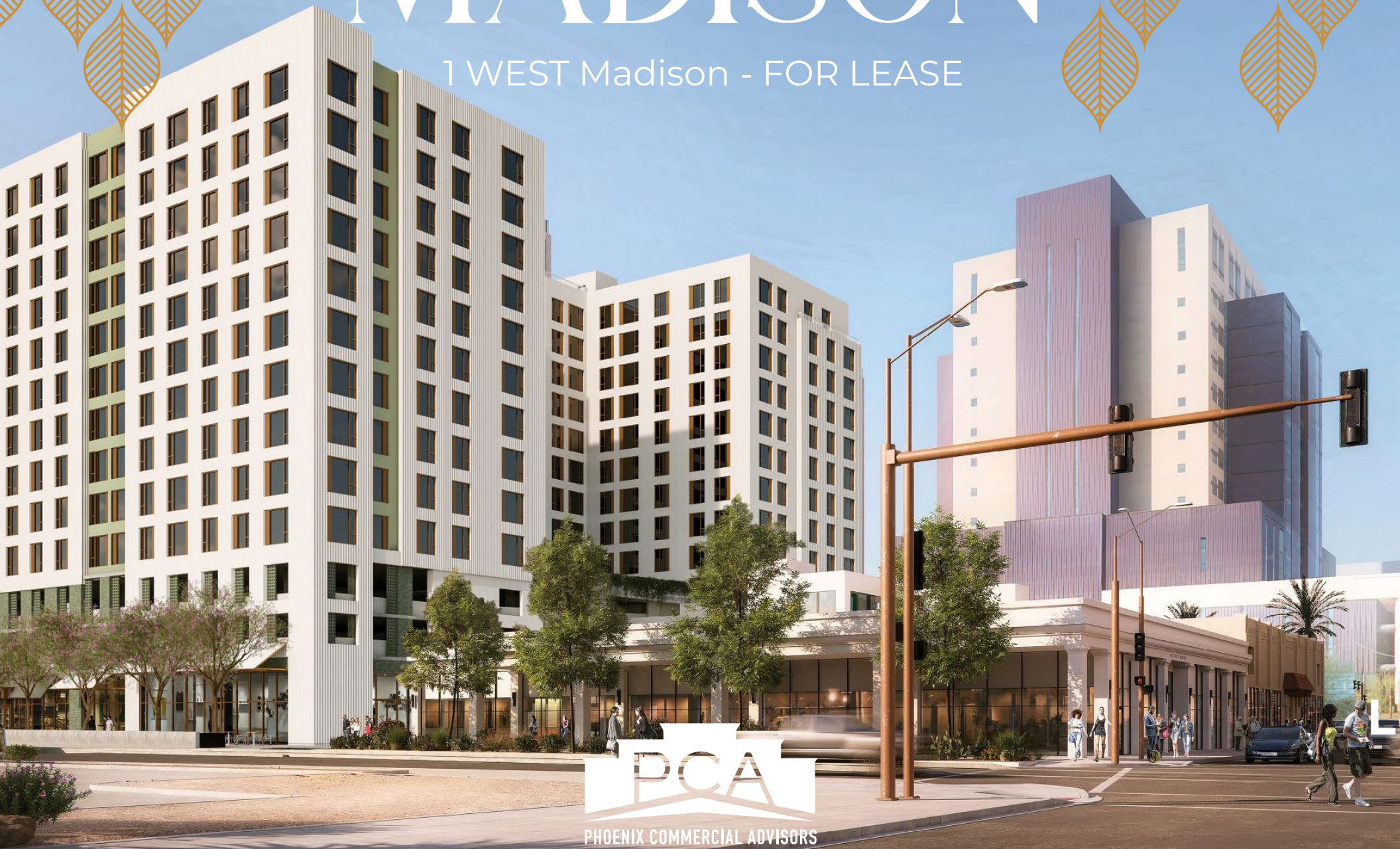


MADISON

1 WEST Madison - FOR LEASE





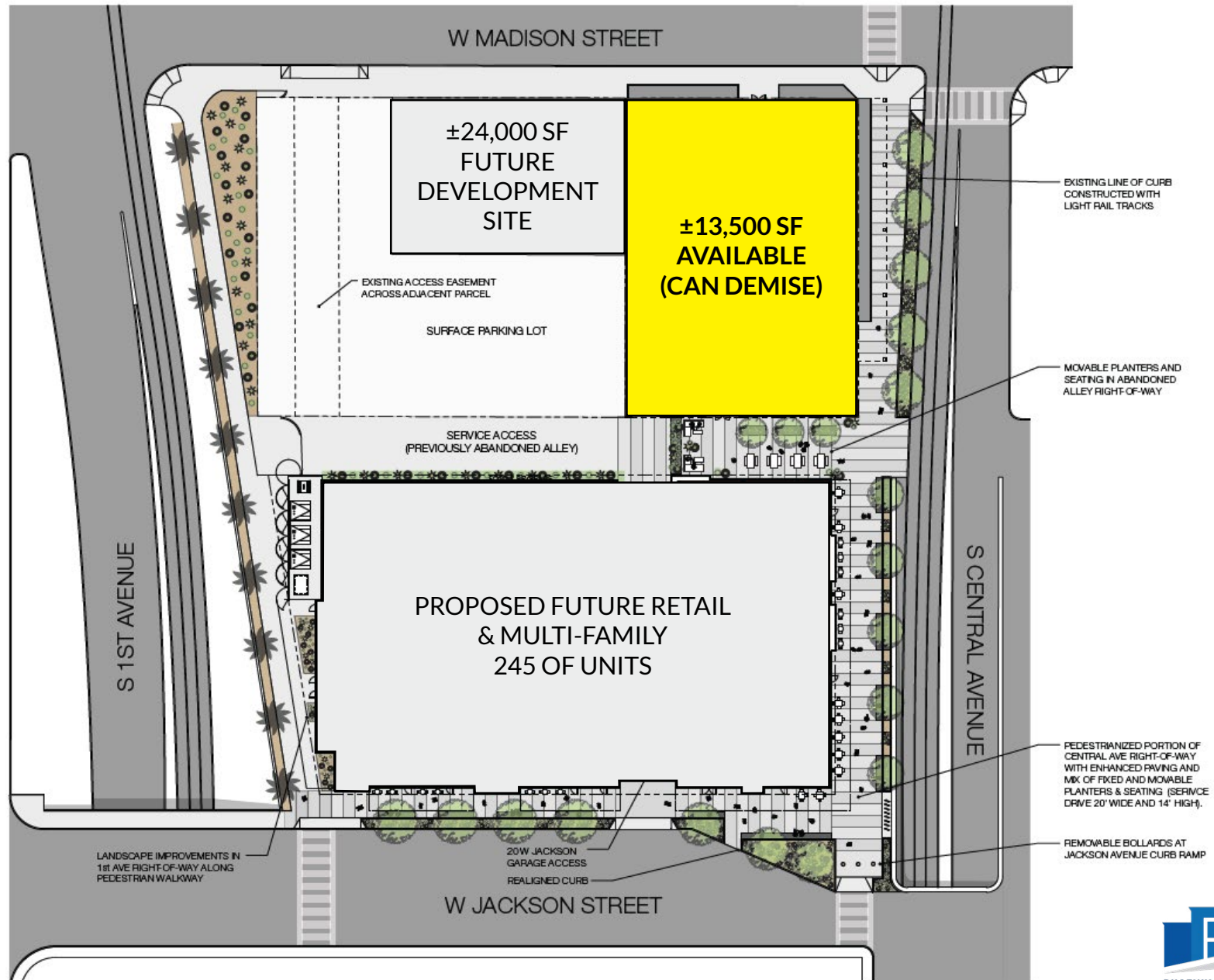
HIGHLIGHTS

- **±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



CHICO MAID

Châm Parg
LANES



STARBUCKS
PINBAR

VALLEY BAR
PHOENIX, AZ



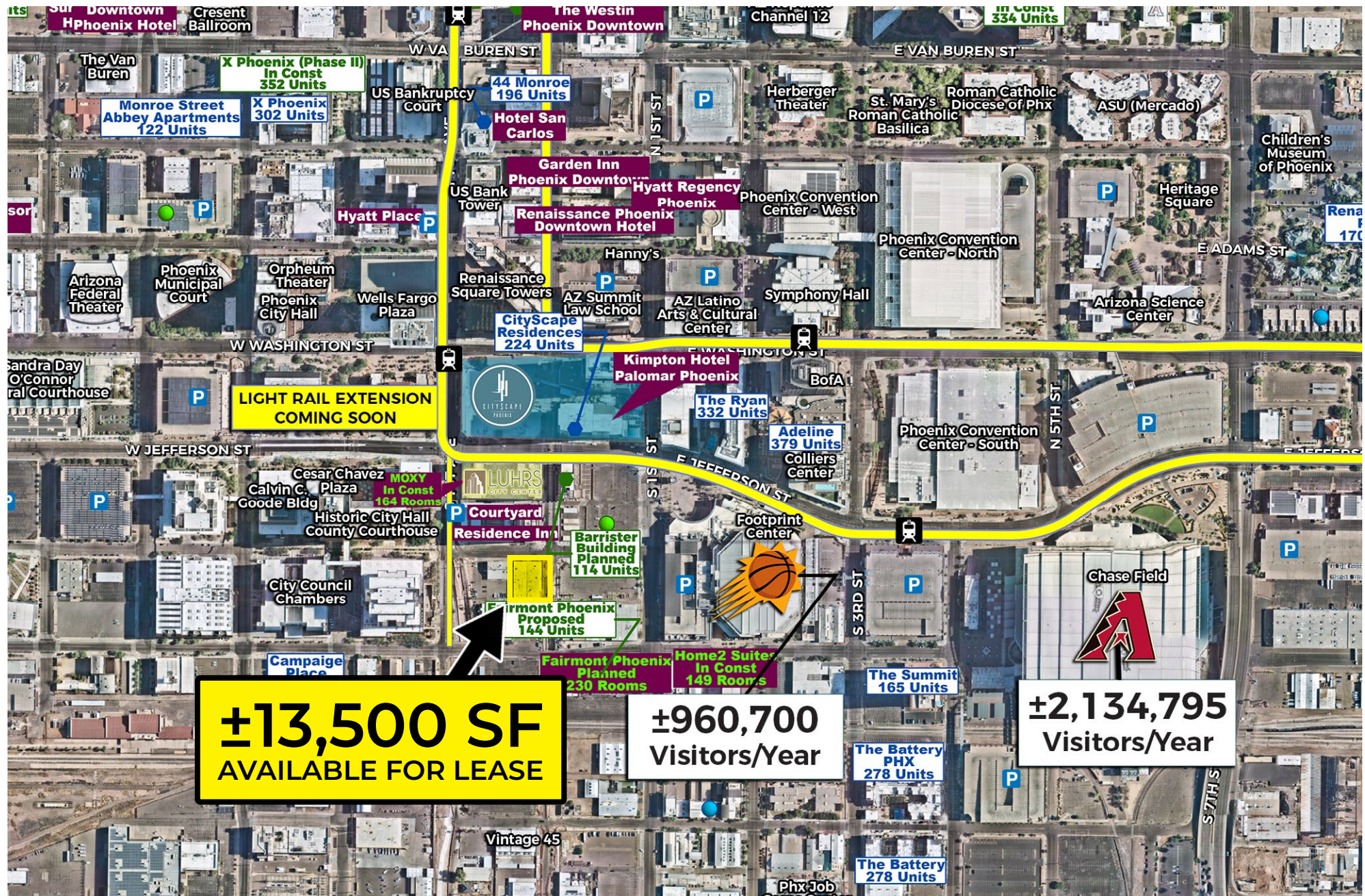
INGOS TASTY FOOD
BEER WINE & COCKTAILS



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



BUSINESSES

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



MULTI-FAMILY

**TOTAL UNITS
EXISTING**

1 MILE - 10,072 • 3 MILE - 23,057 • 5 MILE - 68,254

**TOTAL UNITS
UNDER CONSTRUCTION**

1 MILE - 3,177 • 3 MILE - 4,090 • 5 MILE - 5,760

**TOTAL UNITS
PLANNED/PROPOSED**

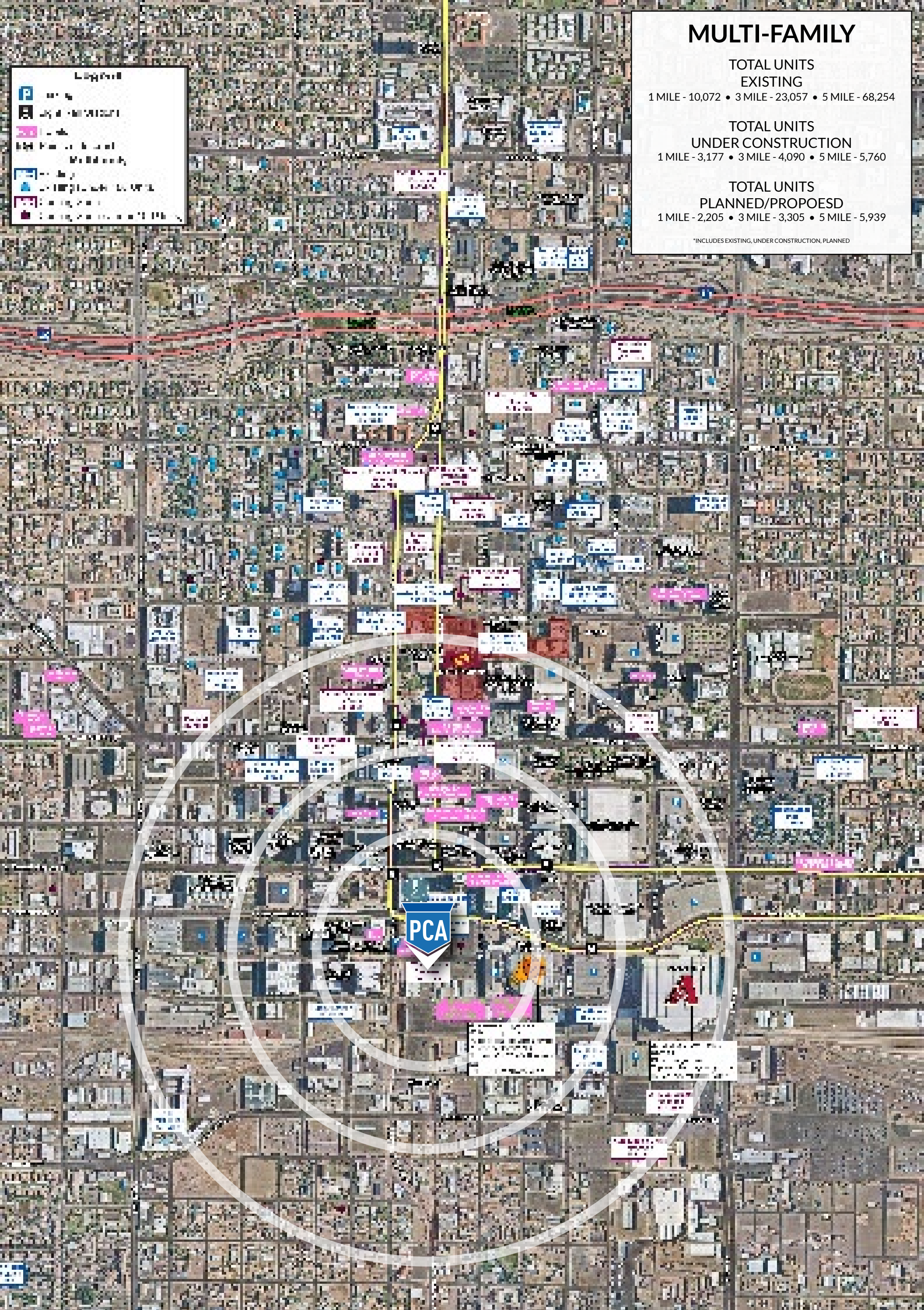
1 MILE - 2,205 • 3 MILE - 3,305 • 5 MILE - 5,939

*INCLUDES EXISTING, UNDER CONSTRUCTION, PLANNED

1 MILE - 10,072 • 3 MILE - 23,057 • 5 MILE - 68,254

TOTAL UNITS
PLANNED/PROPOSED
1 MILE - 2,205 • 3 MILE - 3,305 • 5 MILE - 5,939

*INCLUDES EXISTING, UNDER CONSTRUCTION, PLANNED



downtown Phx aerial





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