

# MANZANA

## ON ROOSEVELT ROW

821 North 1<sup>ST</sup> Ave  
Phoenix, AZ 85003





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**FOR LEASE:**

**FIFTH FLOOR LIFESTYLE  
OFFICE OPPORTUNITIES**

**GROUND FLOOR RESTAURANT  
& RETAIL FOR LEASE**





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## PROJECT OVERVIEW

- Manzana is located just south of 1<sup>st</sup> Avenue and Roosevelt St. in the Roosevelt Row Arts District of DT Phoenix. The area is home to unique retail, entertainment venues, and the lively First Friday Art Walk which attracts over 3.4 million visitors annually.
- The Manzana development at 821 North 1st Avenue is a 12-floor mixed-use project designed by renowned architect Rakkhaus, set to break ground in Q3 2025. It features 9,740 square feet of ground floor restaurant and retail space, ensuring high visibility and easy access for customers. The development also includes 3 levels of above-grade parking, a 5th-floor boutique lifestyle office with 14,849 square feet, 7 levels of residential units from floors 6 to 12, and a rooftop experience for events and promotions. This mix of uses creates a steady customer base, making it an attractive location for retailers seeking to establish a presence in a dynamic urban setting.



# AREA OVERVIEW



Inquiries:

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oxurban.com





# AREA OVERVIEW CONT...



## Food & Drink

- Sottise
- Pedal Haus Brewery
- Sake Haus
- Kahvi Coffee & Cafe
- Carly's Bistro
- The Theodore
- Rough Rider
- FEZ
- Fair Trade Cafe
- SoSoBa Phoenix
- Lola Coffee
- Pita Jungle
- First & Last
- Fatty Daddy's Ice Cream
- BARCOA Agaveria
- Central Records
- Rodiberto's
- Snooze
- Futuro / Palabra
- Stoop Kid
- The Brill Line
- Arizona Wilderness
- Palma
- Ghost Donkey
- Champ Pang Lanes
- Sazerac
- Luckys Indoor Outdoor
- The Farish House
- Songbird Coffee & Tea
- Moira Sushi
- Cobra Arcade Bar
- Angel Trumpet Ale House
- Sin Muerte
- Matt's Big Breakfast
- POMO Pizzeria
- The Grand
- CIBO
- The Vig

## Work Space

- Atmosphere Commercial Interiors
- West Elm Work Space
- First Studio

## Education

- Arizona State University
- Phoenix College

## Fitness

- F45 Training
- Track Club Fitness

## Inquiries:

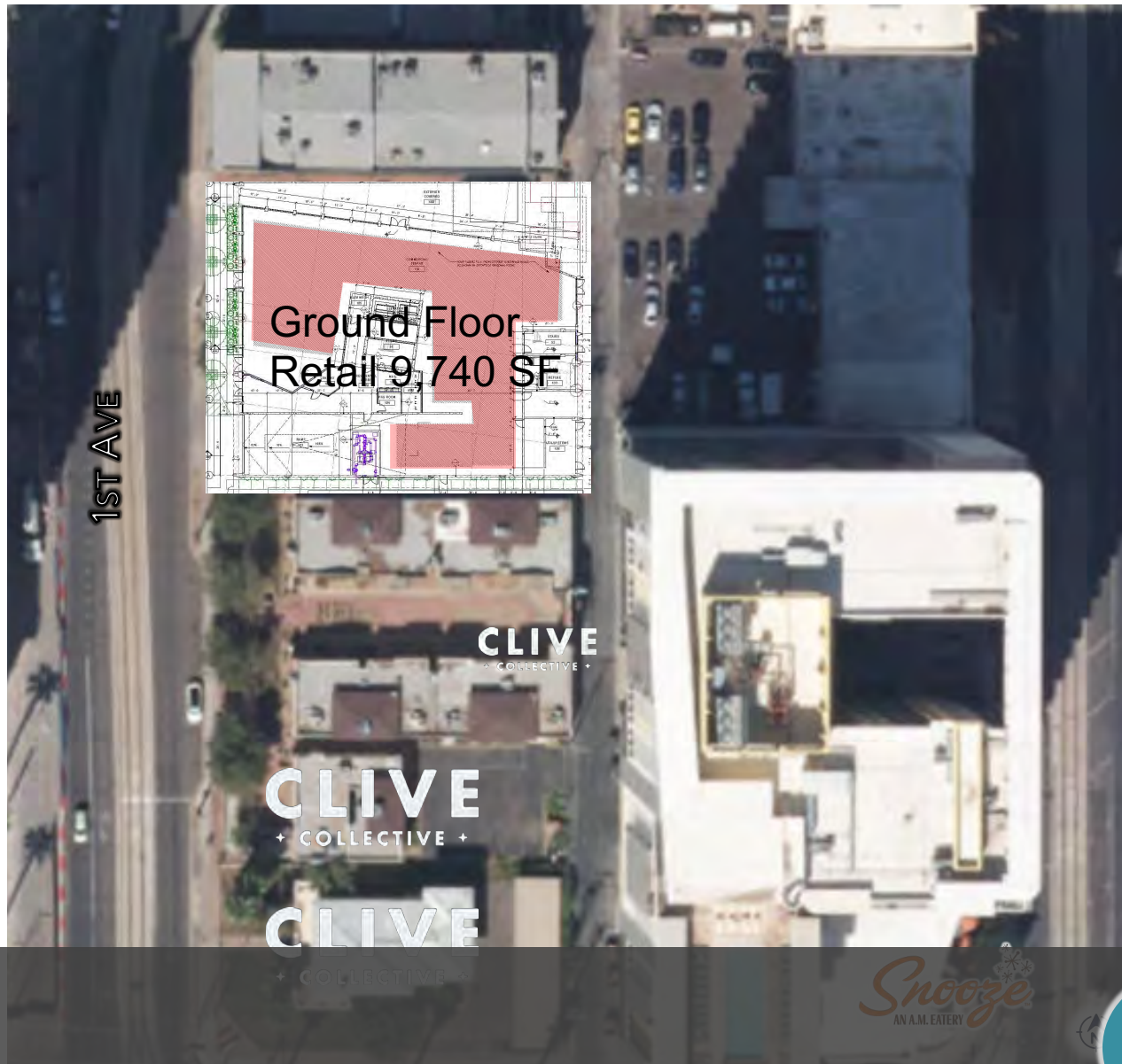
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# MICRO AERIAL



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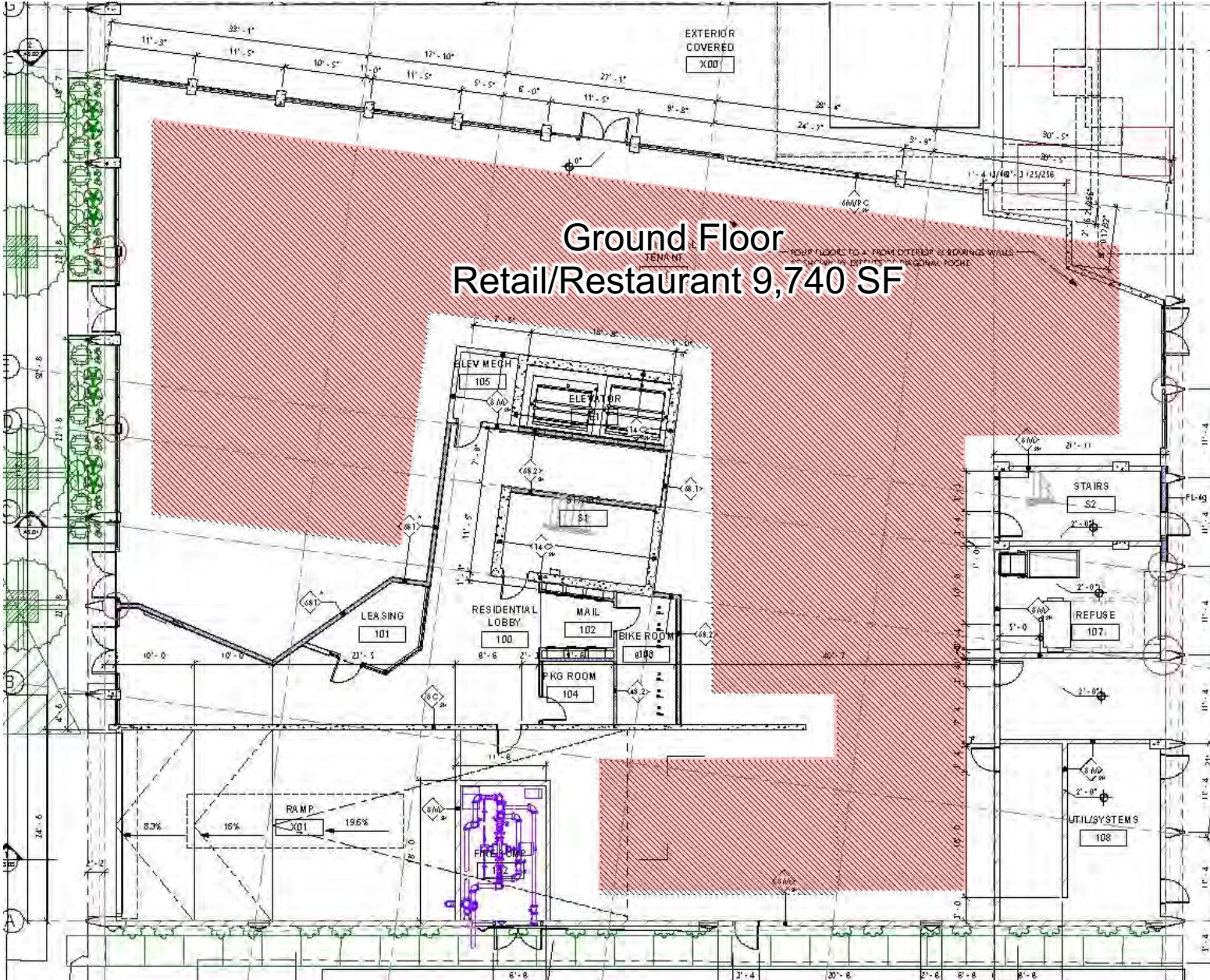
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SITE PLAN – Ground Floor

1ST AVE

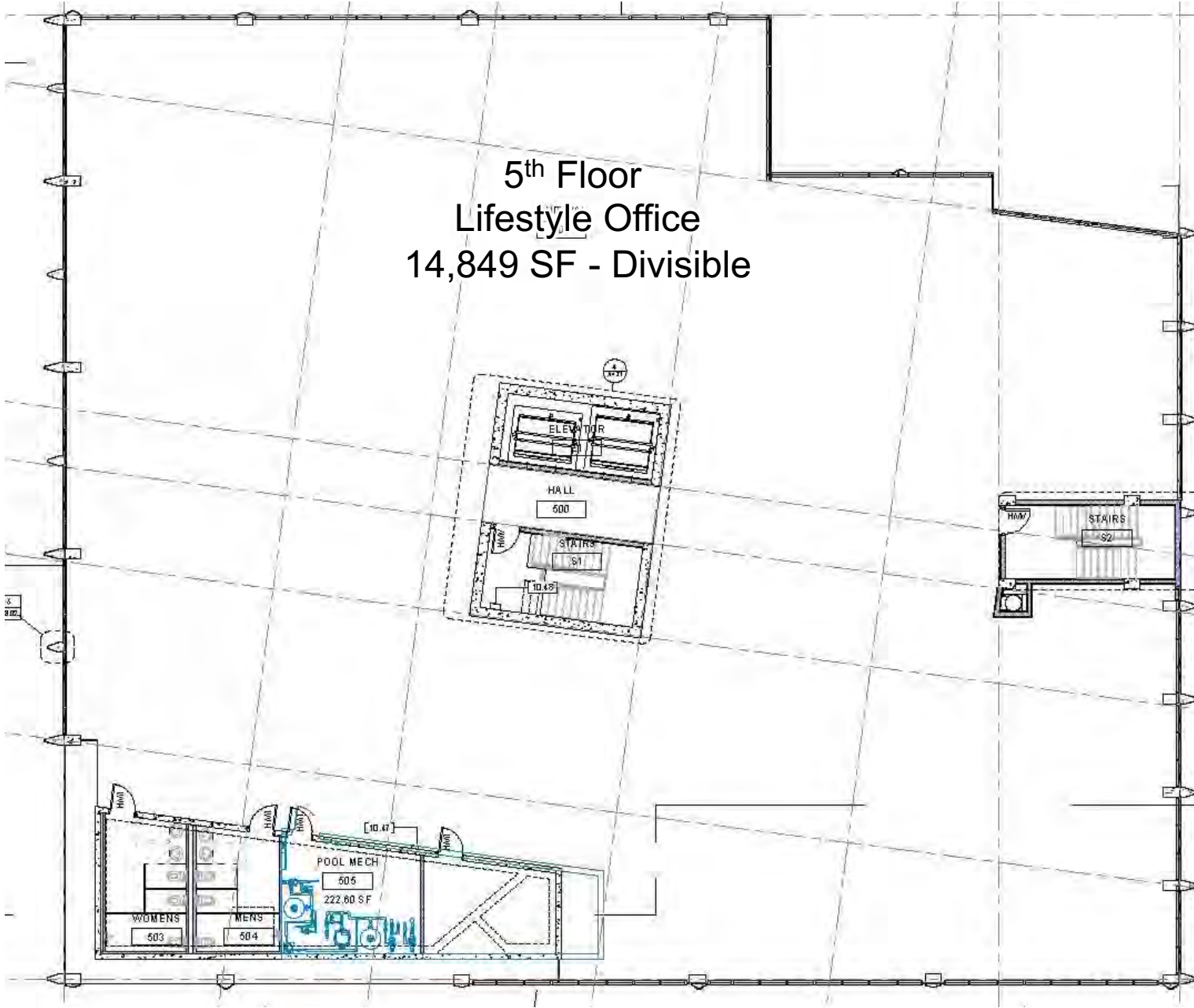




SITE PLAN – 5<sup>th</sup> Floor Lifestyle Office

1ST AVE

5<sup>th</sup> Floor  
Lifestyle Office  
14,849 SF - Divisible





## Why Roosevelt Row?

- **High Visitor Numbers:** Roosevelt Row recorded 3.4 Million Visits throughout 2024, averaging tens of thousands per month, peaking during art and cultural events like First Fridays. This puts Roosevelt Row at the #1 most visited area in all of Arizona. See below.
- **Traffic Volume:** suggests significant potential for brand exposure and impulse purchases.
- **Peak Hours:** Weekends and evenings show the highest foot traffic, aligning with an active consumer demographic who like to eat and shop during leisure time or after work.
- **Demographics:** The consumer base in Roosevelt Row skews younger (20-40 years old), with a strong representation of professionals and urban creatives.
- **Visitor Loyalty:** A high proportion of repeat visitors (a strong indicator of local community engagement) proves a consistent, dedicated consumer base.







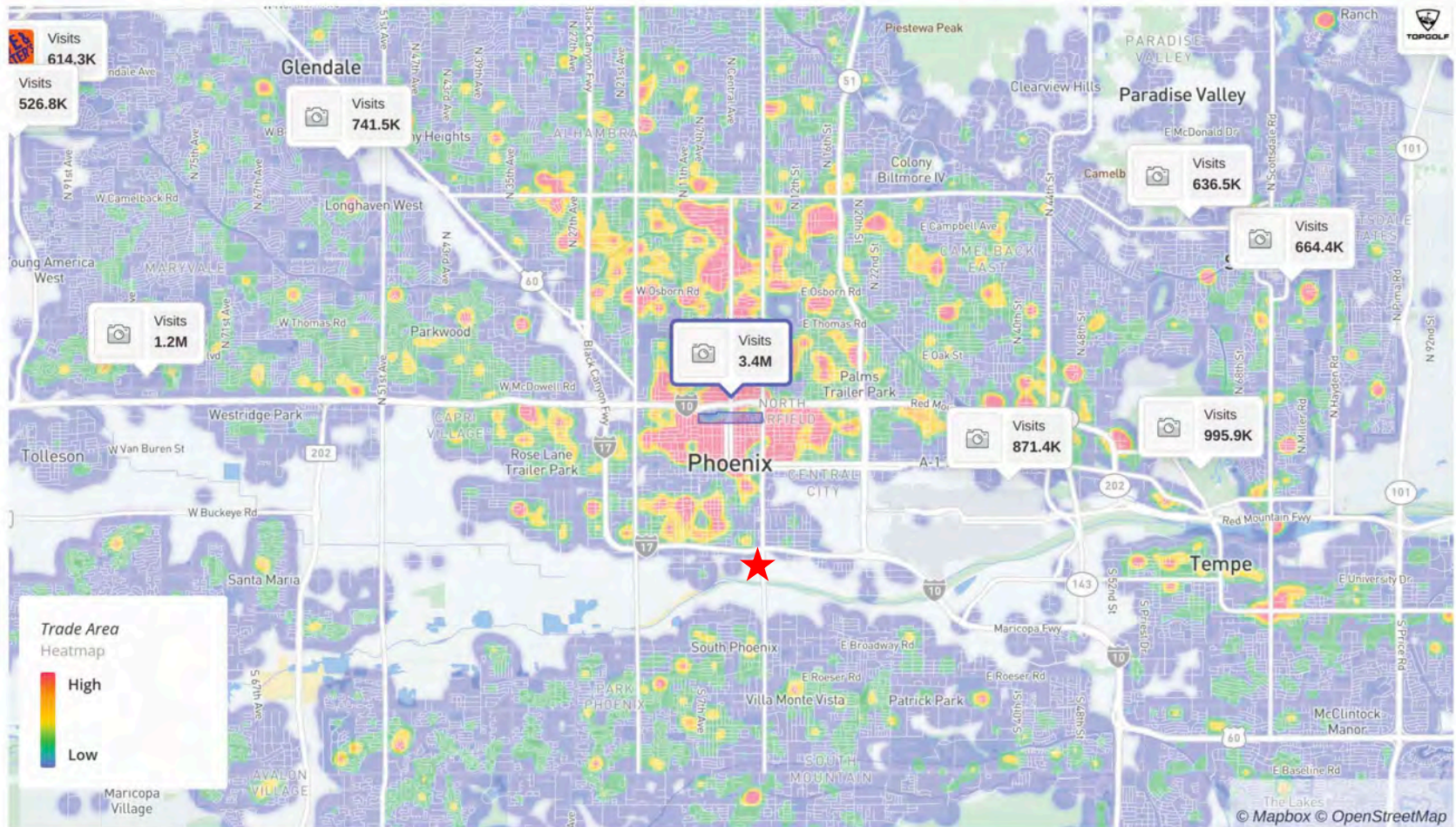
Welcome to Roosevelt Row, a vibrant, walkable arts district located in the heart of downtown Phoenix. Known for its stunning murals, award-winning galleries featuring rotating exhibitions by renowned artists, and an eclectic mix of local restaurants, boutiques, and live music venues, Roosevelt Row (or “RoRo”) is a hub of creativity and culture.

This nationally recognized district has become a leader in creative placemaking, driving urban renewal through the preservation of historic bungalows and the addition of innovative infill projects. RoRo is also home to the A.R.T.S. Market, a curated showcase of fine art, handmade crafts, vintage finds, and culinary delights that takes place year-round during the First Friday Art Walks on 2nd and 5th Streets. Rain or shine, the market welcomes visitors to explore unique gifts, delicious food, and stylish outfits, all while experiencing the district’s unmistakable creative energy.

Roosevelt Row has deep roots in Phoenix’s history, with sidewalks dating back to 1909, three years before Arizona achieved statehood. By the 1940s, Roosevelt Street was bustling with local businesses, some of which, like The Flower Shop, have been serving the community since 1948. Today, this corridor has re-emerged as one of the most dynamic and culturally rich areas in downtown Phoenix, playing a vital role in the city’s growth and artistic identity. From murals to gallery exhibitions and culinary delights, Roosevelt Row is where art and culture thrive in every corner.



## Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



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## DEMOGRAPHICS

2024	1 MILE	3 MILE	5 MILE
Total Population	25,157	129,220	383,871
Daytime Population	68,122	194,013	347,452
Avg. HH Income	\$80,543	\$73,144	\$76,336
Avg. Family Size	1.60	2.2	2.4
Median Age	34.9	35.1	33.8
Annual Population Growth	6%	2.6%	1.2%

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URBAN PROPERTIES

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