

FOR SALE | ICONIC OCOTILLO RESTAURANT BUILDING

3243 NORTH 3RD STREET, PHOENIX, ARIZONA



Exclusively Listed By: Brian Kocour | 602-757-1319 | Brian@kocourcompany.com | www.KocourCompany.com

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Executive Summary

Kocour Company is pleased to offer this iconic restaurant building known as Ocotillo. Ocotillo is located at the corner of Third Street and Flower in Midtown Phoenix. The indoor/outdoor design blends native desert flora with modern architecture. The inviting indoor space has a full-service bar, dining room and a communal wine events area.

Outdoors, you will find several unique spaces including the Ramada, the Flower Street patio, the Beer Garden, Lucy's lawn and the Sidecar Cocktail Lounge.

The buildings surround and compose a dramatic outdoor dining and event courtyard complete with lush shady landscaping and multiple patios. The property features a multitude of community space with enclaves of gathering spaces with an event lawn, communal tables, seating ramadas, and nook seating throughout the property.

Naturally rusted corrugated panels and steel canopies carve the intimate sections of the indoor/outdoor compound. A second story cargo container also features office space. All Furniture, Fixtures and Equipment can be made available.

Embraced by resident's valley wide, this legacy dining and event venue offers a truly authentic Phoenix, Arizona experience. Ocotillo is a one-of-a-kind collector property that will appreciate in time.



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Property Summary

**Do Not Disturb Tenant*

- Year Built/Renovated: 1966/2010
- Buildings: 5 Total Buildings
- Square Footage: +6,136 SF Building(s) | +4,700 Patio(s)
- Land Area: .86 Acres (37,542 SF)
- Pricing: \$4,295,000

Property Highlights

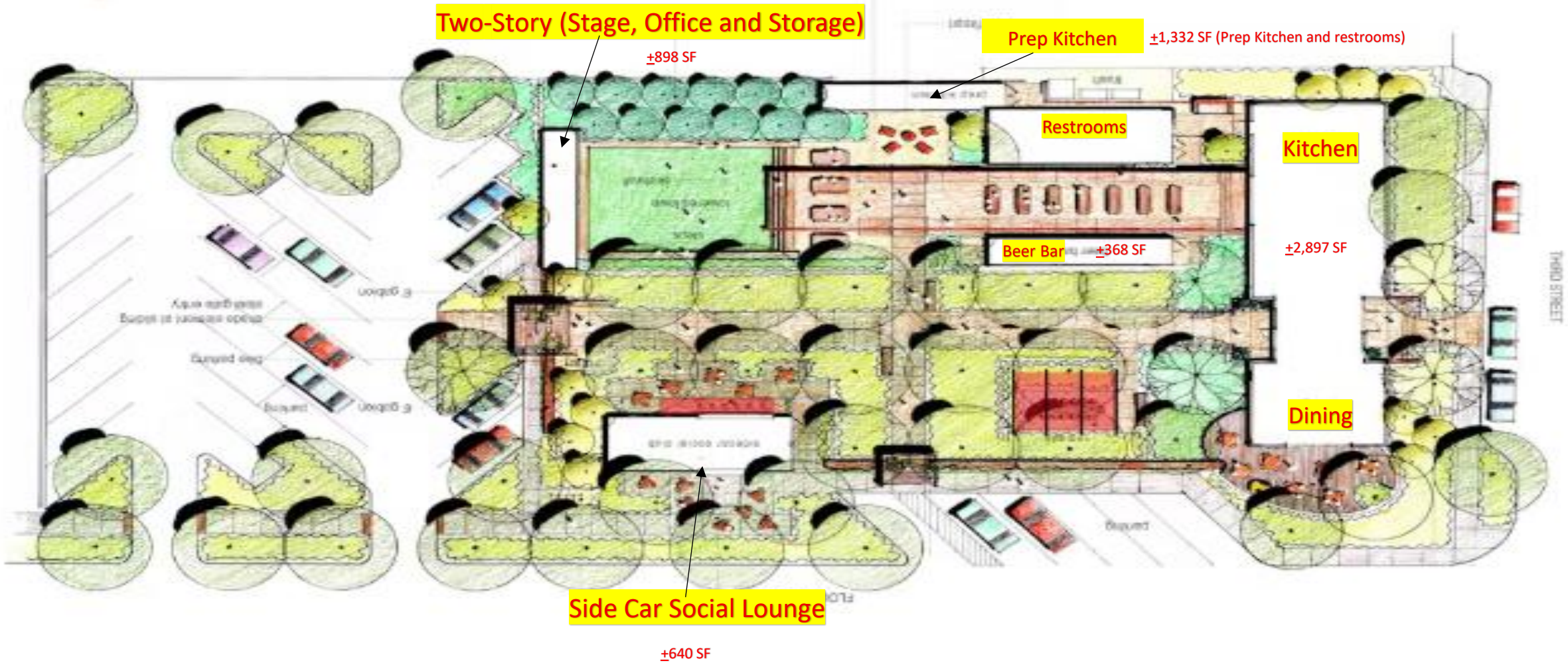
- Owner/User Opportunity
- Artful Real Estate Opportunity
- Multiple concepts/uses potentials.
- Located in Mid-Town Phoenix with high employment and population.
- Large common areas in addition to multiple patios
- Unlike anything else in metropolitan Phoenix.

** All Furniture, Fixtures and Equipment can be made available.*



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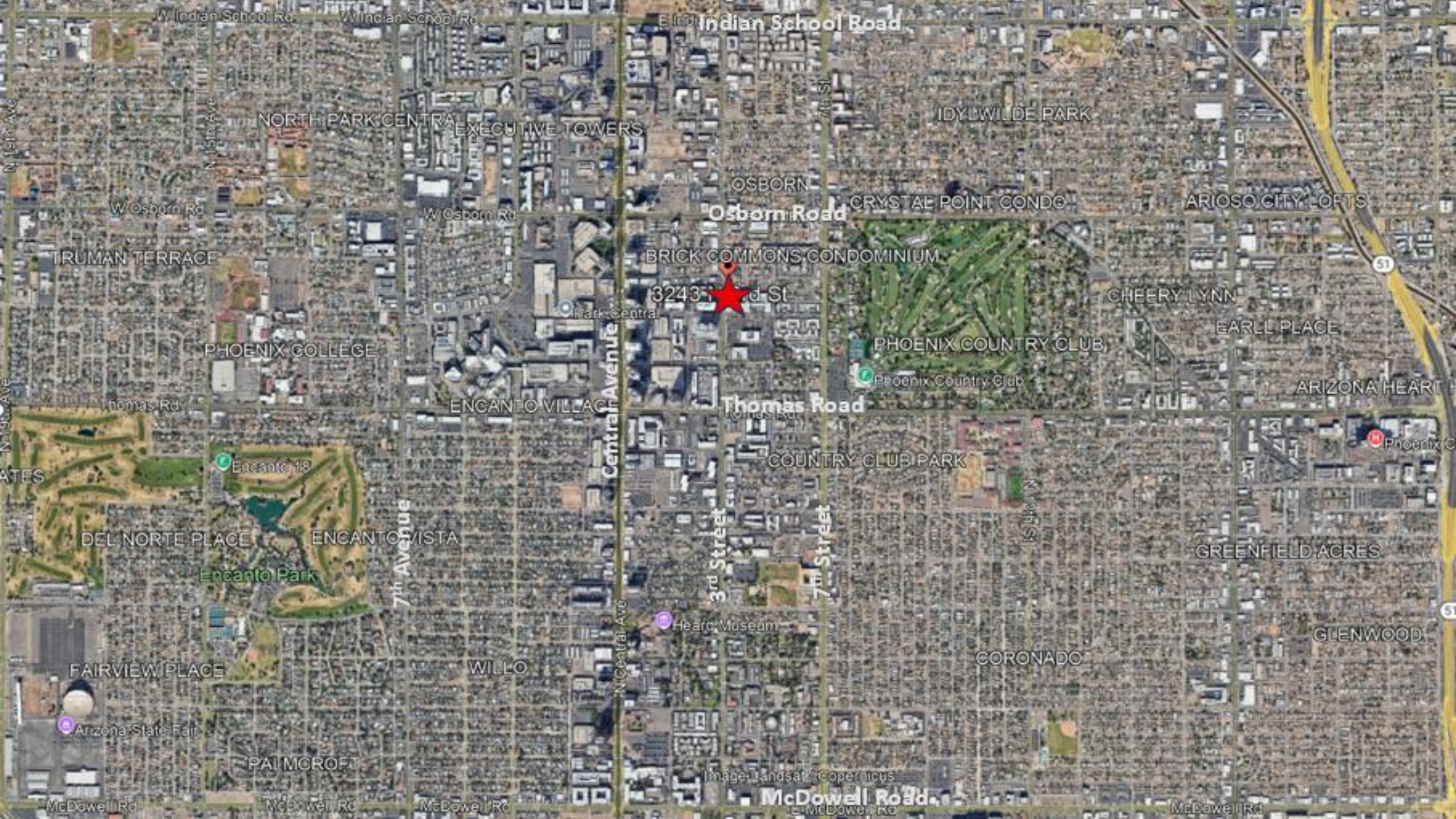
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W Indian School Rd

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NORTH PARK CENTRAL

EXECUTIVE TOWERS

IDYLWILDE PARK

W Osborn Rd

W Osborn Rd

OSBORN

Osborn Road

CRYSTAL POINT CONDO

ARIOSO CITY LOFTS

TRUMAN TERRACE

BRICK COMMONS CONDOMINIUM

3243 4th St

CHEERY LYNN

PHOENIX COLLEGE

ENCANTO VILLAGE

Thomas Road

PHOENIX COUNTRY CLUB

EARLL PLACE

Thomas Rd

Encanto 18

ARIZONA HEART

ATES

DEL NORTE PLACE

ENCANTO VISTA

COUNTRY CLUB PARK

GREENFIELD ACRES

Encanto Park

Central Avenue

3rd Street

7th Street

Heard Museum

GLENWOOD

FAIRVIEW PLACE

WILLO

CORONADO

Arizona State Fair

PALM CROFT

Image Landsat Copernicus

McDowell Road

McDowell Rd

McDowell Rd

McDowell Rd

McDowell Rd

McDowell Rd