

# MADISON

1 WEST Madison - FOR LEASE



**PCA**  
PHOENIX COMMERCIAL ADVISORS



# HIGHLIGHTS

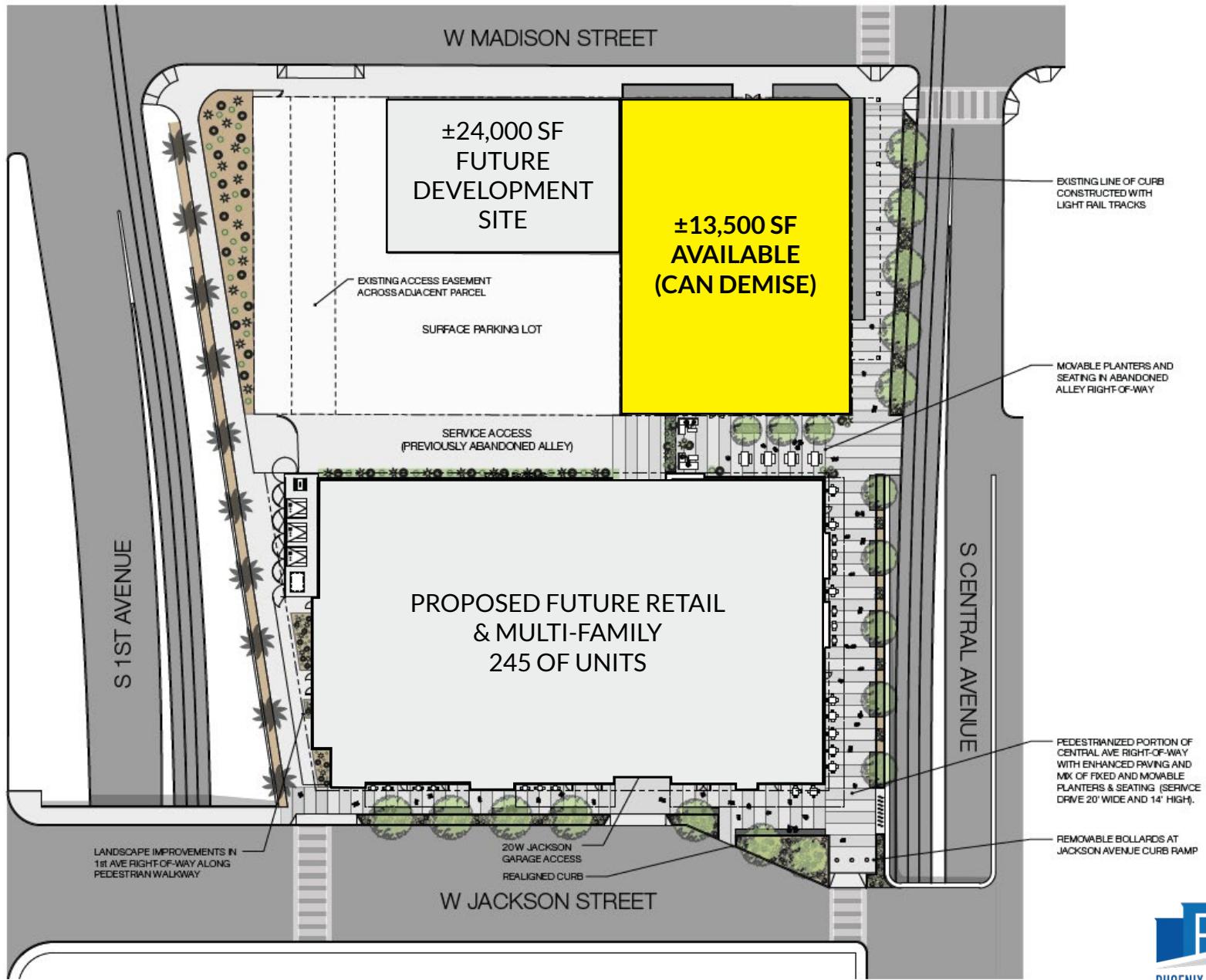
- ±13,500 SF + basement potential (can demise)**
- 1 West Madison – Redevelopment available for lease**
- Activated Alley with seating**
- Patio Opportunity**
- Reuse of a historic building in the Warehouse District**
- Light Rail near property**
- Proposed Multi-family wrapping the project with 245 units (2025)**
- Connectivity with Proposed Development within the Block**



# SAMPLE DESIGN IDEAS



# siteplan



# NEARBY ATTRACTIONS

- Phoenix Symphony Hall, Herberger Theater, Dodge Theater, and the Orpheum Theater combine for over 500,000 visitors annually.
- Arizona State University Downtown Campus continues expansion with enrollment at nearly 12,000 students.
- The 24-acre Phoenix Convention Center with over 900,000 SF of meeting and exhibition space.
- The 1,000-room Sheraton Hotel, the Westin Downtown Phoenix, The Hyatt Regency, the Renaissance Phoenix Downtown, the 242-room Hotel Palomar, and 320-room Marriott, located next to the property, offer nearly 3,000 rooms to serve tourists, convention attendees and business travelers.
- Located within two blocks of Footprint Center - home of the Phoenix Suns & Chase Field - home of the Arizona Diamondbacks.
- Conveniently located along light rail, Chase Field and Talking Stick Resort Arena are home to Arizona Diamondbacks baseball, Phoenix Suns and Phoenix Mercury basketball, and Arizona Rattlers arena football, which between them, boast a combined nine championships. Downtown's sports venues also attract AMA Supercross, Monster Jam truck series, WWE wrestling events and major concerts.

11,584  
students

ASU projecting record enrollment numbers for fall 2023 semester

4.4  
Million

in the past 5 years attendees have walked through the Convention Center doors

metro  
lightrail  
extension will run near property

699,911  
tickets

During The Suns 2022-2023 Season an average of 17,071 per game

1,492,538  
attendance  
2023 Season of the Arizona Diamondbacks

# NEARBY TENANTS

KAIZEN



CHOCO MALO

ChamPang  
LANES



STARDUST  
PINBAR

VALLEY BAR  
PHOENIX, AZ



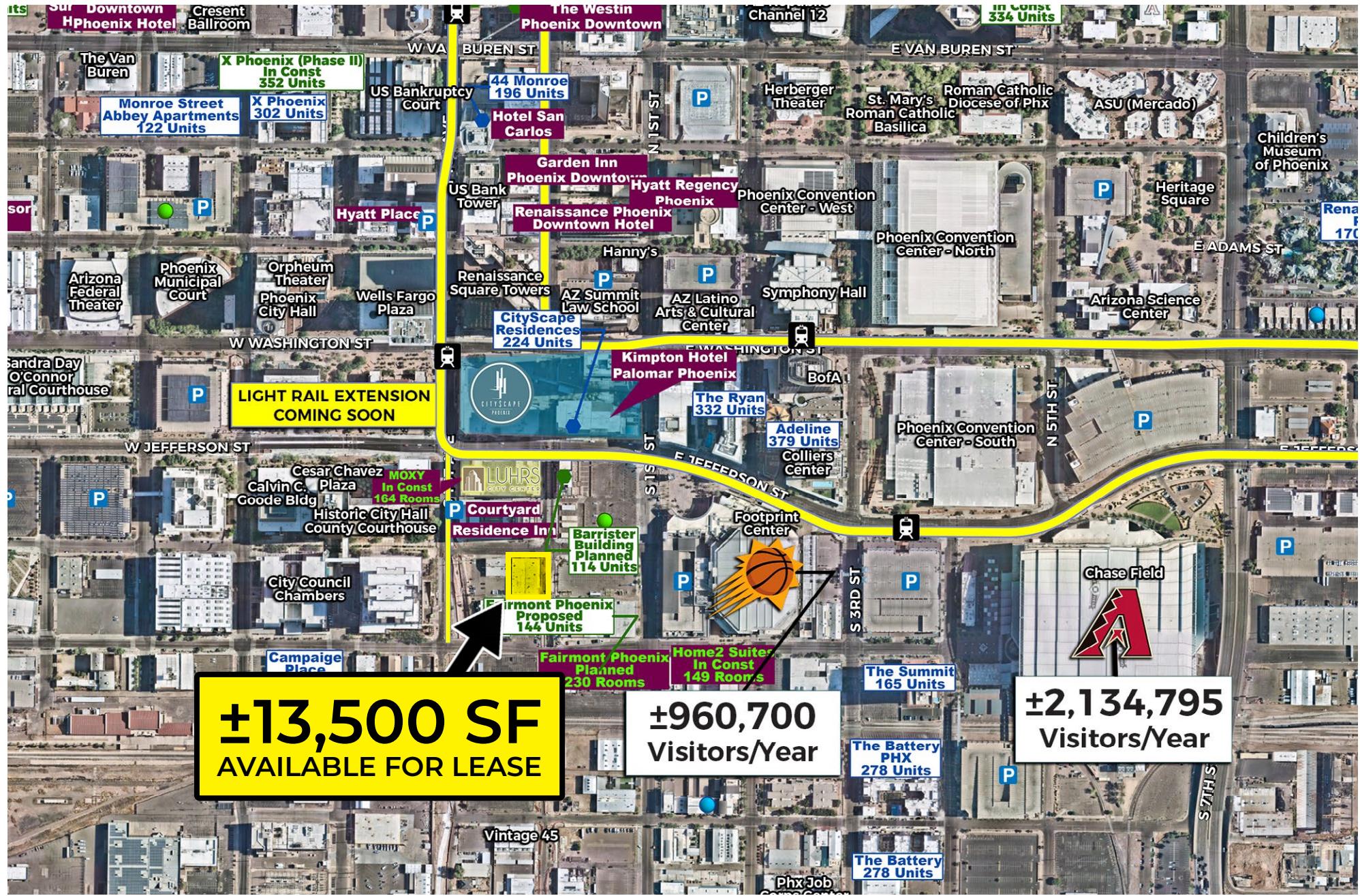
INGO'S TASTY FOOD  
BEER WINE & COCKTAILS

the  
duce

BLANCO  
TACOS + TEQUILA

BAR  
smith

# aerial



# downtown demographics

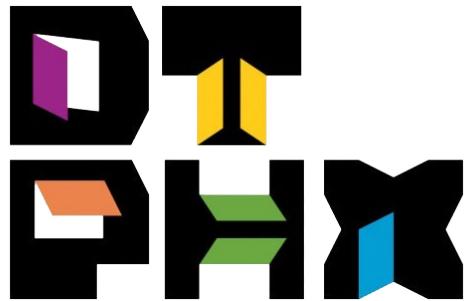


**11,584  
STUDENTS**

A professional, fast-paced downtown environment provides a multitude of academic and professional connections for students.

**20,208  
FULL-TIME ENROLLMENT**

In 2019 the full-time enrollment at Arizona State University-Downtown Phoenix is 20,208 students.



**225  
BARS & RESTAURANTS**

The Downtown Phoenix dining scene is thriving, as creative concepts continue to join the likes of longtime favorites. This is the place for both traditionalists and adventurers, all within a five-minute walk.

**12,421  
THEATER SEATS**

Music is woven into the urban fabric of Downtown Phoenix. Finding great live music is easy – it's deciding where to go that's hard.



**245,826  
DAYTIME POPULATION**

3 MILE RADIUS  
Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2022 and 2027

**194,931  
OFFICE WORKERS**

3 MILE RADIUS  
Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2022 and 2027

# demographics



## POPULATION

	1-Mile	3-Mile	5-Mile
2022 Total Population	19,134	93,072	361,752
2027 Total Population	23,620	100,831	379,886



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2022 Housing Units	7,127	51,109	164,494
Owner Occupied	60.7%	56.9%	48.3%
Renter Occupied	39.3%	43.1%	51.7%
Vacant	7.6%	8.5%	8.9%



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2022 Total Daytime Pop	73,912	245,826	554,491
Workers	63,507	194,931	358,627
Residents	10,405	50,895	195,864



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
Average HH Income	\$62,722	\$74,862	\$72,168



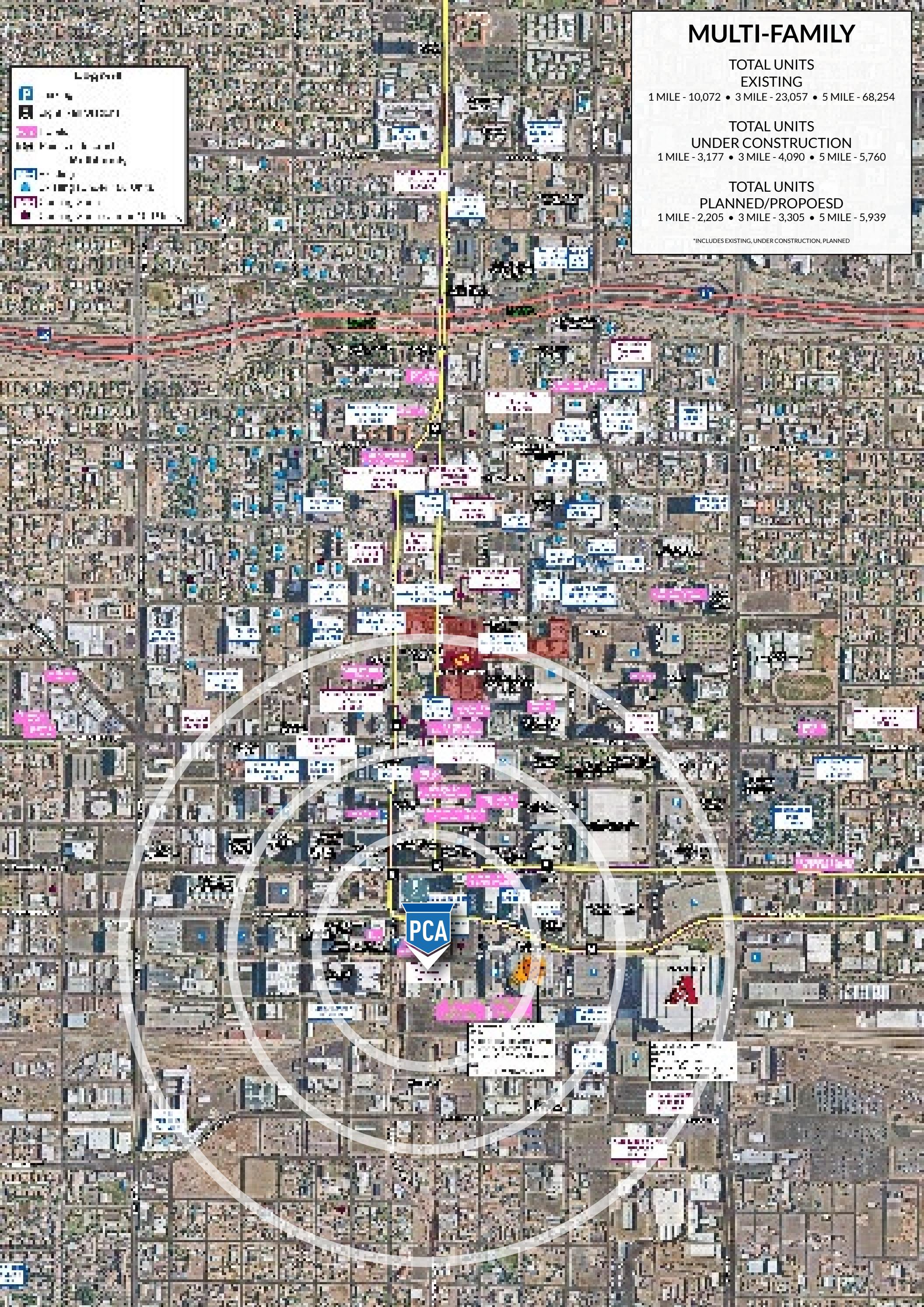
## AVERAGE INCOMES

	1-Mile	3-Mile	5-Mile
2022 Households	\$62,722	\$74,862	\$72,168
2027 Households	\$80,778	\$91,672	\$87,744



	1-Mile	3-Mile	5-Mile
2022 Businesses	2,109	7,838	17,663





downtown Phx aerial

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