

# DERBY

ROOSEVELT ROW RETAIL



COMING SOON :

**Dolce Italia Bakery**



**2ND ST & MCKINLEY ST**  
800 N 2ND ST, PHOENIX, AZ 85004



PHOENIX COMMERCIAL ADVISORS

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# property summary

AVAILABLE

±1,642 SF

## PROPERTY HIGHLIGHTS

**Derby** is an exciting, new way to experience Roosevelt Row. The 21-story high -rise tower features intelligently designed, luxuriously efficient studio, one, and two-bedroom apartment homes that make an arts district lifestyle easier, richer, and more attainable.

- » In the Heart of Roosevelt Row with breweries, bars, and restaurants amidst diverse outdoor murals, galleries and studios along with much more.
- » Located south of the I-10 and north of I-17.
- » Popular entertainment and events each month during First Friday at the 32-acre Hance Park, The Phoenix Theatre Company, Herberger Theatre Center, Chase Field, The Duce and Symphony Hall.
- » Walking Distance from Arizona State University with 12,200 students currently attending



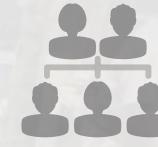
Total Businesses  
in 3-mile radius

**8,484**



Total Employees  
in 3-mile radius

**200,041**

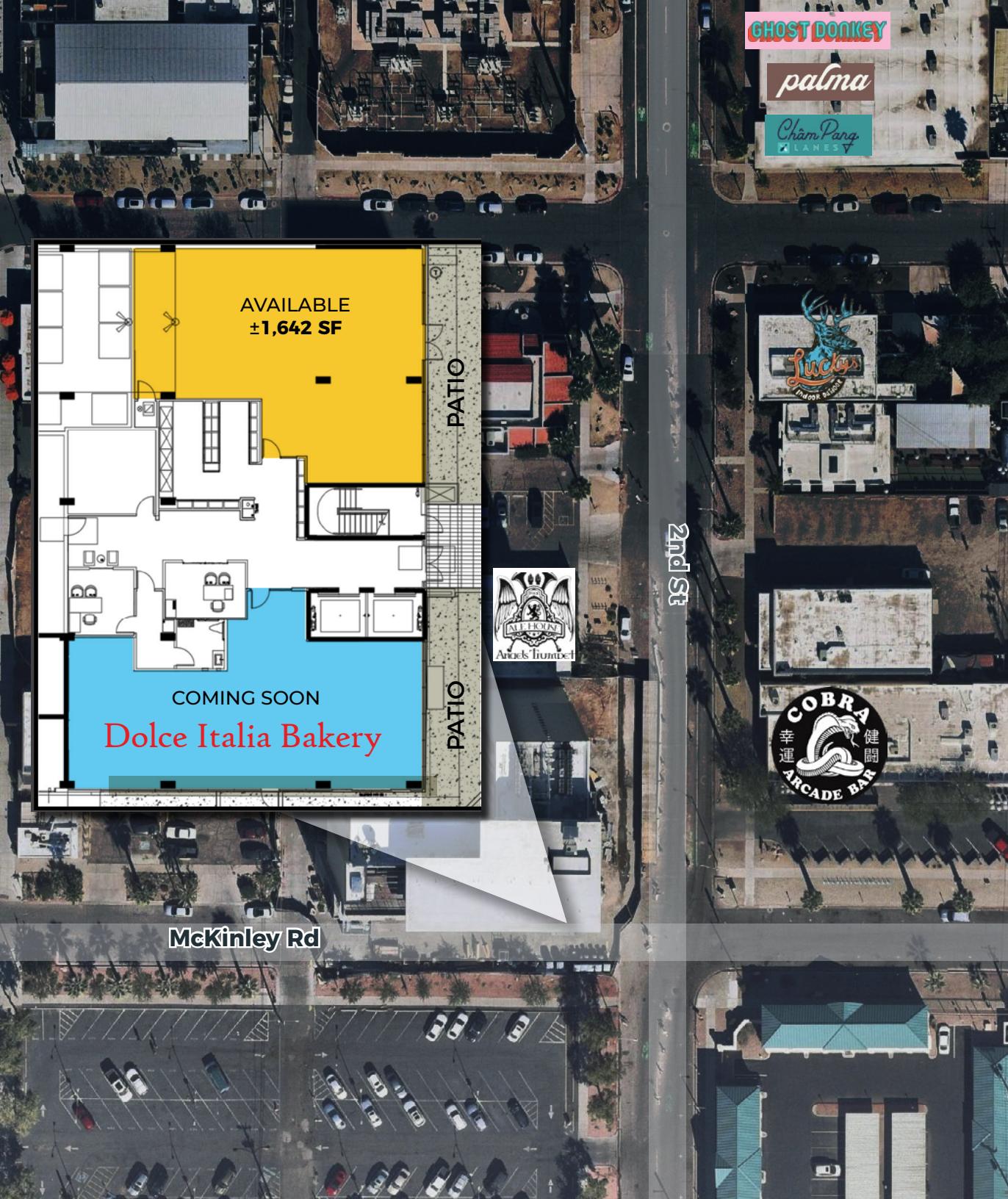


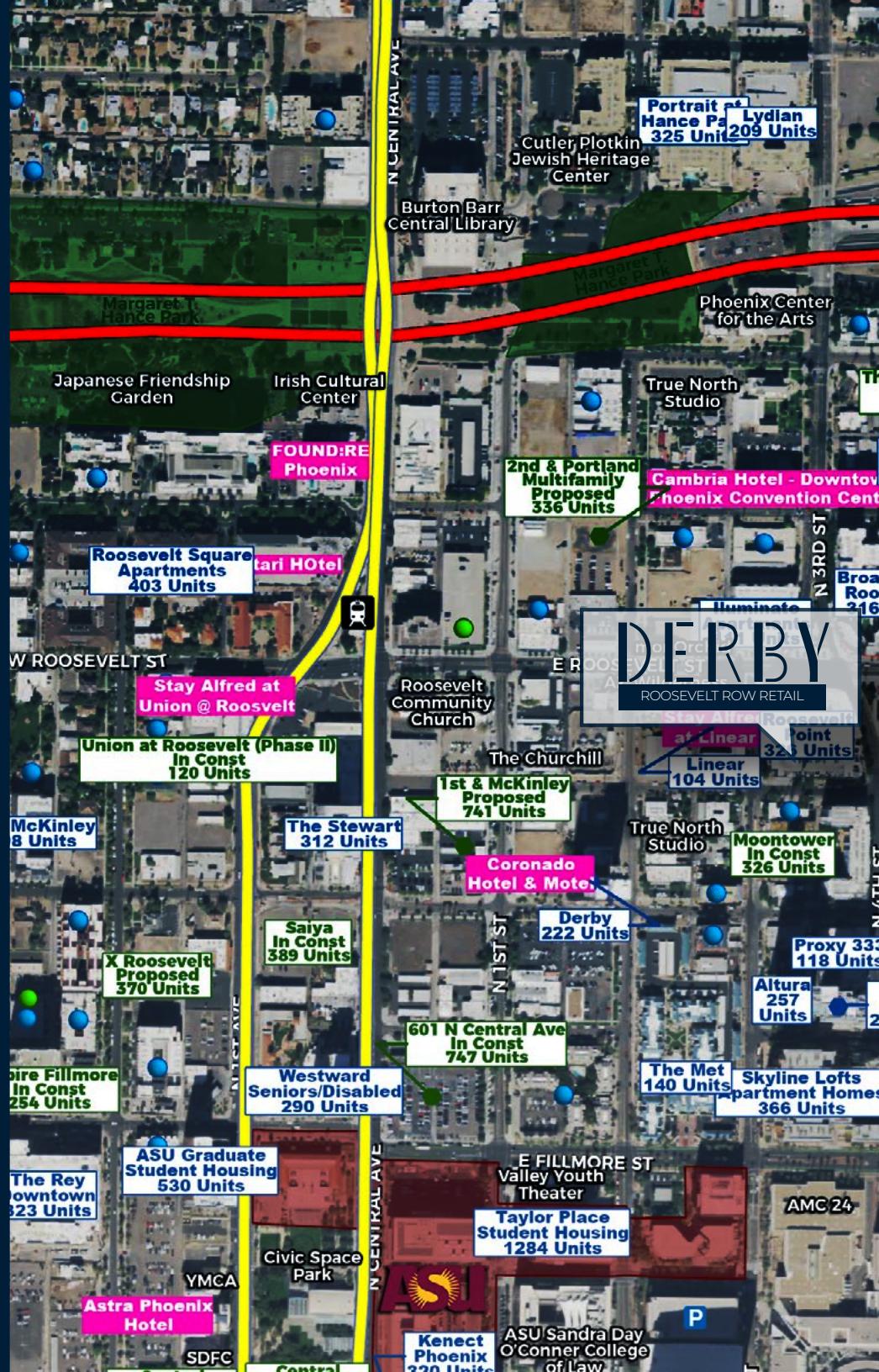
Total Population  
in 3-mile radius

**121,517**

# Site Plan

- ▶ 10-Foot Ceilings
- ▶ Grease trap
- ▶ Storefront windows
- ▶ Optional patio space
- ▶ Optional direct access from lobby
- ▶ Plumbing for private restrooms





# DOWNTOWN HOUSING



## HOUSING

Graduate Student Housing	500
Taylor Place Dorms	1284
Central Station	300 Units   217 Dorms

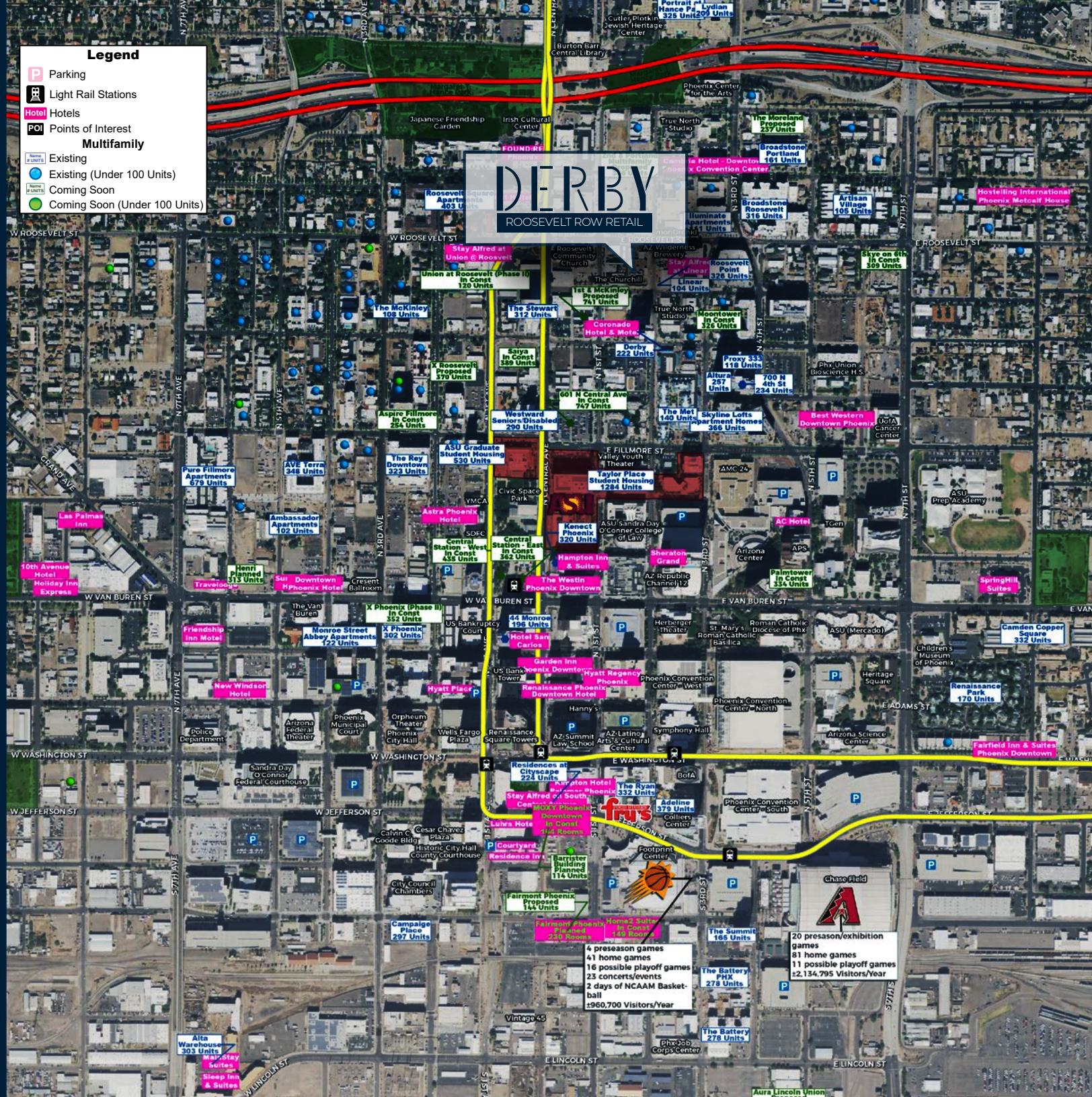


## HOUSING

Derby	222
Portland on the Park	131
Roosevelt Square	403
X Roosevelt	370
Broadstone on Portland	161
Broadstone Roosevelt	162
Illuminate	111
Linear	104
Roosevelt Point	326
The Steward	312
Proxy	333
Altura	257
Joy on 4th	234
The Met	140
X Phoenix	352
Skyline Lofts	332
Palmcourt Tower	352
601 N Central St	747
Moontower	326
Kenect Phoenix	320
First McKinley	741

## Legend

-  Parking
-  Light Rail Stations
-  Hotels
-  Points of Interest
-  Multifamily
-  Existing
-  Existing (Under 100 Units)
-  Coming Soon
-  Coming Soon (Under 100 Units)



**±4,414**  
HOTEL ROOMS  
149 hotel rooms under  
construction in downtown



± 200  
RESTUARANT/BARS



**880,000 SF  
RETAIL SPACE  
with new construction  
continually adding more.**



**± 10 million**  
**LIGHT RAIL RIDERSHIP**  
in 2023 (5 downtown stops)

# DERBY

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exclusively listed by

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