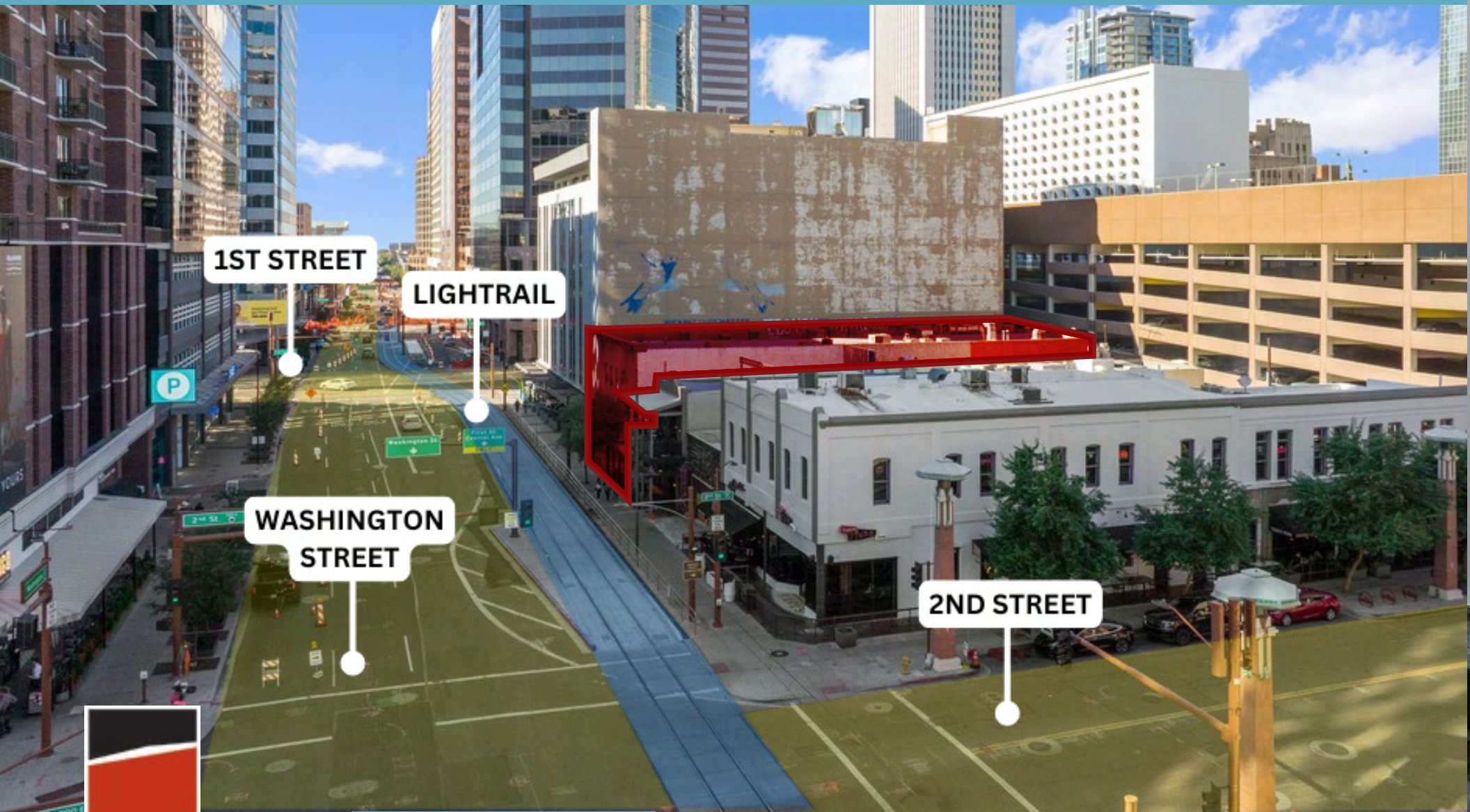


RARE OPPORTUNITY
IN THE HEART OF DOWNTOWN PHOENIX
FOR SALE

122-126 & 130 EAST WASHINGTON STREET, PHOENIX ARIZONA 85004

LOCATED IN AN OPPORTUNITY ZONE!





122- 126 & 120 EAST WASHINGTON STREET, PHOENIX ARIZONA 85004

122-126 EAST WASHINGTON
CURRENTLY OCCUPIED BY
MONARCH THEATRE

130 EAST WASHINGTON
CURRENTLY OCCUPIED
BY BAR SMITH



This is a rare chance to acquire a highly sought-after property in one of the nation's fastest-growing urban districts. Currently home to two established nightclubs providing interim income, the location at Central and Washington is ideally suited for redevelopment or a new restaurant, bar, or nightclub concept. Situated directly across from Block 23 and just steps from world-class dining, entertainment, major sporting venues, and the convention center, this property benefits from high foot traffic, light rail access and a vibrant atmosphere. With several major development projects underway in the immediate area, the future growth prospects are immense.

DOWNTOWN CBD PROPERTY – REDEVELOPMENT OPPORTUNITY

OFFERING SUMMARY

	122-126 E Washington St	130 E Washington St
Sale Price	\$3,300,000	\$1,500,000
Building Size	±13,850 SF	±2,604 SF
Year Built	±1900	1999
Land Area	±6,880 SF	±3,440 SF
APN's	112-28-068, 069	112-28-070
Zoning	DTC-BCORE	DTC-BCORE
Taxes	\$25,083	\$13,975
Lease Expiration	10/31/2024	10/31/2024



NEAR CORNER OF CENTRAL
& WASHINGTON



WALK SCORE: 94
(WALKERS PARADISE)



17 MAJOR APARTMENT DEVELOPMENTS
UNDER CONSTRUCTION IN DTPHX



IN THE HEART OF DTPHX



IN AN OPPORTUNITY ZONE



ON THE LIGHT RAIL

LOCATED IN THE HEART OF DOWNTOWN PHOENIX







- | | |
|--|---|
| 1. Crescent Ballroom | 11. Phoenix Center for the Arts |
| 2. The Van Buren | 12. Roosevelt Row Arts District |
| 3. University Park | 13. Herberger Theater |
| 4. Grand Avenue Brewing Co | 14. Symphony Hall |
| 5. Bikini Lounge | 15. Phoenix Convention Center |
| 6. Arizona Opera | 16. Arizona Science Center/
Heritage Square Park/
Phoenix Children's Museum |
| 7. Heard Museum/
Phoenix Art Museum/
Phoenix Theater Company | 17. Footprint Center |
| 8. Burton Barr Central Library | 18. Chase Field |
| 9. Japanese Friendship Garden | 19. Valley Bar |
| 10. Margaret T. Hance Park | 20. CityScape Phoenix |
- ARTS DISTRICT ● ● ● LIGHT RAIL

Most densely populated intersection in Arizona



MULTI-FAMILY CURRENTLY UNDER DEVELOPMENT



DEMOGRAPHICS - 1, 3 & 5 MILE RADIUS



2024 MEDIAN AGE

1 mile	33.6
3 miles	34.7
5 miles	33.5



2024 MEDIAN HOUSEHOLD INCOME

1 mile	\$51,959
3 miles	\$57,788
5 miles	\$61,126



2024 TOTAL POPULATION

1 mile	21,920
3 miles	101,672
5 miles	370,393



2024 TOTAL HOUSEHOLDS

1 mile	10,580
3 miles	43,273
5 miles	140,724





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