



CENTRAL PHOENIX

NAIL SPA & RETAIL OPPORTUNITY

Central Ave & Roosevelt

1025 N Central Ave, Phoenix AZ



Building Exterior

1025

Discover the perfect nail salon space for lease in the heart of downtown Phoenix! Surrounded by a bustling community of apartments & with brand-new condos finishing in 2025 behind. Equipped with stylish manicure tables & luxury pedicure spas. This sleek, modern space is ready to shine. Inside, you'll find a break room & a flex space that can be transformed into a spa services room, waiting area, or boutique.



Flex Space interior



Pedicure Spa's



Bathroom

DOWNTOWN PHOENIX | THE HEART OF IT ALL

Are you looking to open or expand your nail salon in a thriving, bustling city? Phoenix, Arizona, is the perfect place to make your mark in the beauty industry. With its rapidly growing population, a strong local economy, and a vibrant mix of young professionals and families, Phoenix offers an ideal market for beauty and wellness services.

Imagine your salon positioned in a high-traffic area, where residents and visitors are seeking quality care, relaxation, and self-care experiences. With year-round sunshine, a love for pampering, and a diverse community, Phoenix is the place to attract a loyal clientele.

Don't miss the opportunity to capitalize on the city's growth and establish your business in one of the most sought-after locations in the Southwest. Let's get started on finding the perfect space for your nail salon today!



6+ Million

TOTAL YEARLY VISITORS
TO DOWNTOWN PHOENIX



89,039

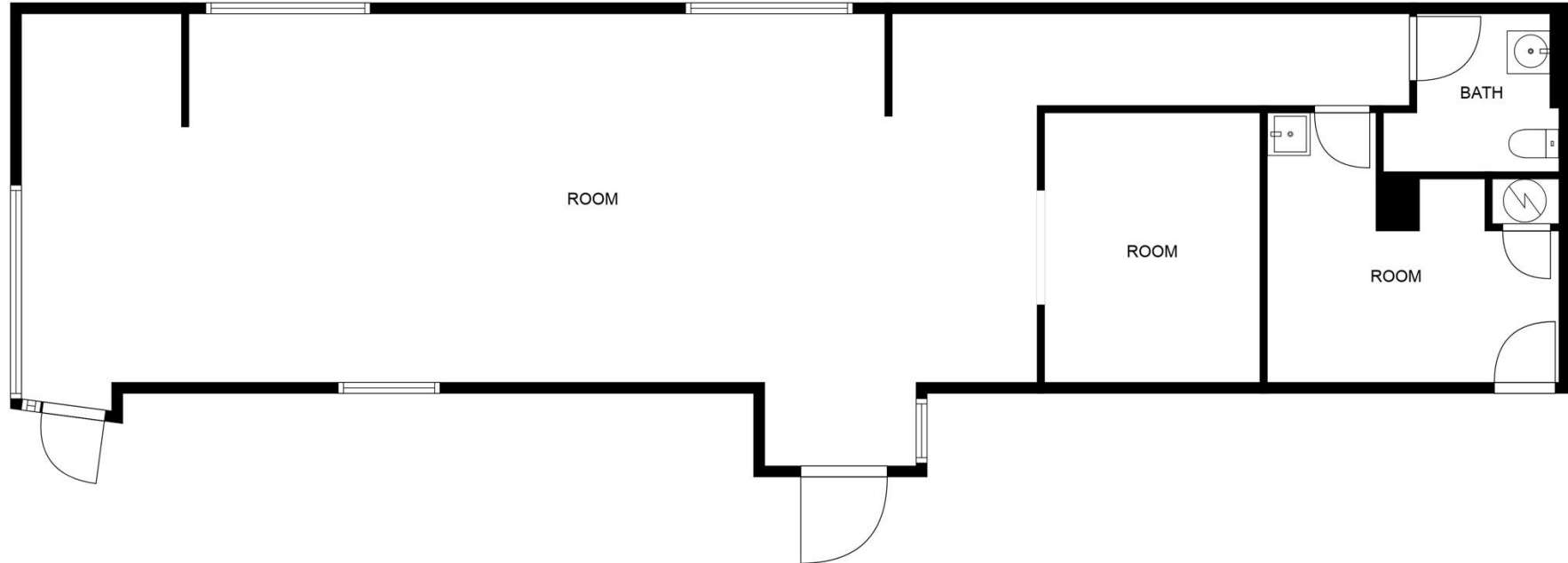
DAYTIME EMPLOYMENT
POPULATION PER
1 MILE RADIUS



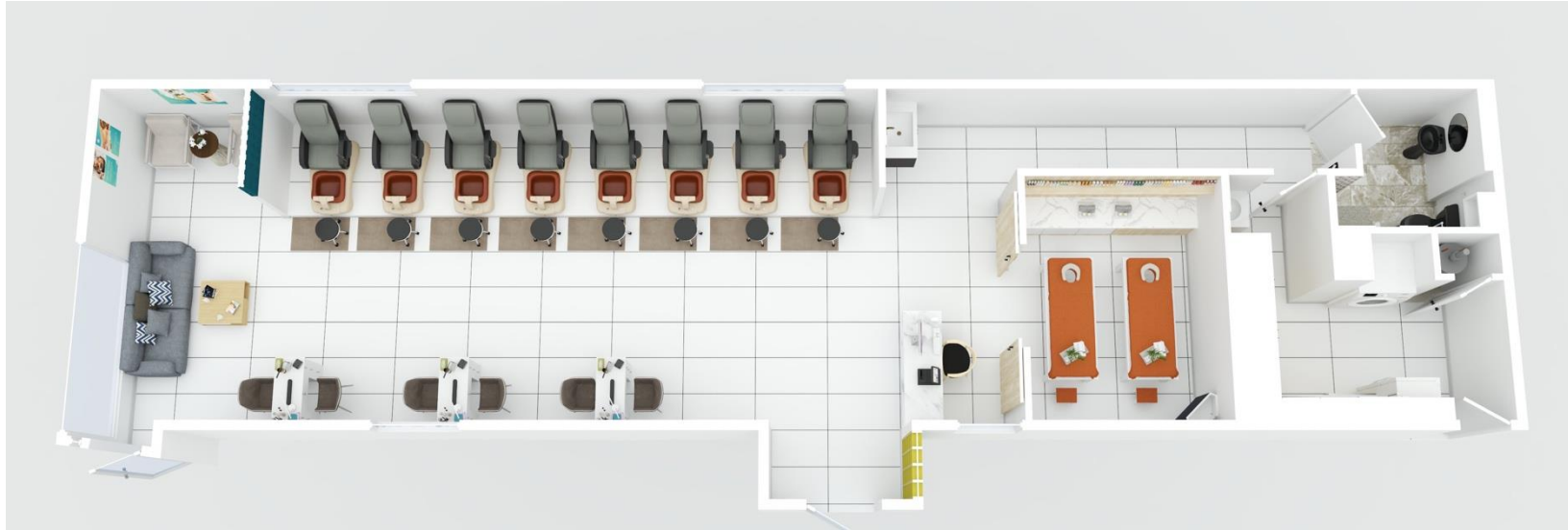
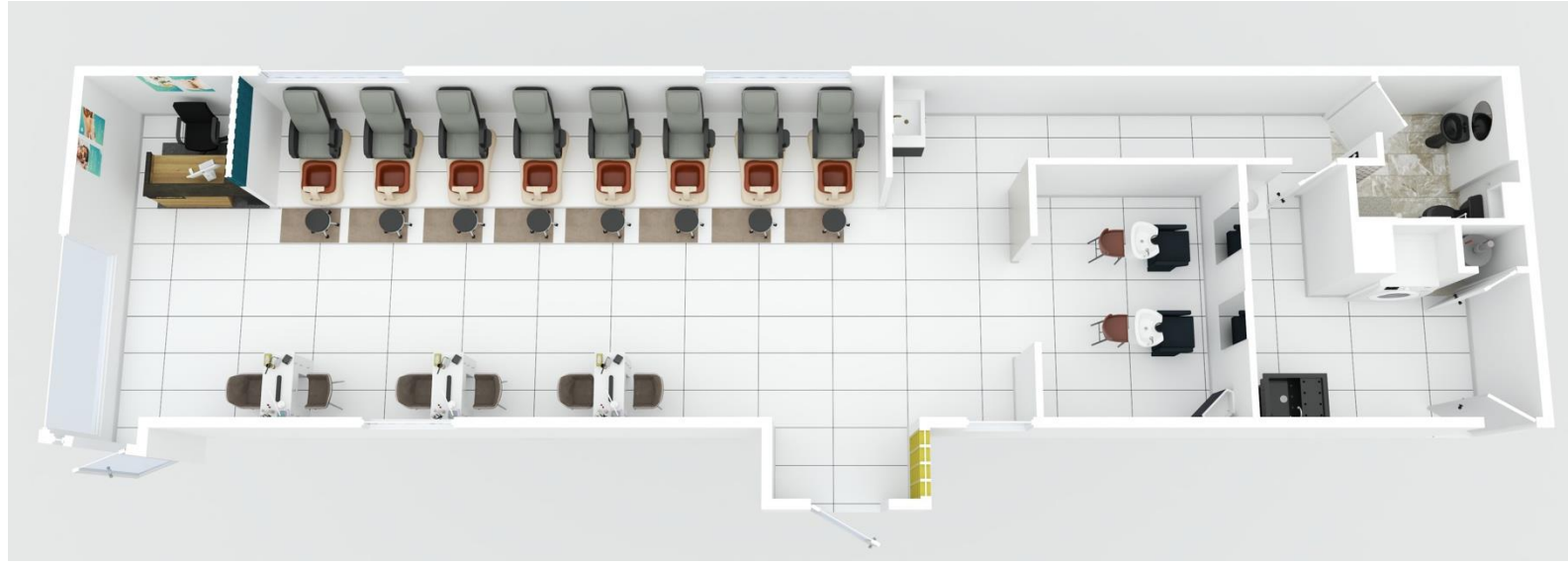
24,146

RESIDENTIAL POPULATION
WITHIN 1.7 SQUARE MILE
REDEVELOPMENT AREA

Floor Plan



3D Renderings





RETAIL

1.6 Million

SQUARE FEET OF RETAIL

230+

DOWNTOWN BARS & RESTAURANTS,
80% LOCALLY OWNED

108,000

SQUARE FEET OF RETAIL UNDER
CONSTRUCTION

OFFICE

10.1 Million

SQUARE FEET OF EXISTING
OFFICE SPACE

173,000

EMPLOYEES IN
MIDTOWN AND DOWNTOWN

7

COWORKING SPACES

RESIDENTIAL

8,332

HOUSING UNITS BUILT
SINCE 2015

3,589

HOUSING UNITS
UNDER CONSTRUCTION



DOWNTOWN



EDUCATION & RESEARCH

15,000

ASU DOWNTOWN STUDENTS

599

U OF A PHOENIX COLLEGE
OF MEDICINE STUDENTS

400

NAU DOWNTOWN STUDENTS

ARTS, CULTURE, & ENT.

4 + 3 Million

PRO SPORTS TEAMS +
ANNUAL ATTENDANCE

12,421

THEATER SEATS

14

LIVE MUSIC VENUES

+150

MURALS & PUBLIC ART PIECES

TOURISM

Located 10 minutes from Phoenix Sky Harbor International Airport, Downtown Phoenix features some of the most hip and sophisticated hotels in the nation, just steps away from the city's dining, sports, and entertainment hub.

With more than 4,769 hotel rooms available, Downtown Phoenix is a hot spot for tourists, business travelers, and locals looking for a staycation retreat.





DEMOGRAPHICS

POPULATION

23,848	120,578	380,362
1 MILES	3 MILES	5 MILES

MEDIAN AGE

33.8	34.6	33.4
1 MILES	3 MILES	5 MILES

MEDIAN HOME VALUE

\$571,684	\$469,570	\$409,896
1 MILES	3 MILES	5 MILES

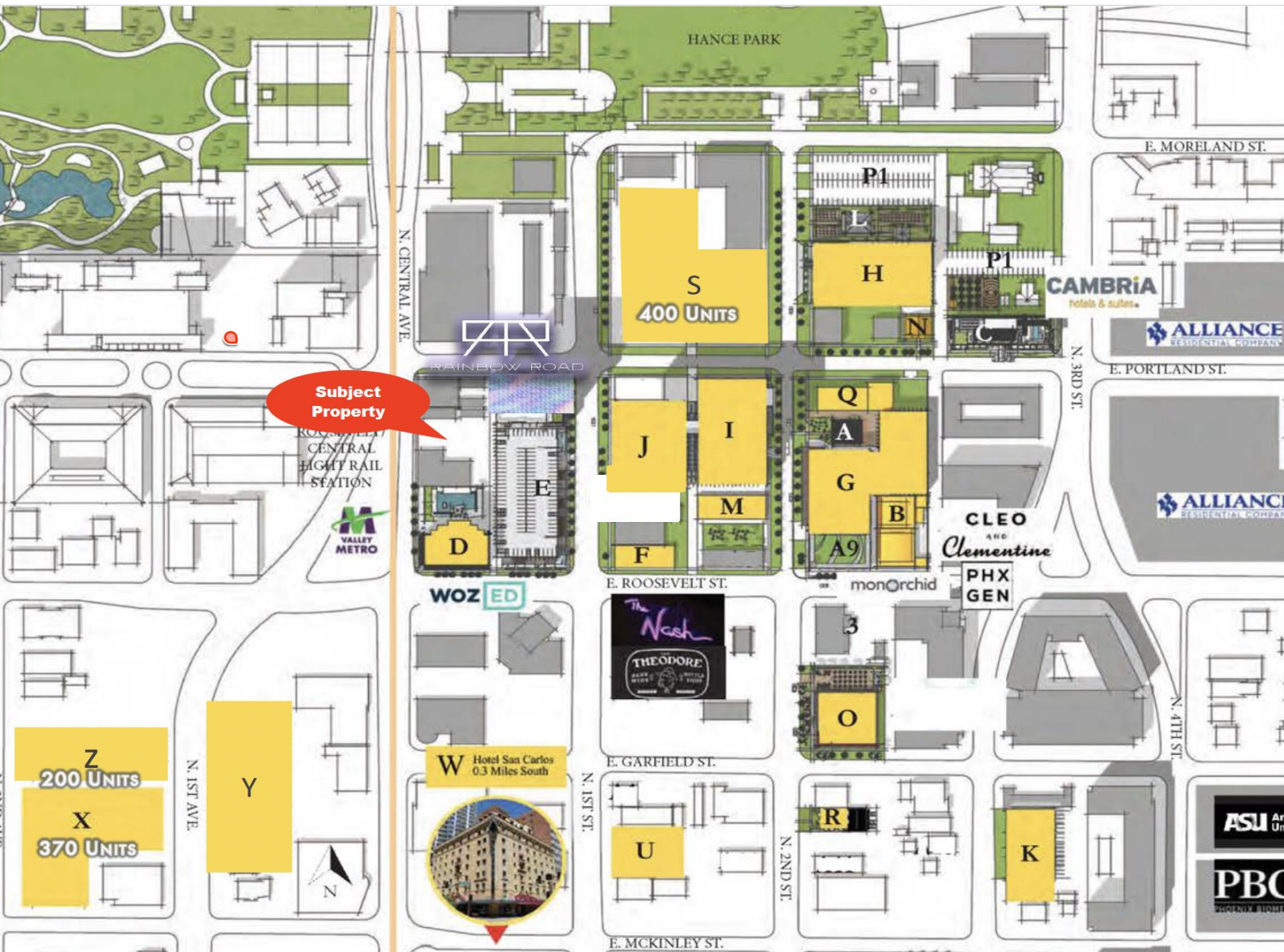
TOTAL EMPLOYEES

72,877	210,772	374,778
1 MILES	3 MILES	5 MILES

TOTAL BUSINESSES

2,700	9,756	20,325
1 MILES	3 MILES	5 MILES

THE IMMEDIATE LOCATION



- A: Knipe House – Future F&B
- B: monOrchid – Pedal House, Khavi Coffee, Saki Haus, PHX General
- C: Cambria Hotel – 127 keys
- D: Parking Garage – 334 stalls
- E: Ten-O-1 – lifestyle office, retail, rough rider
- F: The Nash – retail
- G: Knipe Village – Office
- H: CLT – office
- I: CLT 2 – office
- J: Parking Garage
- K: Student Housing
- L: Pemberton House – F&B + venue
- M: Awakenings – Mixologer, Card Shop
- N: Josephine/CDG restaurant
- O: Palma, Ghost Donkey, Champang Lanes
- P: 3 Bungalows
- Q: Reflections (future)
- R: Luckys Indoor – Bar/Restaurant
- S: Portland Multi – 400 Units
- T: Multi-Family Residential
- U: Student Housing
- V: CLT Housing
- W: Hotel San Carlos
- X: MicKinley Multi – 370 Units
- Y: Hardware Store – retail, office, entertainment; The Bungalows/Manzana
- Z: Multi Family - 200 Units

CONFIDENTIALLY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1025 N Central Phoenix, Arizona. It has been prepared by Atlantic National Trust, LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by Atlantic National Trust from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Atlantic National Trust expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Atlantic National Trust, LLC or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**Your Booming
Business Awaits!**



ATLANTIC TEAM

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