

# For Sale | The Newton Phoenix

300 W. Camelback Road, Phoenix, AZ



*18,599 SF National Award-Winning Mixed-Use Asset*



Exclusively Listed By: **Brian Kocour** | 602-757-1319 | [Brian@kocourcompany.com](mailto:Brian@kocourcompany.com) | [www.KocourCompany.com](http://www.KocourCompany.com)

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## *The Newton Phoenix – Premier Adaptive Reuse Investment Opportunity*

Kocour Company is pleased to present The Newton Phoenix, a nationally recognized, award-winning mixed-use asset strategically located at the northwest corner of 3rd Avenue and Camelback Road in Uptown Phoenix—one of the city's most established and supply-constrained submarkets.

Situated on approximately 1.20 acres at a signalized hard corner along the light rail, the property encompasses 18,599 square feet of architecturally distinctive, multi-tenant retail, dining, and event space. Reimagined by Venue Projects, The Newton Phoenix represents a best-in-class adaptive reuse project that combines historic character with modern functionality, creating a durable and differentiated investment asset.

Originally constructed as the iconic 1960s steakhouse Jay Newton's Beefeaters, the property underwent a comprehensive renovation and reopened in 2014. The redevelopment preserved irreplaceable architectural elements while integrating contemporary design features, including floor-to-ceiling glass, exposed trussed ceilings, indoor-outdoor green space, and custom fireplaces constructed with vintage Queen Creek adobe brick. These elements create a unique experiential environment that drives tenant demand and sustained consumer traffic.

The Newton benefits from strong co-tenancy and a curated mix of high-performing independent operators, including Changing Hands Bookstore, First Draft Book Bar, The Toasted Owl, Tesota, event venues, and meeting/event spaces. This complementary ecosystem fosters cross-traffic and enhances tenant stability through diversified revenue streams across retail, food & beverage, and event uses.

Adjacent to the Rise Uptown Boutique Hotel and surrounded by dense residential historic neighborhoods and established retail corridors, the property is positioned as both a neighborhood anchor and regional destination. Its irreplaceable location, architectural authenticity, and proven tenant synergy create meaningful barriers to entry and long-term value preservation.

The Newton Phoenix offers investors the opportunity to acquire a one of a kind stabilized, institutionally recognized asset with strong branding, embedded community presence, and durable positioning within one of Phoenix's most desirable urban corridors.



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## Tenancy Overview

**Changing Hands Bookstore** - An award-winning, nationally recognized independent bookstore serving as a vibrant community hub for literary culture, author events, and civic engagement. A long-standing regional destination that drives consistent foot traffic to the property.

**Tesota** - Locally owned, chef-driven restaurant offering elevated comfort cuisine with global influence. A high-quality food and beverage anchor that enhances evening and weekend traffic.

**The Toasted Owl Café** - A distinctive, owl-themed brunch destination known for its eclectic vintage atmosphere and strong daytime following, contributing consistent morning and weekend consumer activity.

**First Draft Book Bar** - A wine, beer, coffee, and pastry bar located within Changing Hands Bookstore, creating an experiential retail environment and extending customer dwell time on-site.

**Events at the Newton** - A flexible, on-site event venue with ability to accommodate a variety of intimate gatherings, mixers, meetings, weddings, and conferences—providing diversified revenue streams and consistent programmed traffic beyond traditional retail hours.



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## Property Summary

Site Location:	300 West Camelback Road, Phoenix, AZ 85013
Square Footage:	18,599 SF
Gross Land Area:	1.20 Acres
Year Built/Renovated:	1961/2014
Parcel Number:	162-26-089
Zoning:	C-2: TOD-1 (Light Rail)



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## Offering Terms

Offering Price:	\$7,750,000
Cap Rate:	5.6%
NOI:	\$432,788.72
Price Per Square Foot:	\$417/SF
Occupancy:	100%

## Annualized April 2026 Budget Operating Data

Base Rent	\$382,788.72
Estimated Event Income	\$50,000.00
CAM Reimbursement	\$121,541.04
Property Taxes	\$43,445.52
Insurance Reimbursement	\$12,137.76
<b>Total Income</b>	<b>\$609,913.04</b>
<b>Less Expenses</b>	<b>\$177,124.32</b>
<b>NOI</b>	<b>\$432,788.72</b>



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ARIZONA BILTMORE



WINDSOR SQUARE  
HISTORIC DISTRICT

UPTOWN  
*Plaza*

Medlock Place Historic District

Central Avenue

THE NEWTON PHX



Light Rail

Cambelback Road

RISE



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