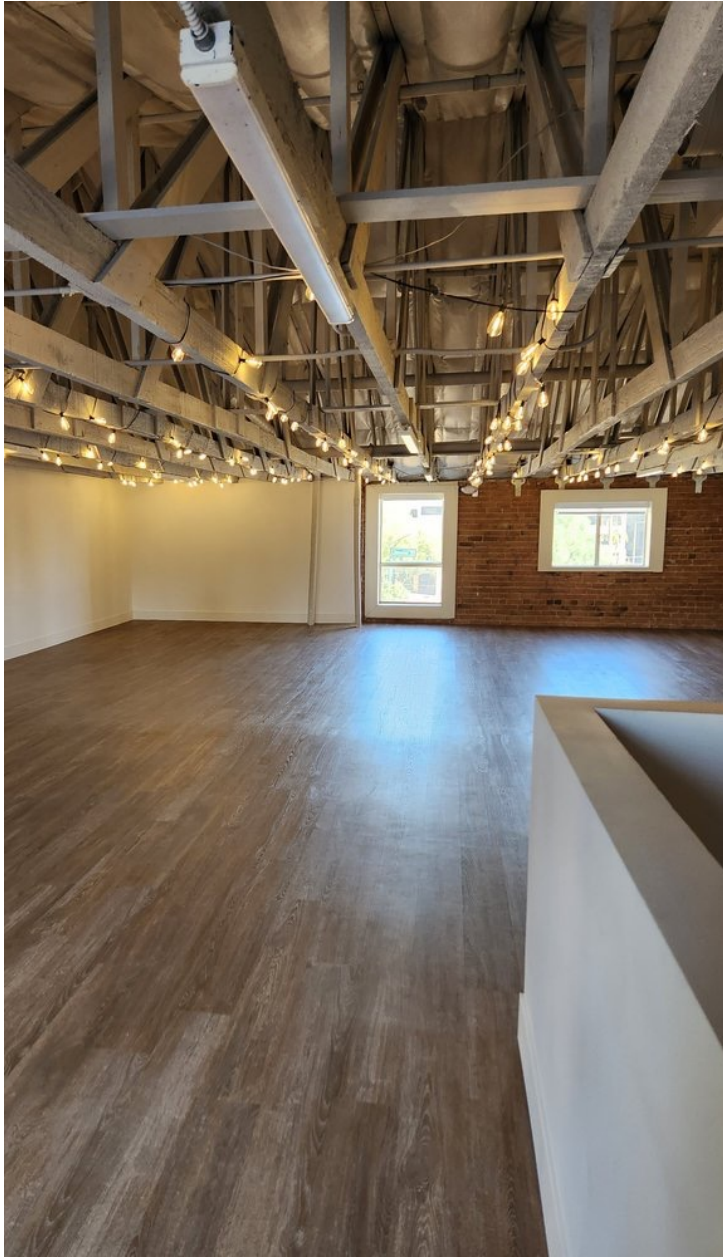
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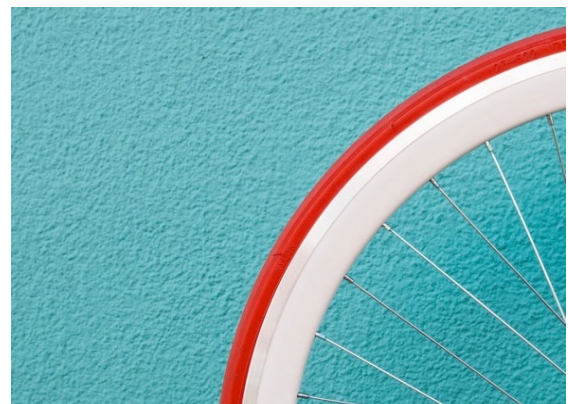
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LIFESTYLE OFFICE IN THE HEART OF
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Approx. 2,700 SF Available
LAST REMAINING SPACE!

The Hardware
STORE

1,361 SF MEZZANINE

1,350 SF 2ND FLOOR

1,389 SF 2ND FLOOR

Renovated in 2019, the historic Knights of Pythias building was built in 1928 and designed by local architects Lescher & Mahoney. The building is on the National Register of Historic Places and represents the Spanish colonial revival influence of its time. Originally retail on the ground floor and a clubhouse for the fraternal organization, the Knights of Pythias on the second floor. The building was not only a social hub but later in the 1940's served as a staple in the community as the Floyd Ikard Household Appliance store. Presidents Franklin D. Roosevelt and Warren G. Harding were Pythians.

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ROOSEVELT ROW (“RoRo”)

Roosevelt Row Artists’ District (“RoRo”) is a walkable, creative district in the urban core of downtown Phoenix. It is nationally known for its arts and cultural events, award-winning restaurants, galleries, boutiques and live music. RoRo is a lead creative placemaker, fostering an urban renewal with rehabilitated bungalows and new infill projects. RoRo has been crucial in the usage of this area from the earliest days of the establishment of Phoenix. Many of the concrete sidewalks in the neighborhood were poured in 1909, three years before Arizona officially became the 48th State. In the early 1940’s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. In fact, some businesses such as The Flower Shop, have been in business since 1948. Now the corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

STRONG COMMUNITY

Welcome to Roosevelt Row, the walkable arts district in downtown Phoenix, home of impressive murals, award-winning galleries with rotating exhibitions from renowned artists, incredible local restaurants, boutiques, and more. The RoRo is a creative district in the urban core of downtown Phoenix that is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. A.R.T.S. Market is a curated fine art, handmade craft, vintage and culinary market during the First Friday Art Walk in the RoRo, currently on 2nd and 5th Streets. The A.R.T.S. Market takes place once a month, year-round, no matter what the weather brings and is open to the public. From unique gifts, a delicious meal, a new outfit, you’ll find it in the RoRo. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.

Pemberton

House

THE GODFREY

CAMBRIA
hotels

PORTLAND ST

Portlands Restaurant
& Wine Bar

FAIR TRADE
CAFE

FEZ
Original. Passion. Forever.

FOUND:RE



Land Yacht
Club

ten-O-one
office + retail

.R.R.
ROUGH RIDER

RO2
office +
retail

Knipe Village/House
retail + office



KAHVI
COFFEE + CAFE

SAKE
HAUS



Nash

ROOSEVELT ST

WILDERNESS

palma

Cham Pang
LANES

GHOST DONKEY



GARFIELD ST

LIGHT RAIL

LIGHT RAIL

CENTRAL AVE

1ST ST

Snooze
AN A.M. EATERY

Hardware
STORE



URBAN PROPERTIES

1ST AVE



LIGHT RAIL



FILMORE ST



MCKINLEY ST

palma

Cham Para LANES

GARFIELD ST

GHOST DONKEY

bliss rebar

point

TACO GHETTO

SAVE HAUS

WILDERNESS

KAHVI COFFEE + CAFE



Nash

.RR. ROUGH KID

Snooze

ROOSEVELT ST

Lola

1ST AVE

FOUND:RE

3RD ST

CAMBRIA hotels

PORTLAND ST

THE GODFREY



URBAN PROPERTIES

2ND FLOOR PLAN



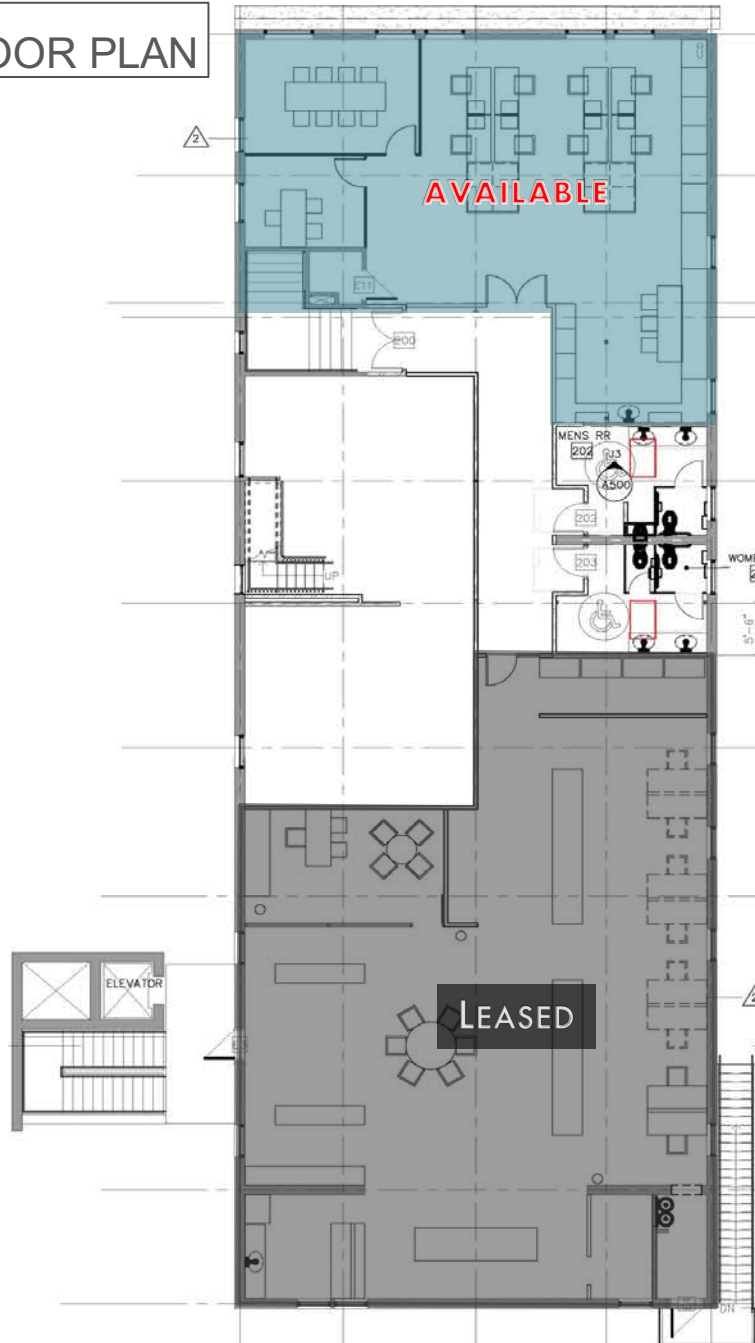
MEZZANINE PLAN



TOTAL AVAILABLE SPACE OPTION

- 2,939 SF on 2nd Floor + 1,361 SF MEZZANINE
- Approx. 4,300 SF
- Incredible 2 level space
- Tons of character
- Outstanding PARKING!

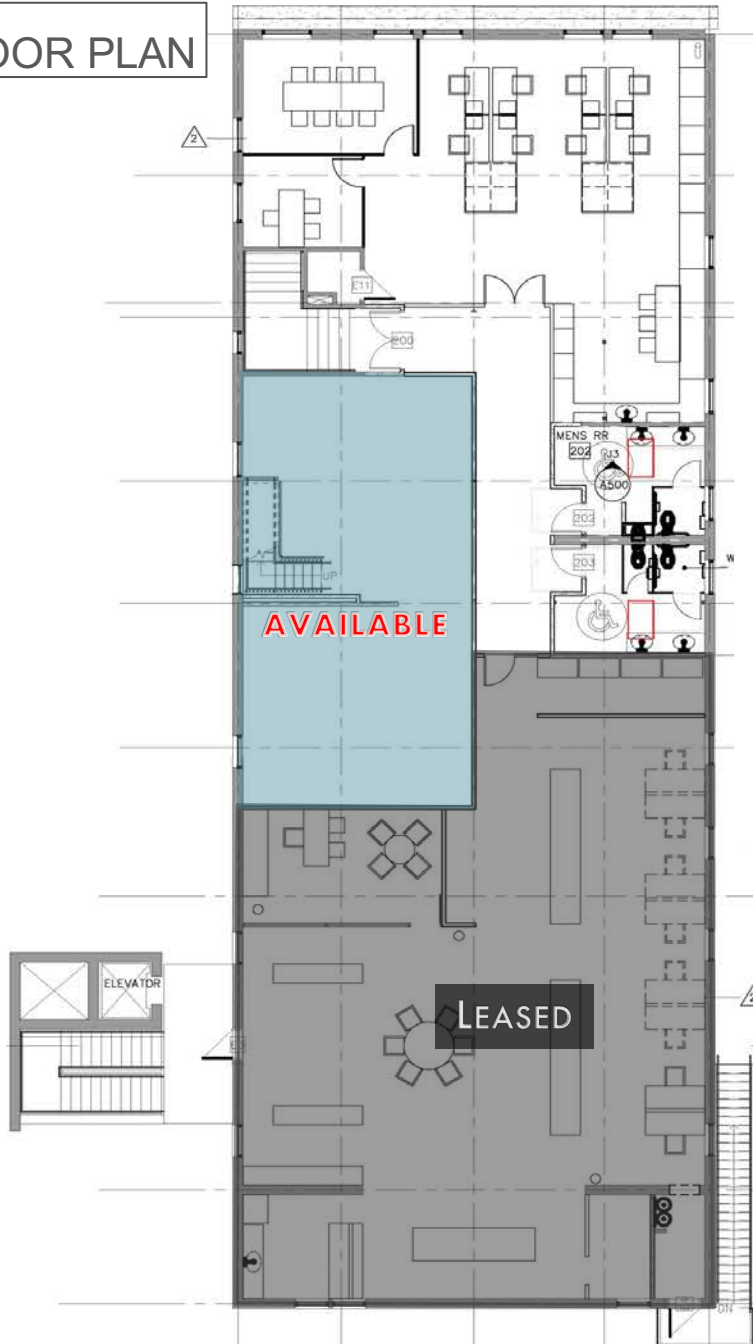
2ND FLOOR PLAN



CORNER OFFICE SPACE OPTION

- Approx. 1,489 SF
- Incredible space with city views
- Tons of character
- Outstanding PARKING!

2ND FLOOR PLAN



MEZZANINE PLAN



MULTI-LEVEL SPACE OPTION

- 1,350 SF on 2nd Floor + 1,361 SF MEZZANINE
- Approx. 2,700 SF
- Incredible 2 level space
- Tons of character
- Outstanding PARKING!





MEET THE LOCALS - DUSTIN & AMY

The Hardware Store attracts desirable customers in the Downtown Phoenix market and Roosevelt Row Arts District. The local demographic loves the possibility that Downtown Phoenix has to offer. The opportunity to Live, Work, and Play in one area. Dustin and Amy have been in Downtown Phoenix since college, where they attended the Walter Cronkite School of Broadcast Journalism.

They love the Downtown atmosphere and have been living together for 3 years. Dustin & Amy don't have kids, some may even call them friends, but they are inseparable. They go to the MonOrchid for breakfast every morning, enjoy beers at The Theodore and AZ Wilderness for Happy Hour, and most importantly- they thrive on local experience driven retailers and restaurants. Dustin and Amy support local through and through. They both enjoy First Friday's and are looking for a long term job in a unique environment. They aren't interested in your typical 9-5. [Enter The Hardware Store.](#)

Job retention is crucial these days and having the last remaining office space at The Hardware store will help secure job retention for people like Dustin and Amy for years to come.



DEMOGRAPHICS

2024	1 MILE	3 MILE	5 MILE
Total Population	25,157	129,220	383,871
Daytime Population	68,122	194,013	347,452
Avg. HH Income	\$80,543	\$73,144	\$76,336
Avg. Family Size	1.60	2.2	2.4
Median Age	34.9	35.1	33.8
Annual Population Growth	6%	2.6%	1.2%

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