



SEC

6TH ST & GARFIELD ST

817 N 6th St, Phoenix, AZ 85004



property summary

AVAILABLE

±6,366 SF (CAN BE DEMISED)

skye
ON 6TH

PROPERTY HIGHLIGHTS

Skye on 6th is a newly designed 309-unit luxury apartment building with an unparalleled amenity package featuring an expansive health and wellness experience. This is centrally located within a vibrant area of Downtown Phoenix, within walking distance to ASU's Downtown campus, NAU-Phoenix Biomedical Campus, Footprint Center, Chase Field, the Phoenix Convention Center, and the revitalized Hance Park. The area is lined with restaurants, bars, sports, and entertainment venues and surrounded by historic residential and warehouse districts, making it a highly desirable and walkable space. It also offers easy access to Phoenix's 28-mile light rail system serving Phoenix, Tempe, and Mesa.

Phoenix population has grown by nearly 200,000 people since 2020 coupled with a 10 year annualized job increase of 2.8% makes it one of the fastest growing cities in the nation. 46.3 million visitors traveled to Phoenix MSA in the past year to experience an abundance of outdoor recreational activities and major sporting events including the Super Bowl, Final Four and MLB Spring Training.



property summary

- » In the Heart of Roosevelt Row with breweries, bars, and restaurants amidst diverse outdoor murals, galleries and studios along with much more.
- » 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.
- » Adjacent to the Phoenix Biomedical Campus, a 30-acre urban medical bioscience campus with more than 1.7 million SF existing with 6 million total SF planned.
- » Walking distance from Arizona State University Downtown Phoenix Campus with 12,200 students currently attending.

ESRI 2024



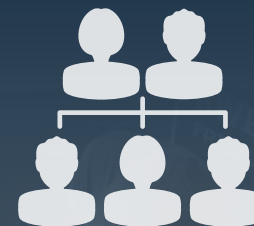
Total Businesses
in 3-mile radius

9,864



Total Employees
in 3-mile radius

212,588



Total Population
in 3-mile radius

123,414



Daytime Population
in 3-mile radius

285,060



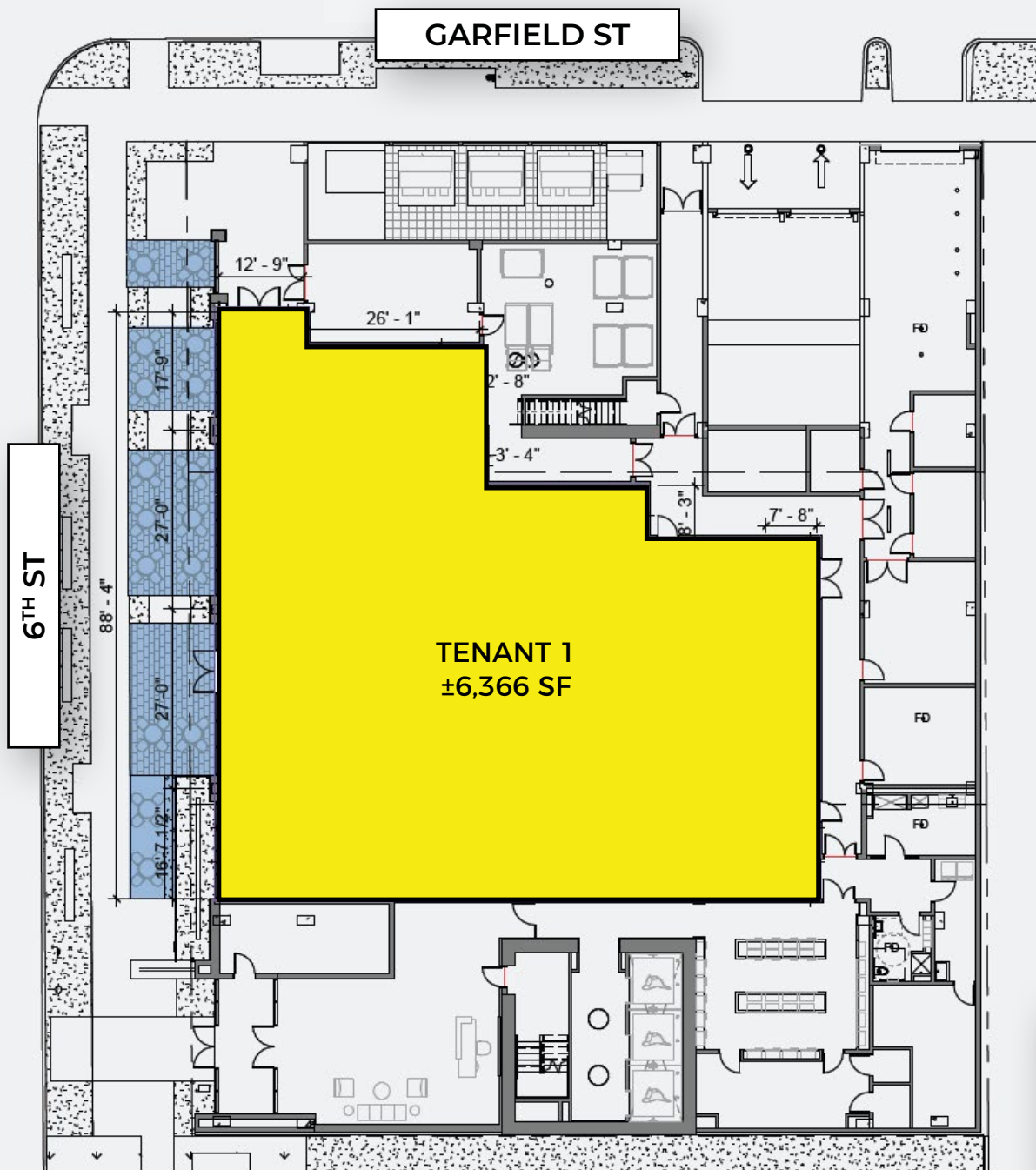
Average HH Income
in 3-mile radius

\$86,852



Total Housing Units
in 3-mile radius

53,306



Site Plan

CONCEPT PLAN GROUND FLOOR

Various size requirements can be accommodated, please inquire for more details.

SINGLE TENANT FLOOR PLAN

» **Tenant 1**
± 6,366 SF

FEATURING

- » 16'–22' in Ceiling Heights
- » More than 85' of frontage along 6th Street
- » Retail outdoor seating
- » Ability to vent for a restaurant



AVAILABLE

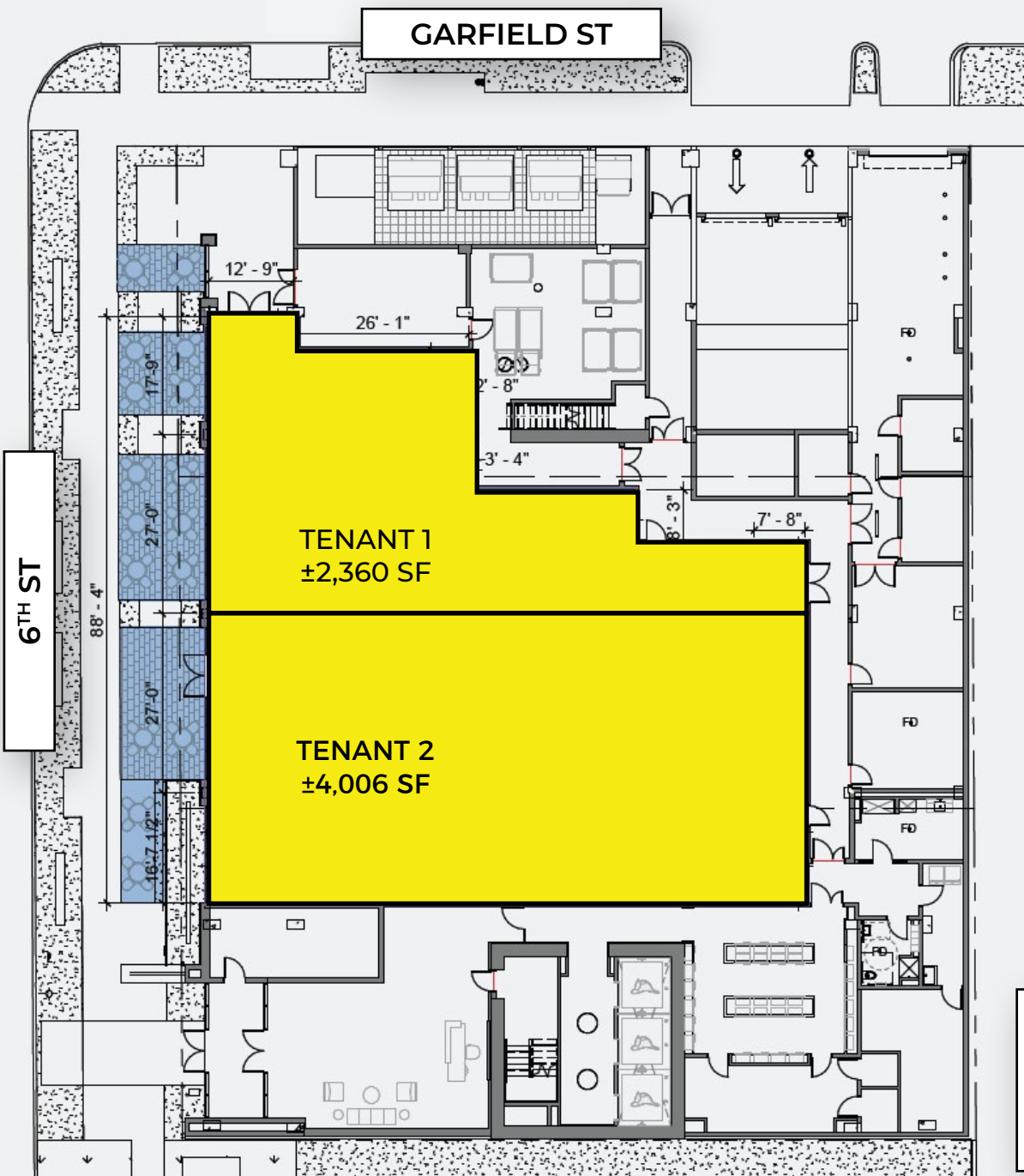


OUTDOOR SEATING

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Site Plan

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POTENTIAL DEMISED FLOOR PLAN

» **Tenant 1**
± 2,360 SF

» **Tenant 2**
± 4,006 SF

FEATURING

- » 16'–22' in Ceiling Heights
- » Retail outdoor seating
- » Ability to vent for a restaurant



AVAILABLE



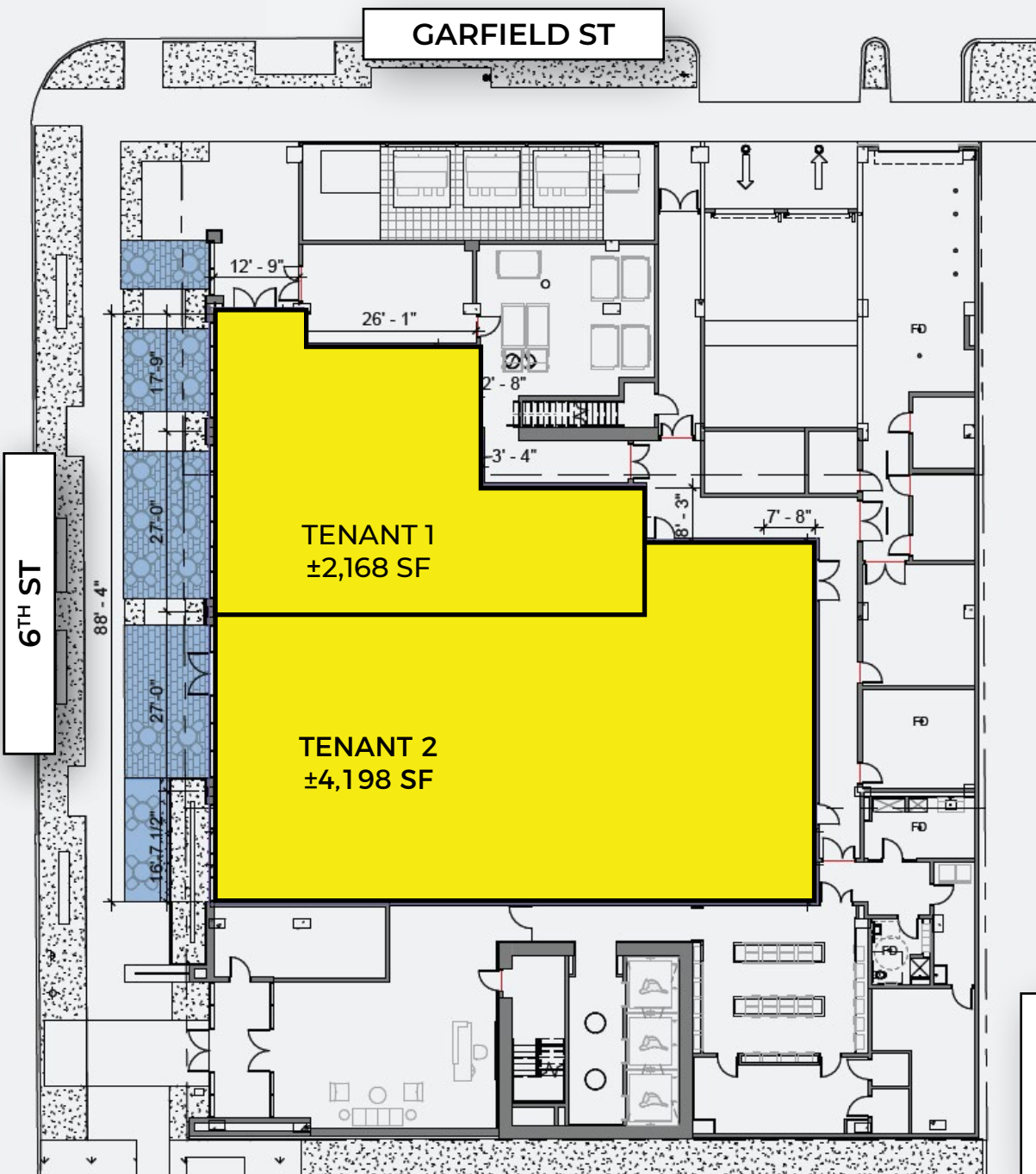
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Site Plan

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POTENTIAL DEMISED FLOOR PLAN

» **Tenant 1**
± 2,168 SF

» **Tenant 2**
± 4,198 SF

FEATURING

- » 16'–22' in Ceiling Heights
- » Retail outdoor seating
- » Ability to vent for a restaurant

AVAILABLE

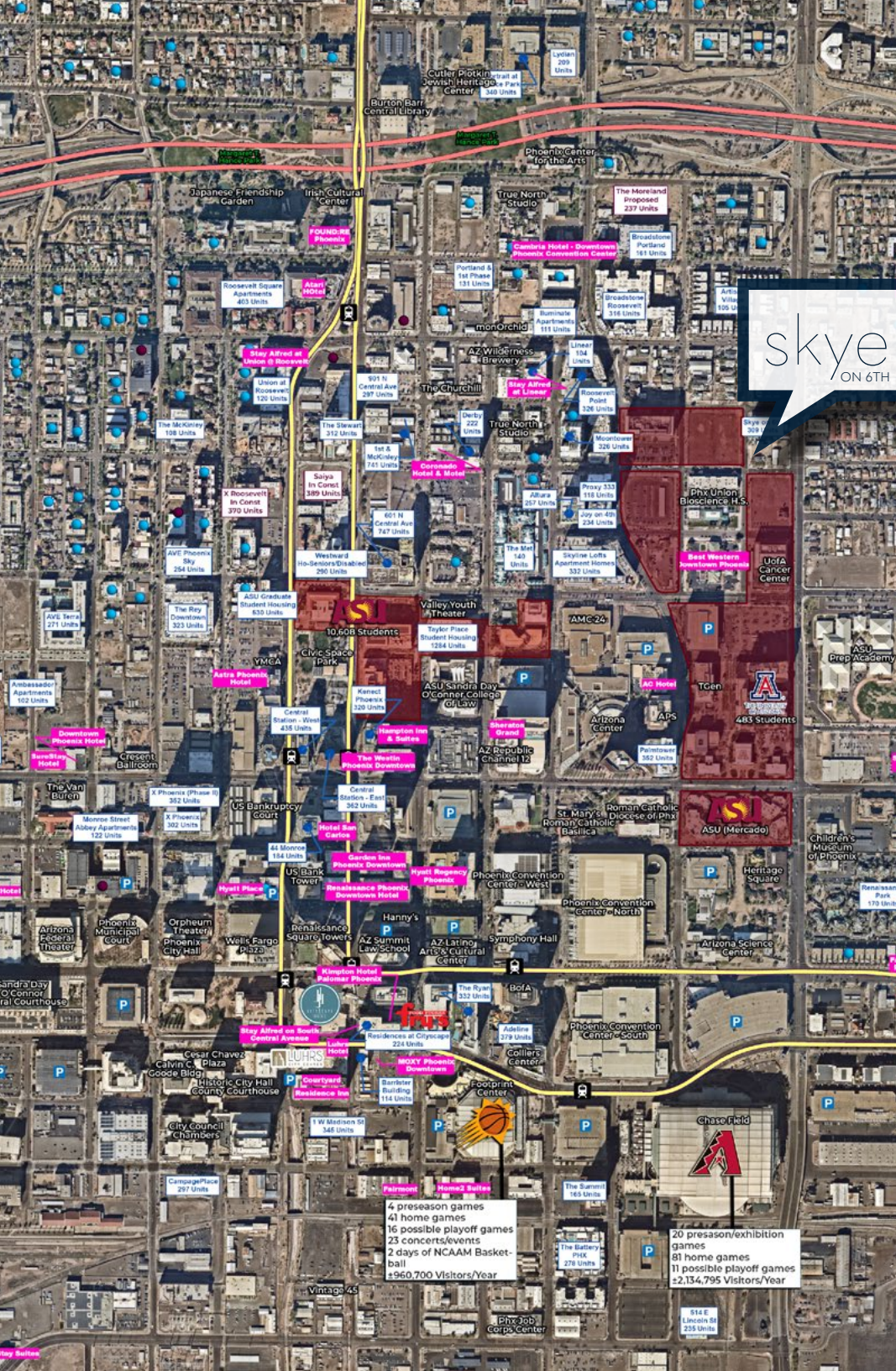
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DOWNTOWN HOUSING



STUDENT HOUSING

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



MULTI FAMILY

HOUSING	UNITS
Skye on 6th	309
Artisan Village	105
Broadstone Portland	161
Broadstone Roosevelt	316
Illuminate	111
Roosevelt Point	326
Linear	104
Derby	222
Roosevelt Point	326
Proxy	333
Altura	257
700 N 4th St	234
The Met	140
The Stewart	312
Skyline Lofts	366
Taylor Place Student Housing	1284
Kenect Phoenix	320
Camden Copper Square	332
Renaissance Park	170
Kenect Phoenix	320
Portrait at Hance Park	325

4 preseason games
41 home games
16 possible playoff games
23 concerts/events
2 days of NCAA Basketball
~960,700 Visitors/Year

20 preseason/exhibition games
81 home games
11 possible playoff games
~2,134,795 Visitors/Year



skye
ON 6TH



exclusively listed by

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