

# Unique Development Opportunity

**Fully permitted  
and shovel-ready.**

**Four existing historic  
residential units with approved plans  
for six additional upscale residential units  
and 2,200 sq ft of ground floor Commercial space.**

*Southwest Corner  
of Phoenix Avenue  
and Leroux Street  
Flagstaff, Az*

- Located near Altitudes, Beaver Street Brewery and Lumberyard
- Location is very pedestrian friendly and active
- Two blocks from Northern Arizona University
- Opportunity for creative “old meets new” development



*For more information contact:*

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## Site Information



### Property Details

**Land Size:** ±18,857 SF (±.43 AC)

**Year Built:** Original hotel structure built in 1902

**Lease/Sale Price:** Call for details

**Parking:** On-site parking subject to final site plan. Ample public parking nearby.

**Existing Building:** 3,600 SF building (1,800 SF per floor).  
Building was constructed in 1902 as a hotel, converting to apartments in 1948

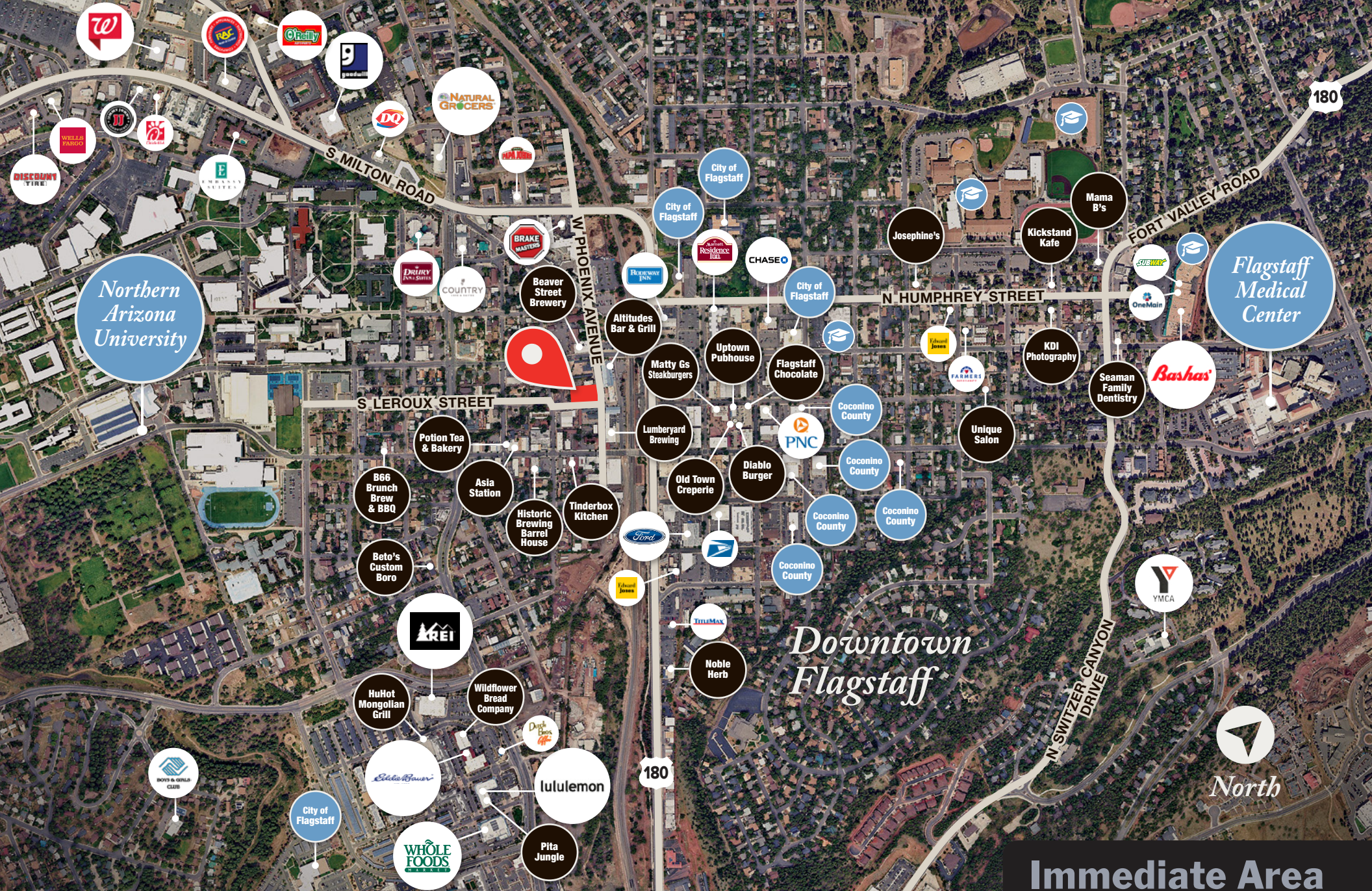
**Other:**

Site offers ample area for expansion of existing or additional structure, up to 60' max height

### Demographics

2015 Estimates	1 Mile	3 Mile	5 Mile
<b>Population:</b>	14,542	49,661	65,709
<b>Average HH Income:</b>	\$48,094	\$57,742	\$64,352
<b>Median HH Income:</b>	\$36,628	\$42,531	\$48,626
<b>Employees:</b>	16,537	36,684	43,378





Northern Arizona University

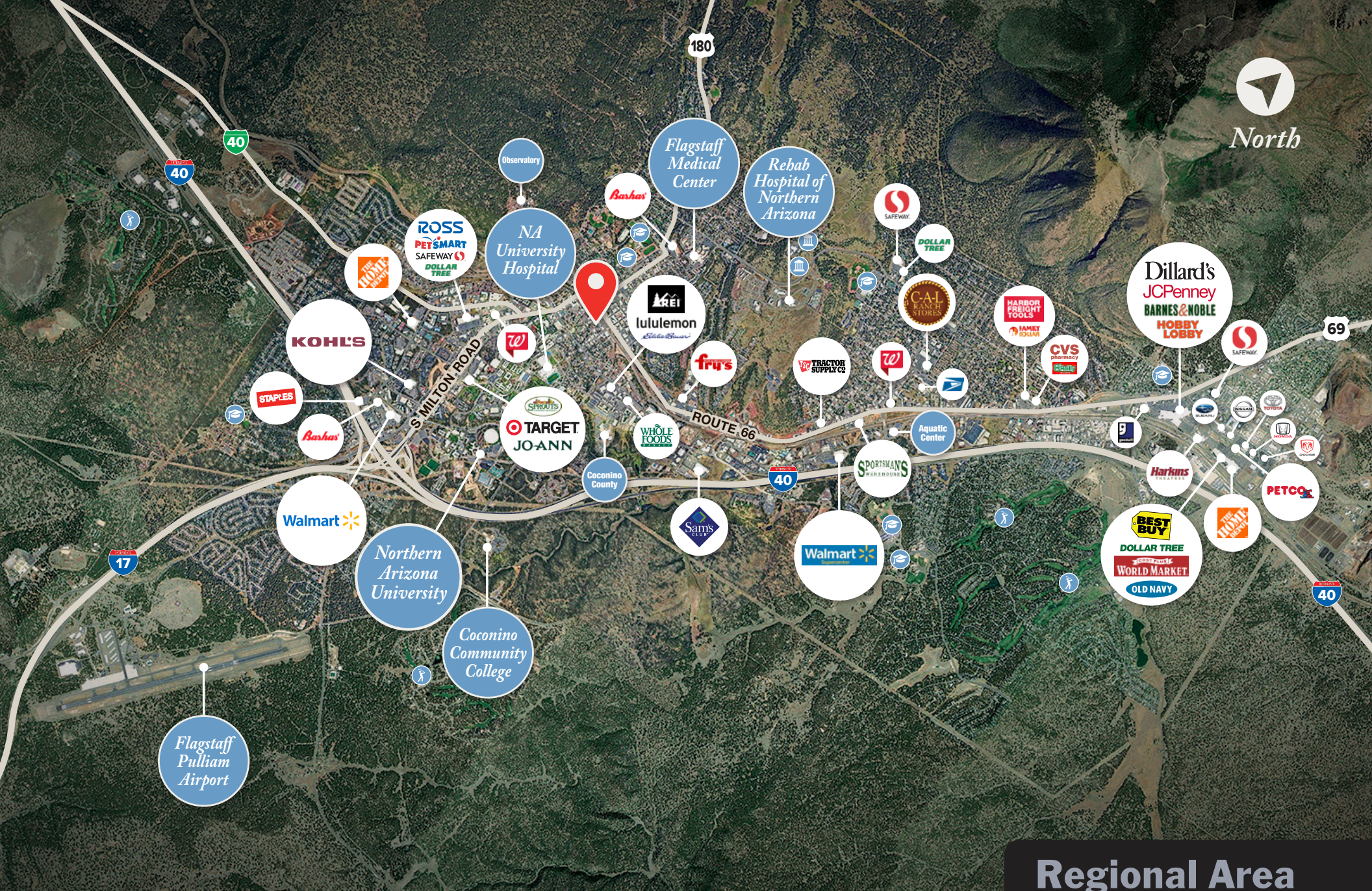
Flagstaff Medical Center

Downtown Flagstaff

Immediate Area



North



# Regional Area