

# FOR SALE | ROOSEVELT BUNGALOWS

10 UNITS + VALUE ADD OPPORTUNITY

1545 WEST ROOSEVELT | ~~\$1,615,000~~ **\$1,300,000**



EXCLUSIVELY LISTED BY:

**LEO PATAQ**

M: (602) 321-9040  
leo.pataq@orionprop.com

**ZACK MISHKIN**

M: (602) 363-6363  
zack.mishkin@orionprop.com



# PROPERTY OVERVIEW

1545 West Roosevelt - Phoenix, Arizona 85007

Parcel Numbers:  
111-25-001A, 111-25-003A

## PROPERTY HIGHLIGHTS

- ✓ Fully remodeled units (new HVACs, appliances, fixtures)
- ✓ Additional pad included for duplex development
- ✓ Currently in lease-up
- ✓ Infill location near Roosevelt Arts District & Downtown employment hubs
- ✓ Attractive unit mix for high \$/SF rents
- ✓ Potential for rent growth with interior upgrades
- ✓ Walking distance to amenities and transit
- ✓ New multifamily development directly adjacent

### UNIT MIX

Studio	8
1 Bed/1 Bath	2
<b>Total</b>	<b>10 UNITS</b>



# INTERIOR PHOTOS

1545 West Roosevelt - Phoenix, Arizona 85007

Parcel Numbers:  
111-25-001A, 111-25-003A



# EXTERIOR PHOTOS

1545 West Roosevelt - Phoenix, Arizona 85007

Parcel Numbers:  
111-25-001A, 111-25-003A



# LOCATION OVERVIEW

1545 West Roosevelt - Phoenix, Arizona 85007

Parcel Numbers:  
111-25-001A, 111-25-003A



**SUBJECT PROPERTY**



**HIGHLY ACCESSIBLE LOCATION**

Walk Score  
**81**

Bike Score  
**97**

# PHOENIX, ARIZONA

Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.



5 MILE DAYTIME POPULATION

**393,579**

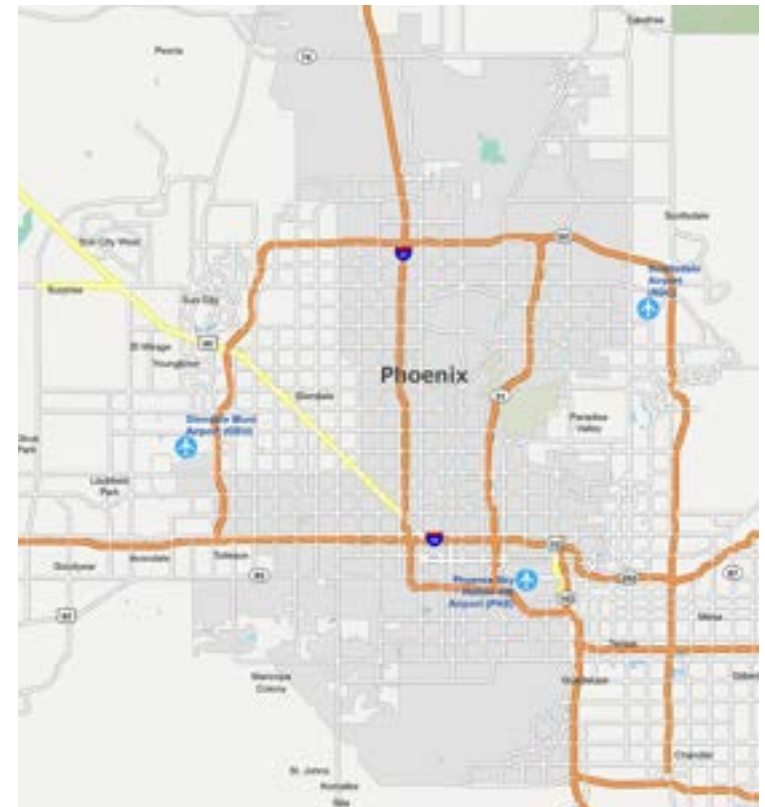


5 MILE AVG HOUSEHOLD INCOME

**\$101,343**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>24,889</b>	<b>148,680</b>	<b>393,579</b>
Employees:	<b>23,966</b>	<b>150,540</b>	<b>299,274</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>14,620</b>	<b>68,788</b>	<b>158,538</b>
Average Size:	<b>2.5</b>	<b>2.9</b>	<b>3.2</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$102,771</b>	<b>\$92,681</b>	<b>\$101,343</b>
Annual Household Expenditure:	<b>\$1.33 B</b>	<b>\$6.3 B</b>	<b>\$15.3 B</b>



# FOR SALE

## 10 UNITS NEAR DOWNTOWN PHOENIX

**1545 WEST ROOSEVELT**

*EXCLUSIVELY LISTED BY:*



**LEO PATAQ**

M: (602) 321-9040  
leo.pataq@orionprop.com



**ZACK MISHKIN**

M: (602) 363-6363  
zack.mishkin@orionprop.com

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.



**ORION Investment Real Estate**  
7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251