

DERBY

ROOSEVELT ROW RETAIL

COMING SOON :

Dolce Italia Bakery



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



PhoenixCommercialAdvisors.com

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

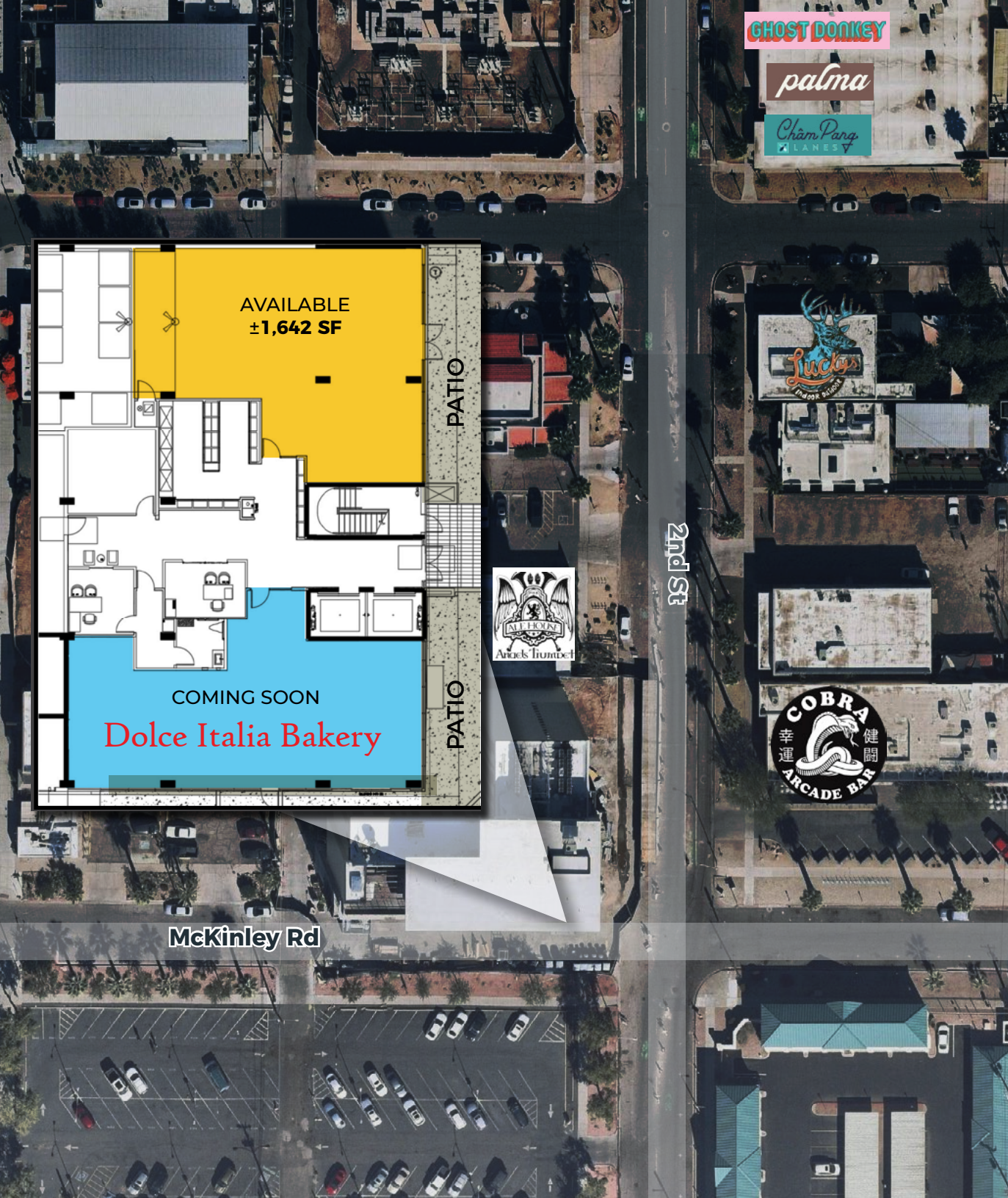


Total Population
in 3-mile radius

121,517

DERBY
ROOSEVELT ROW RETAIL





Site Plan

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

DERBY
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Portait of Hance Park 325 Units
Lydian 209 Units

Cutler Plotkin Jewish Heritage Center

Burton Barr Central Library

Margaret Hance Park

Phoenix Center for the Arts

Japanese Friendship Garden

Irish Cultural Center

FOUND:RE Phoenix

Roosevelt Square Apartments 403 Units

Stari Hotel

Stay Alfred at Union @ Roosevelt

Union at Roosevelt (Phase II) In Const 120 Units

McKinley 8 Units

The Stewart 312 Units

Saiya In Const 389 Units

X Roosevelt Proposed 370 Units

Fire Fillmore In Const 254 Units

ASU Graduate Student Housing 530 Units

The Rey Downtown 323 Units

Astra Phoenix Hotel

YMCA

SDFC

601 N Central Ave In Const 747 Units

Westward Seniors/Disabled 290 Units

ASU

Kenect Phoenix 220 Units

ASU Sandra Day O'Conner College of Law

Valley Youth Theater

Taylor Place Student Housing 1284 Units

AMC 24

Derby 222 Units

Coronado Hotel & Motel

1st & McKinley Proposed 741 Units

The Churchill

Roosevelt Community Church

True North Studio

Moontower In Const 326 Units

Linear 104 Units

at Linear 32 Units

Point Units

True North Studio

Altura 257 Units

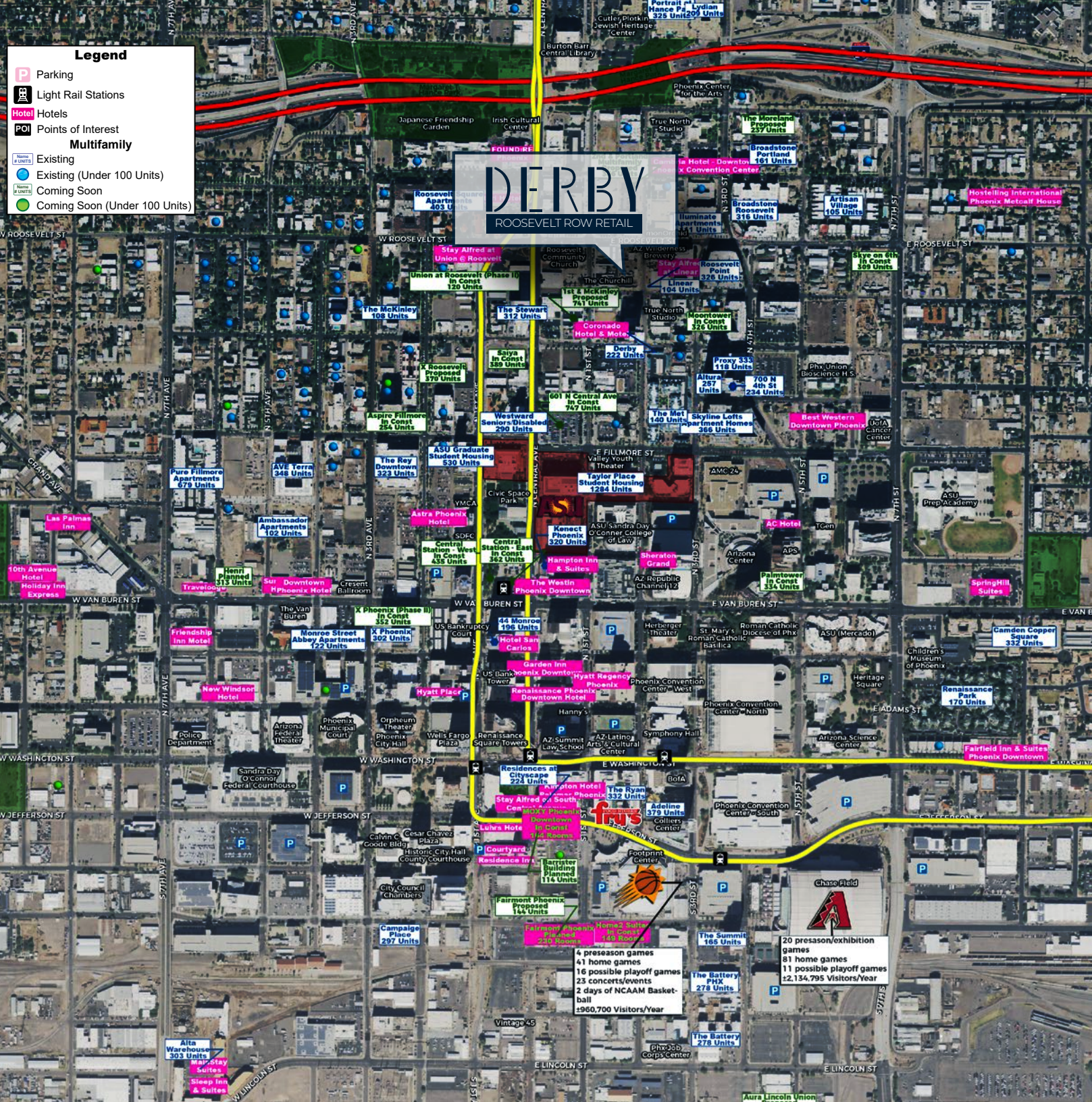
Proxy 331 Units

Skylines Lofts Apartment Homes 366 Units

The Met 140 Units



HOUSING	UNITS
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



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



± 200
RESTUARANT/BARS



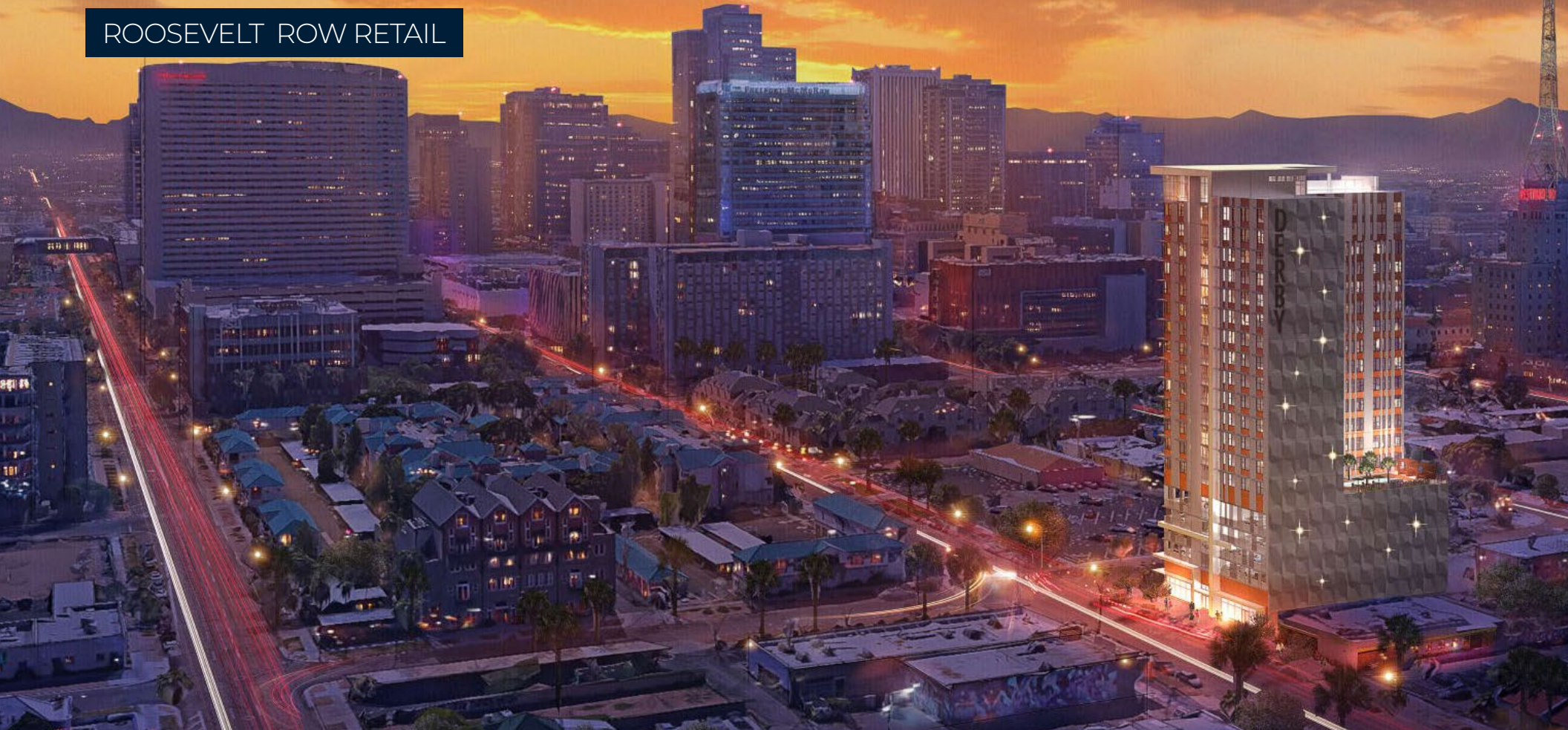
880,000 SF
RETAIL SPACE
with new construction
coninually adding more.



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

DERBY

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exclusively listed by

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