

DTPHX GROCERY ANCHORED PAD SITES FOR GROUND LEASE

1602 EAST ROOSEVELT STREET, PHOENIX, AZ 85006



FOR LEASE

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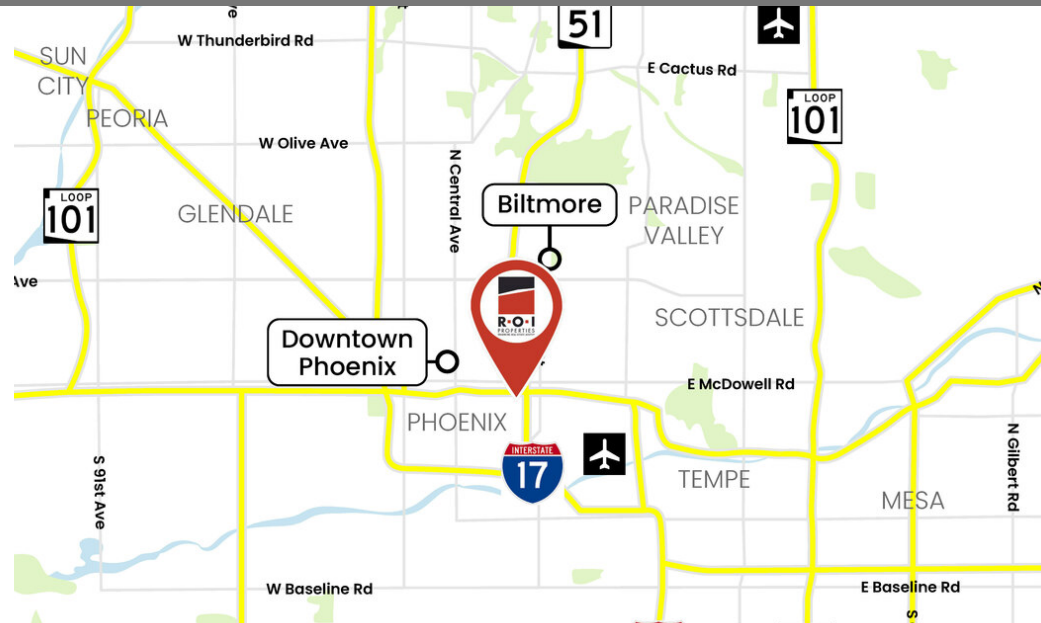
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GROUND LEASE PADS NEAR DTPHX AND I-10

1602 EAST ROOSEVELT STREET, PHOENIX, AZ 85006

FOR LEASE



OFFERING SUMMARY

Lease Rate:	Withheld
Pad Size:	.25 to 1.68 Acres available for GL
Zoning:	PSC – Planned Shopping Center Overlay

PROPERTY OVERVIEW

Rare grocery anchored Pad ground lease opportunity in Downtown Phoenix. These pads are located on the busy 16th Street and Roosevelt corner anchored by Los Altos Ranch Market Grocery Store. The Lessor will consider sites from 0.25 Acres to 1.68 Acres. The pad sites are in a dense urban infill market with close proximity to Downtown PHX and the I-10, and benefit from 40,000 VPD at 16th Street and Roosevelt. The pads are ideal for drive-through restaurant/coffee users or auto services.

PROPERTY HIGHLIGHTS

- Close Proximity to the I-10 and DTPHX
- Signalized Intersection with over 35,000 VPD
- Grocery Anchored (Ranch Market) Pad Sites
- .25 to 1.68 Acres available for GL

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33,037 VPD DOWN 16TH ST

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1-MILE DEMOGRAPHIC SUMMARY

1602 EAST ROOSEVELT STREET, PHOENIX, AZ 85006

FOR LEASE

DEMOGRAPHIC SUMMARY

1602 East Roosevelt Street, Phoenix, Arizona, 85006

Ring of 1 mile

KEY FACTS

17,962

Population



6,921

Households

33.8

Median Age

\$37,792

Median Disposable Income

EDUCATION

25%

No High School Diploma



30%

High School Graduate



22%

Some College



23%

Bachelor's/Grad/Prof Degree

INCOME



\$46,093

Median Household Income



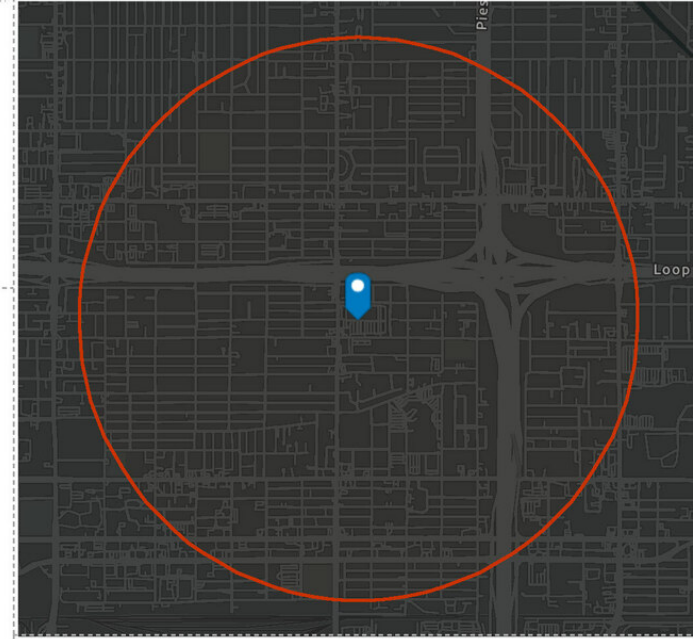
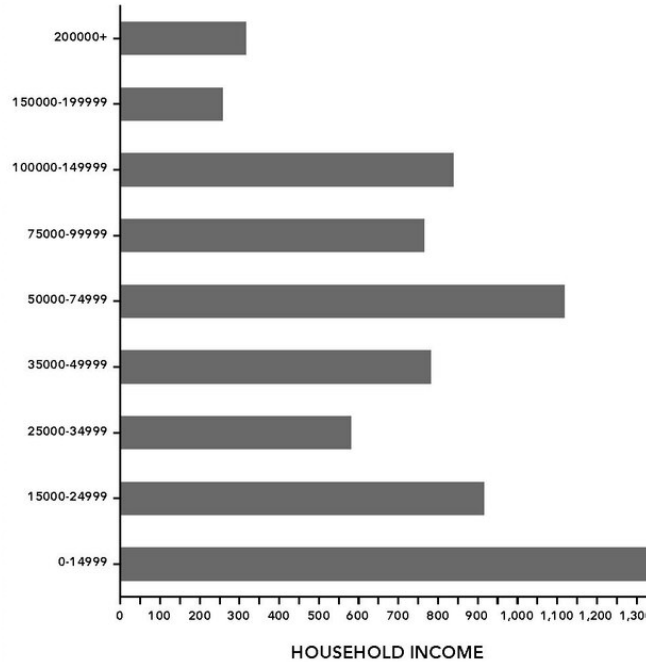
\$26,216

Per Capita Income



\$20,988

Median Net Worth



EMPLOYMENT

50%

White Collar

28%

Blue Collar

26%

Services

5.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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3-MILE DEMOGRAPHIC SUMMARY

1602 EAST ROOSEVELT STREET, PHOENIX, AZ 85006

FOR LEASE

DEMOGRAPHIC SUMMARY

1602 East Roosevelt Street, Phoenix, Arizona, 85006

Ring of 3 miles

KEY FACTS

141,057

Population



61,024

Households

34.3

Median Age

\$50,965

Median Disposable Income

EDUCATION

17%

No High School Diploma



24%

High School Graduate



24%

Some College



35%

Bachelor's/Grad/Prof Degree

INCOME



\$60,474

Median Household Income



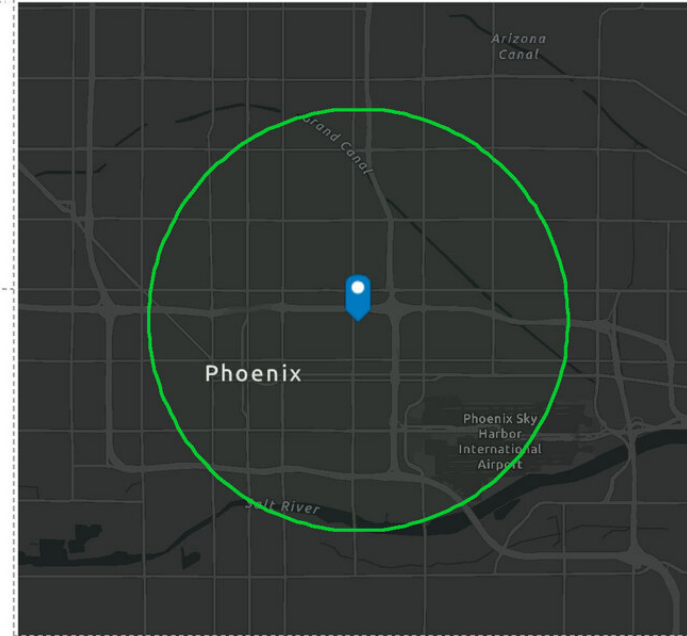
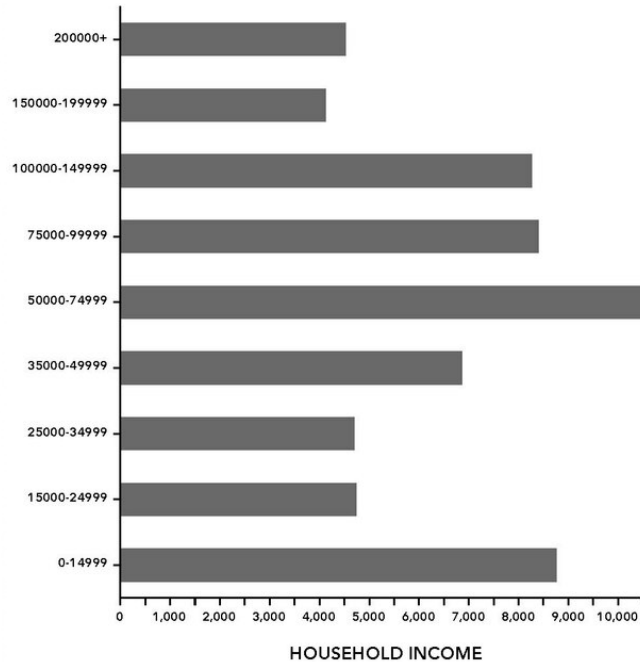
\$38,378

Per Capita Income



\$36,267

Median Net Worth



EMPLOYMENT



62%

White Collar



20%

Blue Collar



21%

Services

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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