

For Sale

CBRE

514 W Roosevelt Street

Phoenix, AZ 85003

Owner/User



Property Description

Property Address	514 West Roosevelt Street, Phoenix, AZ 85003	Sale Price	\$990,000.00
Building Size	±2,543 SF	Year Built	1930
Garage Size	±216 SF	Zoning	DTC-Roosevelt South HP
Parcel Size	±10,150 SF	Parcel	111-52-007

Building Amenities



Vibrant Arts and Culture Hub (Roosevelt Row): This district features numerous art galleries, studios, boutiques, and a dynamic street art scene, creating an inspiring and engaging environment.



Exceptional Walkability and Abundant Local Amenities: With a “Walker’s Paradise” Walk Score of 97 out of 100, daily errands and lunch breaks can be accomplished without a car.



Excellent Connectivity via Public Transportation: The light rail line connects Downtown Phoenix to other parts of the metro area, including the airport via the PHX Sky Train, offering convenient commuting options for employees and easy access to key city destinations. Additionally, multiple bus lines serve the area, further enhancing accessibility.



Proximity to Downtown Phoenix Developments and Workforce: Roosevelt Row is strategically located adjacent to Phoenix’s Central Business District and benefits from its proximity to major downtown developments.

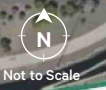


Revitalized and Growing Urban Environment: Roosevelt Row has undergone significant revitalization, transforming into a highly desirable place to live, work, and visit. This ongoing growth and commitment to urban infill and adaptive reuse ensure a continually evolving and attractive district for businesses looking for a dynamic urban setting.

Demographics

Demographic Comprehensive	±3 Mile	±5 Miles	±10 Miles
2025 Population - Current Year Estimate	23,933	128,564	381,248
2030 Population - Five Year Projection	32,069	141,426	398,121
2025 Households - Current Year Estimate	12,333	55,826	144,308
2030 Households - Five Year Projection	17,875	64,545	156,236
2025 Average Household Income	\$114,614	\$94,595	\$96,745
2030 Average Household Income	\$125,291	\$107,910	\$110,640
2025 Daytime Population	77,490	275,999	586,336





W Moreland St

N 7th Ave

N 5th Ave

W Portland St

W Portland St

EL NORTEÑO



SITE

W Roosevelt St

W Roosevelt St

WALTER STUDIOS



Roosevelt Row

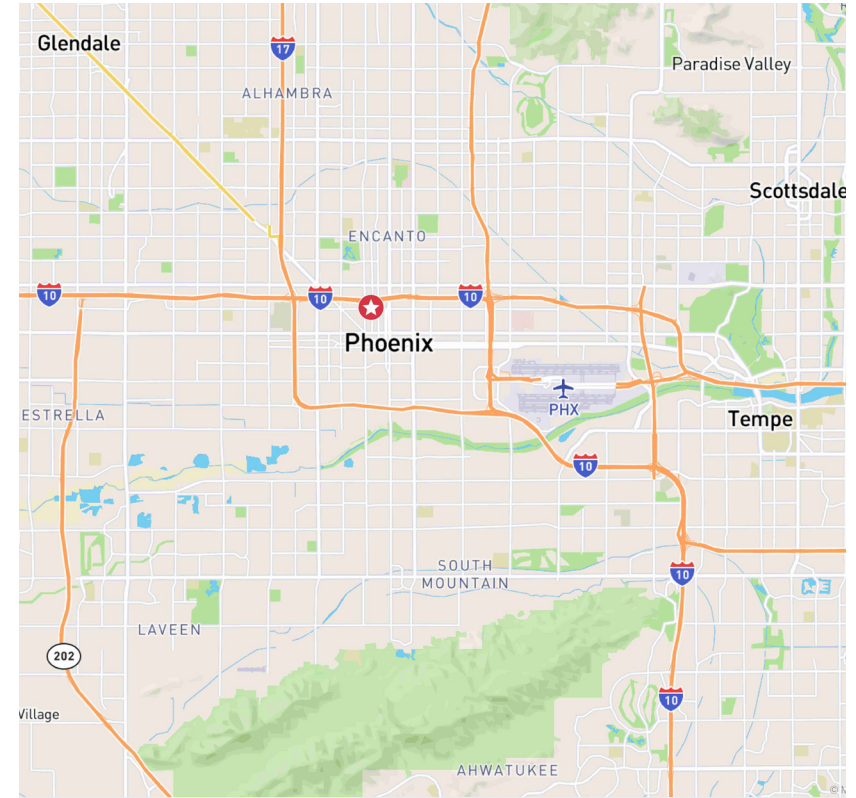
The property is located in an area known as Roosevelt Row which is located near Downtown Phoenix. Roosevelt Row provides easy access to a variety of amenities, including restaurants, coffee shops and entertainment options. The area is pedestrian-friendly, making it easy for employees to walk to nearby facilities and services. Roosevelt Row is well-served by public transportation, making it convenient for employees commuting from various parts of the city.

The area has seen significant revitalization and investment. As part of a rapidly growing city, Roosevelt Row offers potential for businesses to thrive as more people are drawn to the area for its amenities and culture.

Roosevelt Row is recognized as a hub for creativity and community engagement. This Historic building enhances the real estate values in the area because its aesthetic appeal and unique architectural features make this a very desirable property.

Light rail, growing academic campuses and a demand for urban living has spurred development in the area. The major local sports teams playing Downtown are the NBA Phoenix Suns, MLB's Arizona Diamondbacks, and the WNBA Phoenix Mercury.

If this property is purchased and occupied by an owner/user, it may qualify for SBA financing. SBA financing can allow for a low down payment \pm 10% of the purchase price.



Contact Us

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