

OWNER-USER OPPORTUNITY

RETAIL SPACE FOR LEASE OR SALE



CORNER OF GRAND AVE & LATHAM ST

1605 WEST LATHAM STREET
PHOENIX, ARIZONA 85007

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

500-1,000 SF FOR LEASE OR SALE

- Space is attached to 12 Multifamily Units
- Opportunity to Purchase: Retail Space and 12 Apartment Units for Sale
- Large Monument Signage
- Former Convenience Store and Micro Laundromat

LOCATION DESCRIPTION

- Minutes from Downtown Phoenix
- Corner of Grand Ave and Latham St
- Storefront Visible from Grand Avenue

OFFERING SUMMARY

LEASE RATE

NEGOTIABLE

AVAILABLE SF

500-1,000 SF

LOT SIZE

11,220 SF



AERIAL MAP

1605 WEST LATHAM STREET
PHOENIX, ARIZONA 85007



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.

Bike Score
95

Walk Score
86

100k
NEW ANNUAL
VISITORS

200+
LOCAL
BUSINESSES

THE WAREHOUSE DISTRICT

THE INTERSECTION OF HISTORY + CREATIVITY

The Warehouse District is located roughly within the parameters of Jefferson Street, Lincoln Road, 7th Street and 7th Avenue, surrounded by premier Downtown Phoenix locations like the Phoenix Convention Center, Chase Field, Footprint Center, The Van Buren, Celebrity Theatre, Arizona State University Downtown Campus, the University of Arizona College of Medicine, and Phoenix Sky Harbor International Airport.



**CLOSE PROXIMITY TO
SPORTS & MUSIC VENUES**



**2,155+ EMPLOYEES
100+ GALVANIZE**



**44+ BUSINESSES
100+ INSIDE GALVANIZE**



**FEW BLOCKS
SOUTH OF DTPHX**

DOWNTOWN PHOENIX

Downtown Phoenix offers a dynamic mix of business, culture, and lifestyle, making it one of the Valley's most desirable destinations for investment and development. As the state's largest employment hub, it is home to major corporate offices, government centers, and Arizona State University's downtown campus, driving consistent daytime and residential activity. The area boasts premier sports and entertainment venues, including Footprint Center and Chase Field, as well as a growing selection of acclaimed restaurants, hotels, and arts institutions. With easy access to multiple freeways and Valley Metro light rail, Downtown Phoenix provides unmatched connectivity, making it an ideal location for retail, office, and mixed-use opportunities.



5 MILE DAYTIME POPULATION
665,035



1 MILE AVG HOUSEHOLD INCOME
\$96,145

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	27,004	285,772	665,035
Employees:	15,261	144,469	266,562
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	5,766	59,569	149,101
Average Size:	1.9	2.2	2.5
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$96,145	\$90,399	\$92,048
Annual Retail Expenditure:	\$254.2 M	\$2.82 B	\$7.15 B





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
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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.

FOR MORE INFORMATION:

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