



OWNER USER OR REDEVELOPMENT OPPORTUNITY FOR SALE

412-420 W ROOSEVELT ST - PHOENIX, AZ 85003



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ORION
INVESTMENT REAL ESTATE



PROPERTY HIGHLIGHTS

LIST PRICE: \$1,921,920 (\$240/SF)

- Current Zoned C-2 which allows for a wide variety of uses
- Located close to the heavily trafficked Roosevelt Row Arts District



BUILDING SIZE:
±8,008 SF



YEAR BUILT:
1921



YEAR RENOVATED:
2004



LOT SIZE:
20,090 SF

31 PARKING SPACES

(Subject to parking easement with adjacent property)

PARCEL NUMBERS:

111-32-020 & 111-32-021

DISTANT AERIAL

ROOSEVELT ROW



INTERSTATE
10

INTERSTATE
10



SUBJECT
PROPERTY



MCKINLEY ST

THE V!G

CiBO Pizzeria

10

11

12

13

14

9

8

ASU

29,100 SF RETAIL
39,000 SF OFFICE

16



Sheraton
1,000 ROOMS

ARIZONA
CENTER

Jersey Mike's
SUBS

COLD STONE
CREAMERY

ARIZONA
WILDERNESS
BREWING CO

7TH AVE

BoSa
DONUTS
Coffee & Smoothies

ARIZONA
CENTER

Westin
HOTELS & RESORTS

ARIZONA
WILDERNESS
BREWING CO

7TH ST

ARIZONA
A

PBC
PHOENIX BIOSCIENCE CORE

VAN BUREN ST

NORTH GARFIELD
HISTORIC DISTRICT

ARIZONA
WILDERNESS
BREWING CO



ALL THE LUV
Wings

TAC^o CHELO



palma



Matt's BIG BREAKFAST

palma

Diniki Beans

MID AERIAL

ROOSEVELT ROW

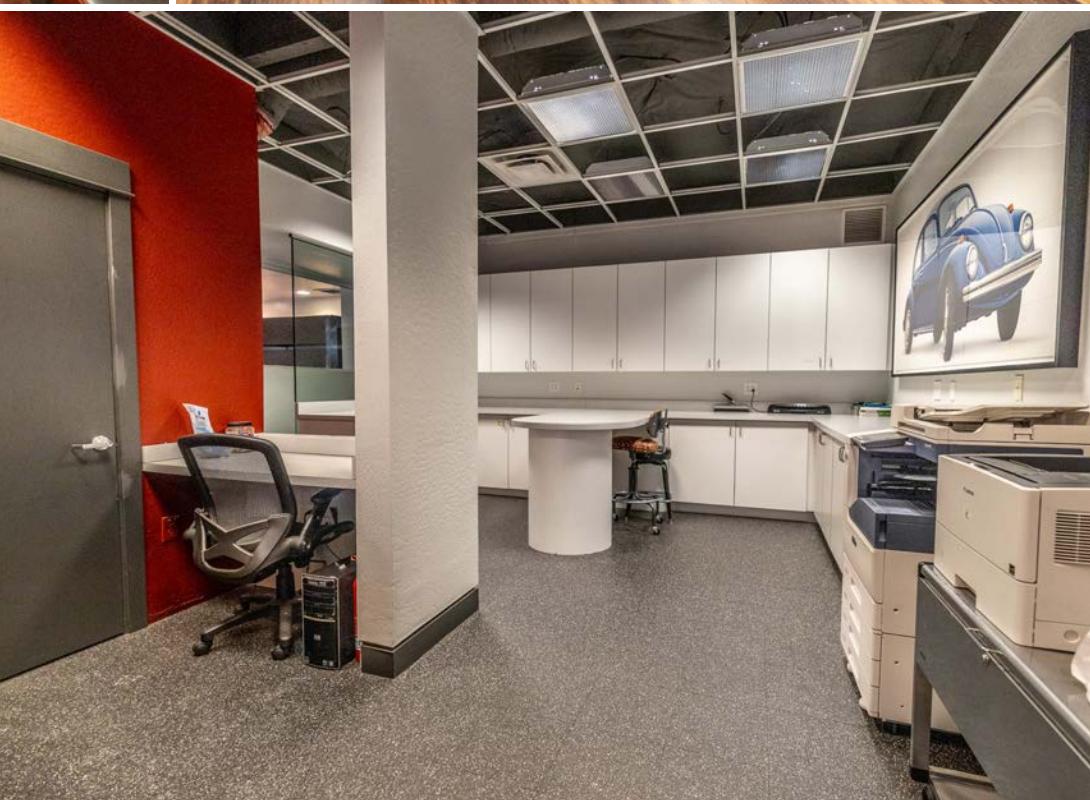


FOOD & DRINK

- Moira Sushi
- Cobra Arcade Bar
- Angel Trumpet Ale House
- Sin Muerte
- Matt's Big Breakfast
- POMO Pizzeria
- The Grand
- CIBO
- The Vig
- Matildas
- Valley Coffee Company
- The Nash Jazz Club
- LoveBite Dumplings
- Lom Wong Tai Cuisine
- Mr Baans
- Huarchis Taqueria
- Fillmore Coffee
- Bad Jimmys
- The Farish House
- Songbird Coffee & Tea
- Sottise
- Pedal Haus Brewery
- Freak Brothers Pizza
- Kahvi Coffee & Cafe
- Carly's Bistro
- The Theodore
- Rough Rider
- FEZ
- Fair Trade Cafe
- SoSoBa Phoenix
- Lola Coffee
- Pita Jungle
- First & Last
- BARCOA Agaveria
- Snooze
- Futuro / Palabra
- Stoop Kid
- Ghost Donkey
- Champ Pang Lanes
- Sazerac
- Luckys

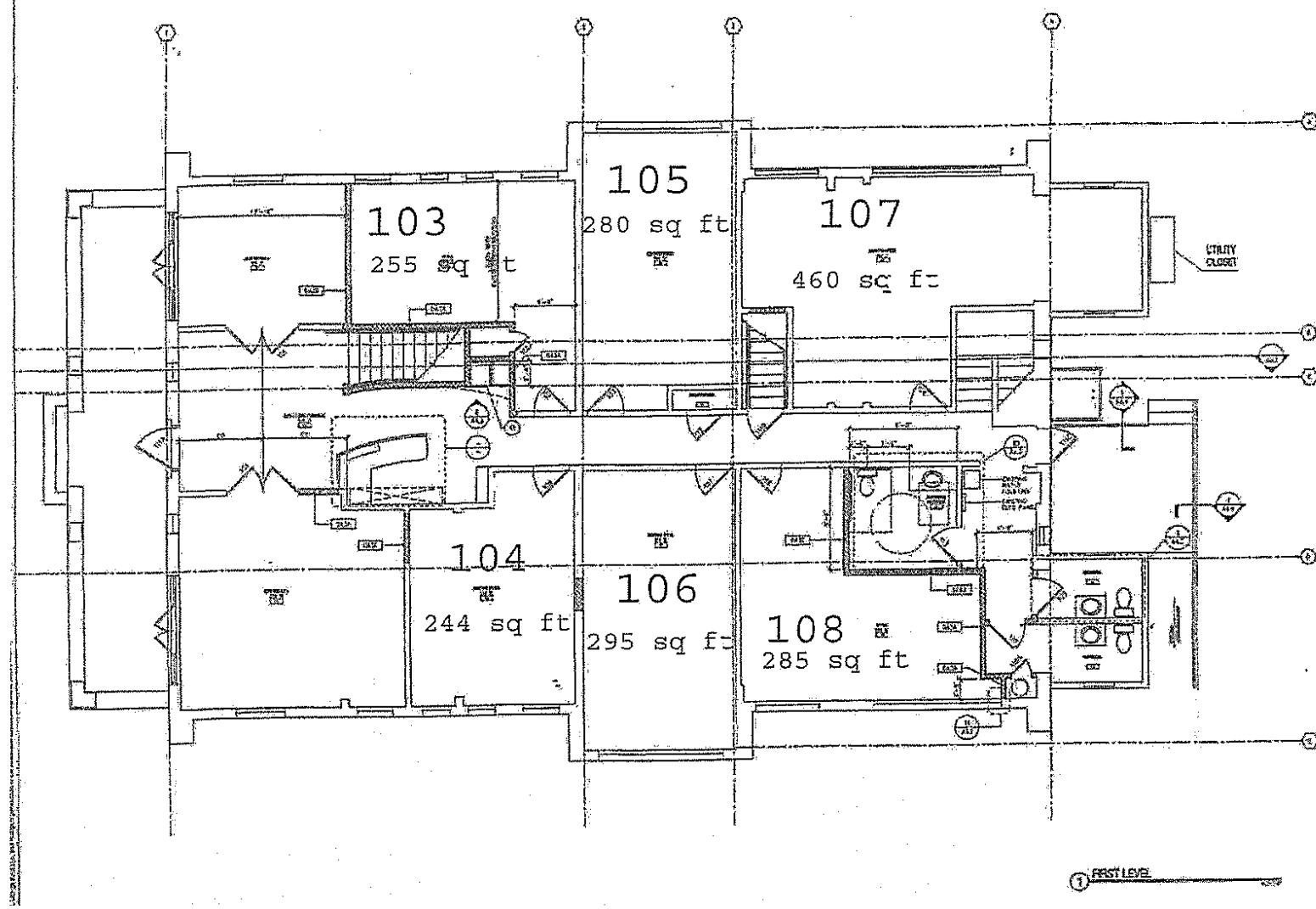
INTERIOR PHOTOS

412-420 W ROOSEVELT ST



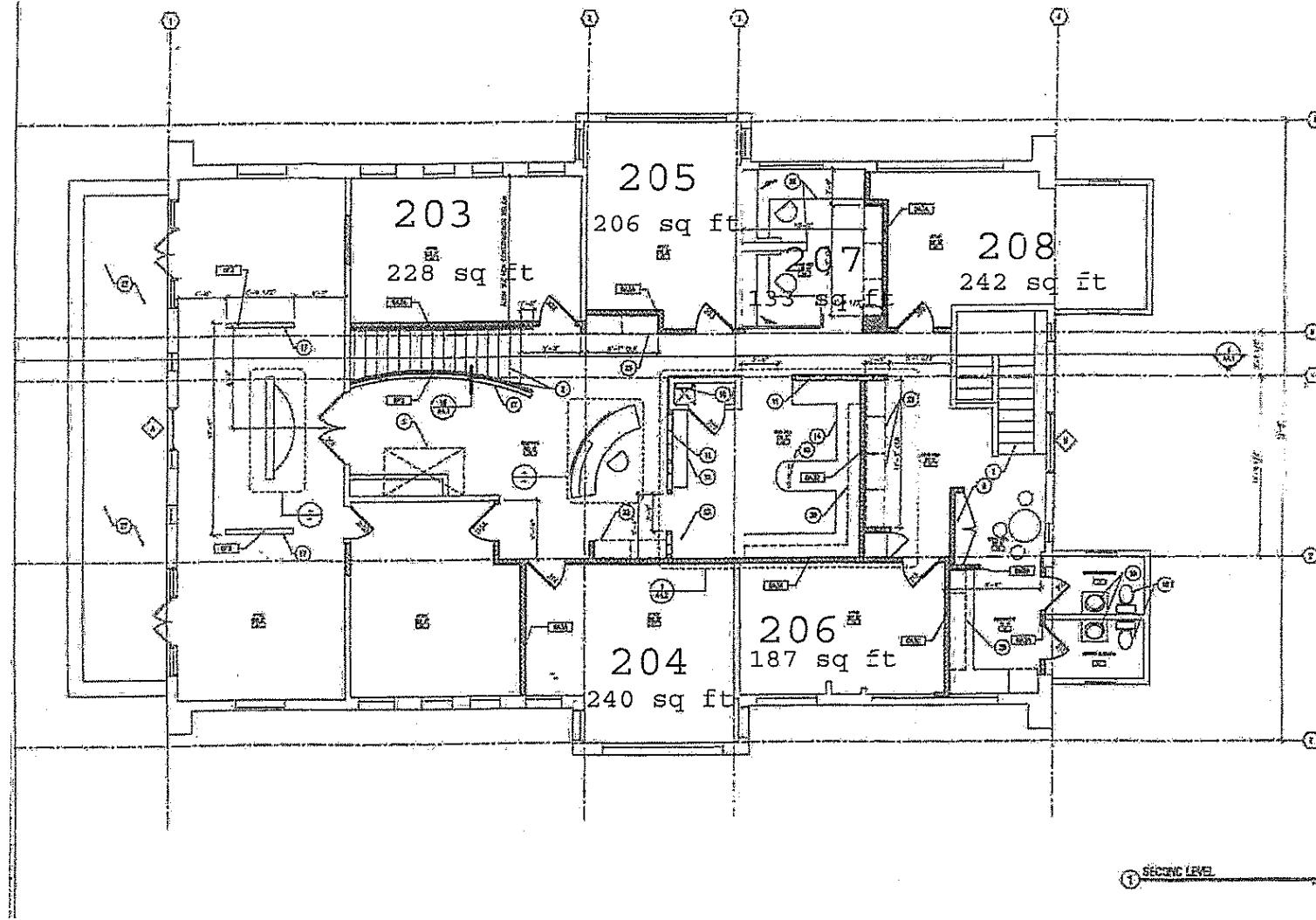
FLOOR PLAN - 1ST FLOOR

412-420 W ROOSEVELT ST



FLOOR PLAN - 2ND FLOOR

412-420 W ROOSEVELT ST





200+

LOCAL
BUSINESSES

100k

NEW ANNUAL
VISITORS

CLOSE PROXIMITY TO:



FIRST FRIDAYS



STREET ART



DINING & NIGHTLIFE



SHOPPING

Roosevelt Row is a vibrant arts district located in downtown Phoenix, Arizona, known for its colorful murals, eclectic businesses, and the monthly First Friday Art Walk. It's a walkable neighborhood that attracts both residents and visitors with its unique atmosphere and cultural offerings.

DESIGNED FOR PEDESTRIAN TRAFFIC: **WALKABLE & BIKE FRIENDLY**



DEMOGRAPHICS

412-420 W ROOSEVELT ST



Population

RESIDENTIAL:

26,641	131,612	387,669
1-MILE	3-MILE	5-MILE

DAYTIME (2025):

60,721	272,478	666,382
1-MILE	3-MILE	5-MILE

MEDIAN AGE:

33.9	33.3	32.2
1-MILE	3-MILE	5-MILE



Income

AVERAGE HOUSEHOLD INCOME:

\$101,309	\$87,931	\$92,509
1-MILE	3-MILE	5-MILE

PROJECTED (2029):

\$102,104	\$90,476	\$95,466
1-MILE	3-MILE	5-MILE

MEDIAN:

\$70,900	\$66,186	\$69,422
1-MILE	3-MILE	5-MILE



Workforce

EMPLOYEES:

34,080	140,866	278,713
1 MILE	3 MILE	5 MILE

LABOR POPULATION 16+:

23,921	108,885	312,832
1 MILE	3 MILE	5 MILE

ANY COLLEGE:

73.4%	59.1%	53.9%
1 MILE	3 MILE	5 MILE



Housing

HOUSEHOLDS:

14,509	58,619	149,503
1 MILE	3 MILE	5 MILE

HOUSING UNITS:

16,224	65,115	165,188
1 MILE	3 MILE	5 MILE

AVG HOUSEHOLD SIZE:

1.6	2.1	2.4
1 MILE	3 MILE	5 MILE



ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.