



# OWNER USER OR REDEVELOPMENT OPPORTUNITY FOR SALE

412-420 W ROOSEVELT ST - PHOENIX, AZ 85003



**Carol Schillne**

M (714) 292-6171

[carol.schillne@orionprop.com](mailto:carol.schillne@orionprop.com)



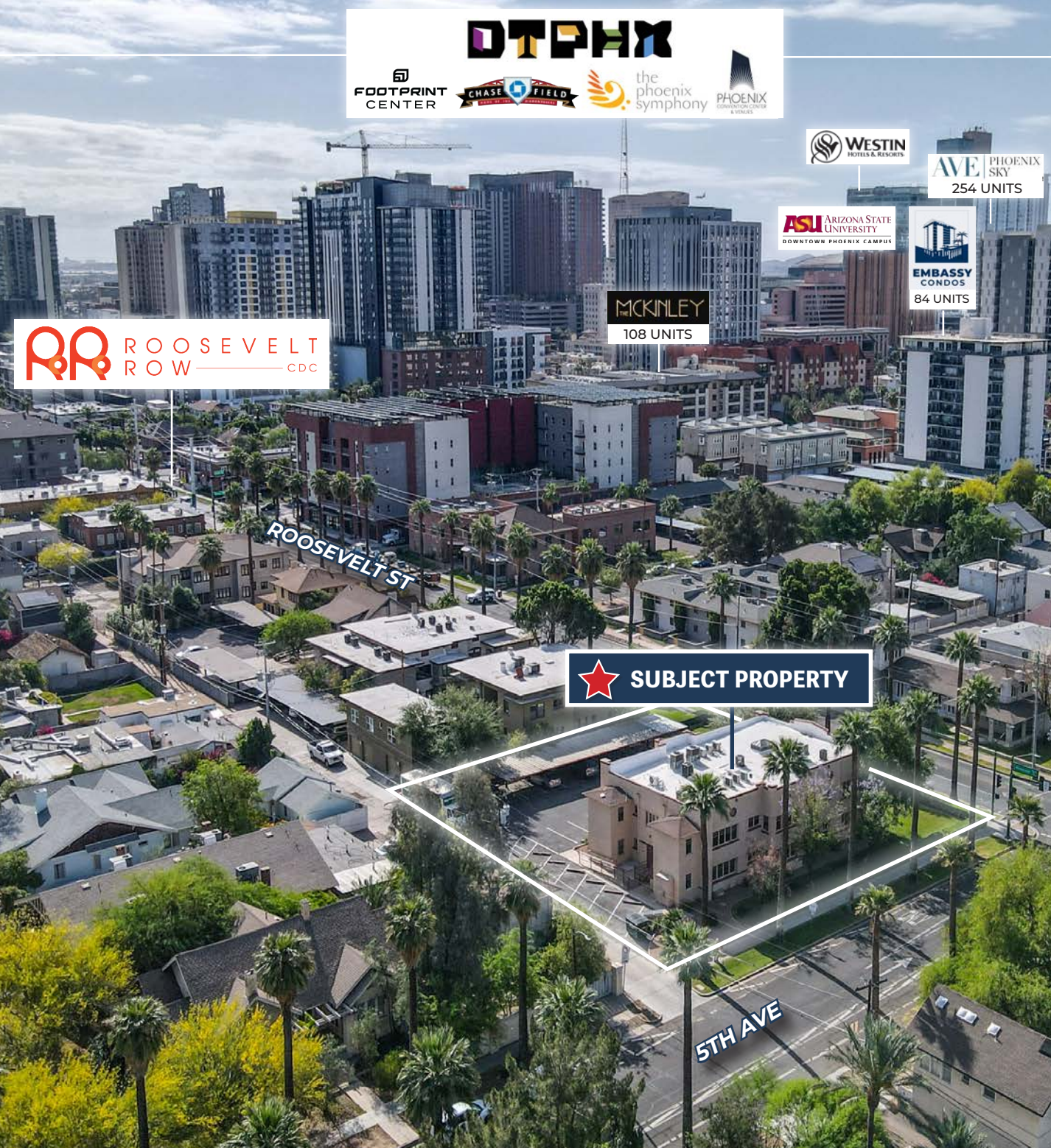
**Cole Schillne**

M (949) 371-7335

[cole.schillne@orionprop.com](mailto:cole.schillne@orionprop.com)







**DTPHX**

FOOTPRINT  
CENTER

CHASE  
FIELD

the  
phoenix  
symphony

PHOENIX  
SKY

WESTIN  
PHOENIX SKY

AVE  
PHOENIX  
SKY  
254 UNITS

ASU  
ARIZONA STATE  
UNIVERSITY  
DOWNTOWN PHOENIX CAMPUS

EMBASSY  
CONDOS  
84 UNITS

McKINLEY  
108 UNITS

ROOSEVELT  
ROW CDC

★ SUBJECT PROPERTY

## 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



## MULTIFAMILY UNITS

|                                       |                              |                                  |                                   |                                   |                                       |  |
|---------------------------------------|------------------------------|----------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|--|
| 1 PORTLAND PLACE<br>(56 UNITS)        | 5 ECO PHX<br>(70 UNITS)      | 9 ASPIRE FILLMORE<br>(312 UNITS) | 13 AMBASSADOR WEST<br>(102 UNITS) | 17 PALMCOURT TOWER<br>(354 UNITS) | 21 PROXY 333<br>(118 UNITS)           | 25 CONDOS<br>(131 UNITS)                   |
| 2 PORTLAND ON THE PARK<br>(148 UNITS) | 6 SAIYA<br>(389 UNITS)       | 10 PURE FILLMORE<br>(250 UNITS)  | 14 520 W VAN BUREN<br>(243 UNITS) | 18 ST CROIX VILLAS<br>(60 UNITS)  | 22 DERBY ROOSEVELT ROW<br>(210 UNITS) | 26 BROADSTONE PORTLAND<br>(200 UNITS)      |
| 3 ROOSEVELT SQUARE<br>(410 UNITS)     | 7 THE STEWART<br>(312 UNITS) | 11 THE FILLMORE<br>(609 UNITS)   | 15 TAYLOR PLACE<br>(1,284 UNITS)  | 19 THE MET<br>(140 UNITS)         | 23 ROOSEVELT POINT<br>(326 UNITS)     | 27 ROOSEVELT ROW APARTMENTS<br>(316 UNITS) |
| 4 UNION @ ROOSEVELT<br>(80 UNITS)     | 8 WESTWARD HO<br>(290 UNITS) | 12 THE REY<br>(312 UNITS)        | 16 KENECT PHOENIX<br>(320 UNITS)  | 20 SKYLINE LOFTS<br>(332 UNITS)   | 24 ILLUMINATE<br>(111 UNITS)          | 28 ARTISAN VILLAGE<br>(105 UNITS)          |



# MID AERIAL

ROOSEVELT ROW



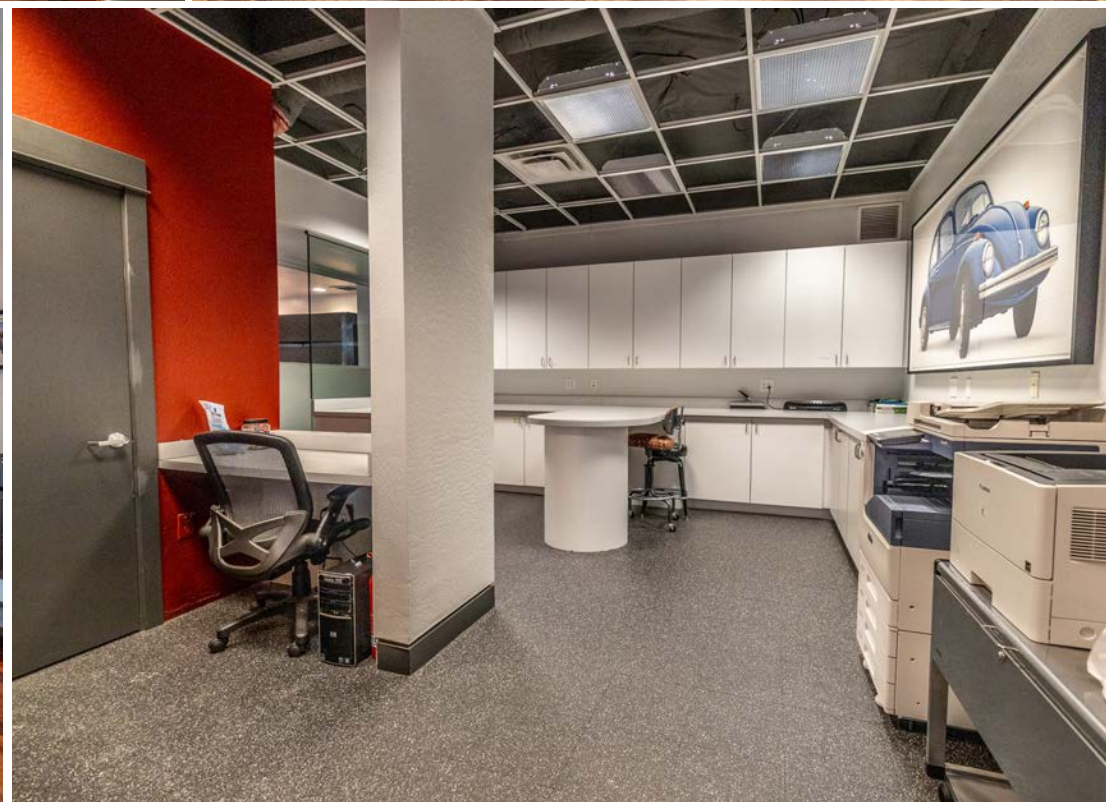
## FOOD & DRINK

- 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



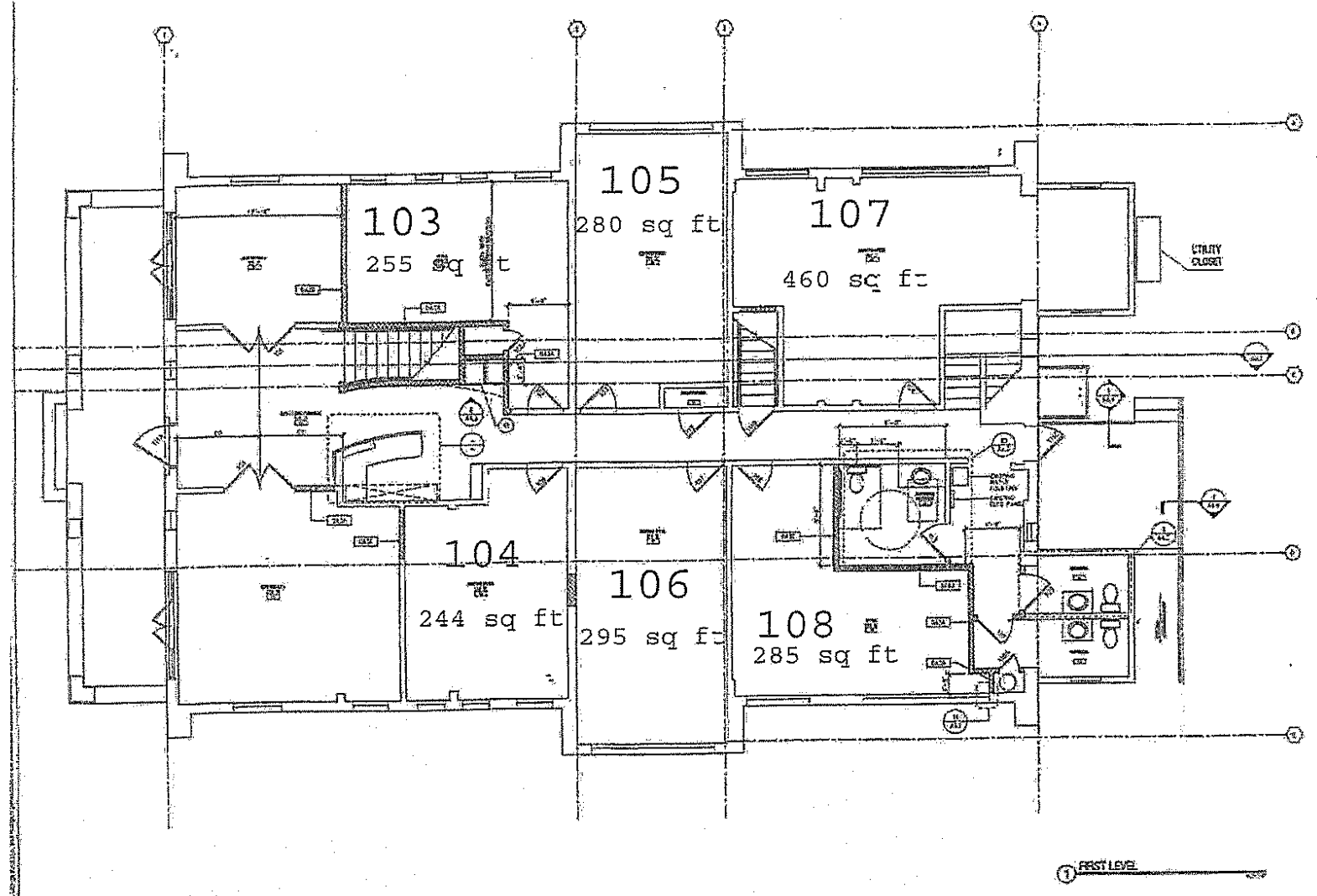
# INTERIOR PHOTOS

412-420 W ROOSEVELT ST



# FLOOR PLAN - 1ST FLOOR

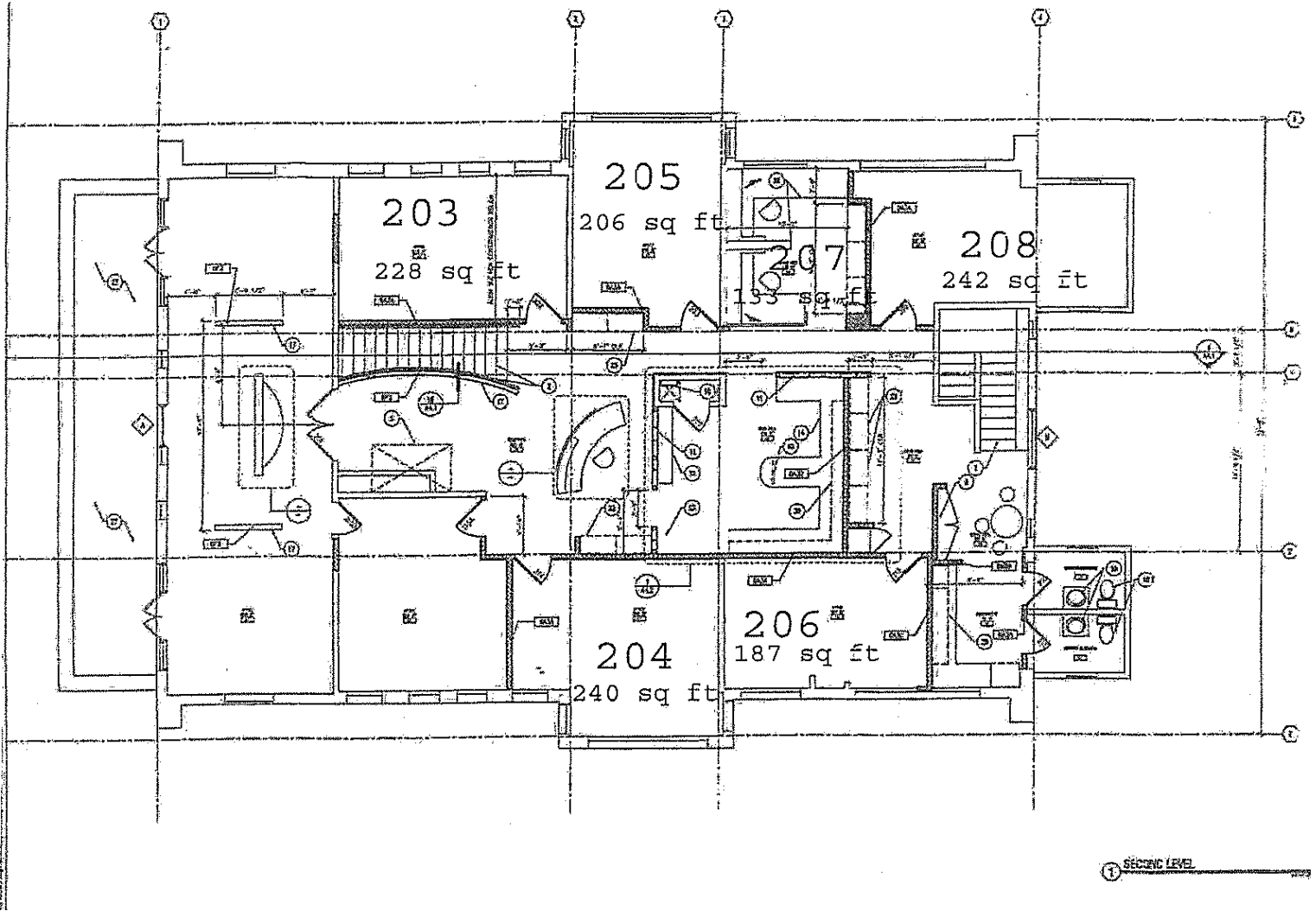
412-420 W ROOSEVELT ST





# FLOOR PLAN - 2ND FLOOR

412-420 W ROOSEVELT ST







# DEMOGRAPHICS

412-420 W ROOSEVELT ST



## Population

### RESIDENTIAL:

|               |                |                |
|---------------|----------------|----------------|
| <b>26,641</b> | <b>131,612</b> | <b>387,669</b> |
| 1-MILE        | 3-MILE         | 5-MILE         |

### DAYTIME (2025):

|               |                |                |
|---------------|----------------|----------------|
| <b>60,721</b> | <b>272,478</b> | <b>666,382</b> |
| 1-MILE        | 3-MILE         | 5-MILE         |

### MEDIAN AGE:

|             |             |             |
|-------------|-------------|-------------|
| <b>33.9</b> | <b>33.3</b> | <b>32.2</b> |
| 1-MILE      | 3-MILE      | 5-MILE      |



## Income

### AVERAGE HOUSEHOLD INCOME:

|                  |                 |                 |
|------------------|-----------------|-----------------|
| <b>\$101,309</b> | <b>\$87,931</b> | <b>\$92,509</b> |
| 1-MILE           | 3-MILE          | 5-MILE          |

### PROJECTED (2029):

|                  |                 |                 |
|------------------|-----------------|-----------------|
| <b>\$102,104</b> | <b>\$90,476</b> | <b>\$95,466</b> |
| 1-MILE           | 3-MILE          | 5-MILE          |

### MEDIAN:

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| <b>\$70,900</b> | <b>\$66,186</b> | <b>\$69,422</b> |
| 1-MILE          | 3-MILE          | 5-MILE          |



## Workforce

### EMPLOYEES:

|               |                |                |
|---------------|----------------|----------------|
| <b>34,080</b> | <b>140,866</b> | <b>278,713</b> |
| 1 MILE        | 3 MILE         | 5 MILE         |

### LABOR POPULATION 16+:

|               |                |                |
|---------------|----------------|----------------|
| <b>23,921</b> | <b>108,885</b> | <b>312,832</b> |
| 1 MILE        | 3 MILE         | 5 MILE         |

### ANY COLLEGE:

|              |              |              |
|--------------|--------------|--------------|
| <b>73.4%</b> | <b>59.1%</b> | <b>53.9%</b> |
| 1 MILE       | 3 MILE       | 5 MILE       |



## Housing

### HOUSEHOLDS:

|               |               |                |
|---------------|---------------|----------------|
| <b>14,509</b> | <b>58,619</b> | <b>149,503</b> |
| 1 MILE        | 3 MILE        | 5 MILE         |

### HOUSING UNITS:

|               |               |                |
|---------------|---------------|----------------|
| <b>16,224</b> | <b>65,115</b> | <b>165,188</b> |
| 1 MILE        | 3 MILE        | 5 MILE         |

### AVG HOUSEHOLD SIZE:

|            |            |            |
|------------|------------|------------|
| <b>1.6</b> | <b>2.1</b> | <b>2.4</b> |
| 1 MILE     | 3 MILE     | 5 MILE     |





**SUBJECT PROPERTY**

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### **ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

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