

EXCLUSIVE OFFERING DOWNTOWN HIGH-RISE SITE



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COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

901 W Washington Street presents a prime high density residential development opportunity in the heart of Phoenix's Capitol Mall District. The property is strategically located near the Arizona State Capitol, government offices, and major employment centers, creating strong demand drivers for future development. Its close proximity to Downtown Phoenix, Sky Harbor International Airport, and major freeways including I-10, I-17, and SR-51 provides excellent connectivity and accessibility, making it an ideal site for a mixed use project that benefits from the continued growth and revitalization of the urban core.



PROPERTY DETAILS

PROPERTY ADDRESS:

901 W Washington St | Phoenix, AZ 85007

SALE PRICE:

\$5,650,000
(\$121.38/SF)

SITE AREA:

±1.07 AC
(±46,546 SF)

PARCEL:

112-05-047-C

ZONING:

PUD

PROPERTY HIGHLIGHTS:

- High-Rise Residential Development Opportunity
- Potential for up to 180' in Buildable Height
- Phoenix Downtown Core Adjacent
- Frontage on three streets
- Site geometry conducive to efficient high-rise building



CONCEPTUAL PROJECTS

5 OVER
2 PODIUM

DENSITY YIELD:
±130 UNITS

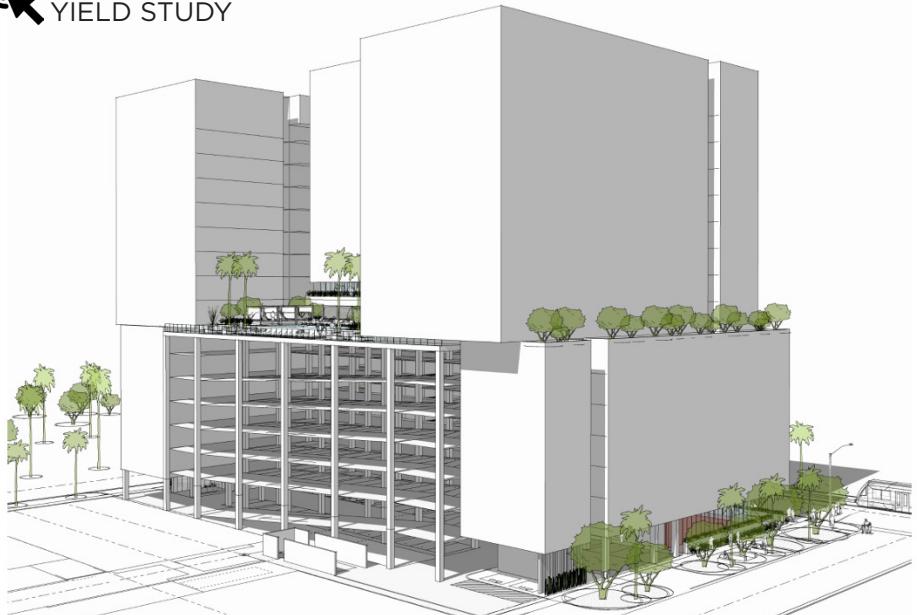
10 OVER 4
HIGH-RISE

DENSITY YIELD:
±260 UNITS

HIGH-RISE

DENSITY YIELD:
±353 UNITS

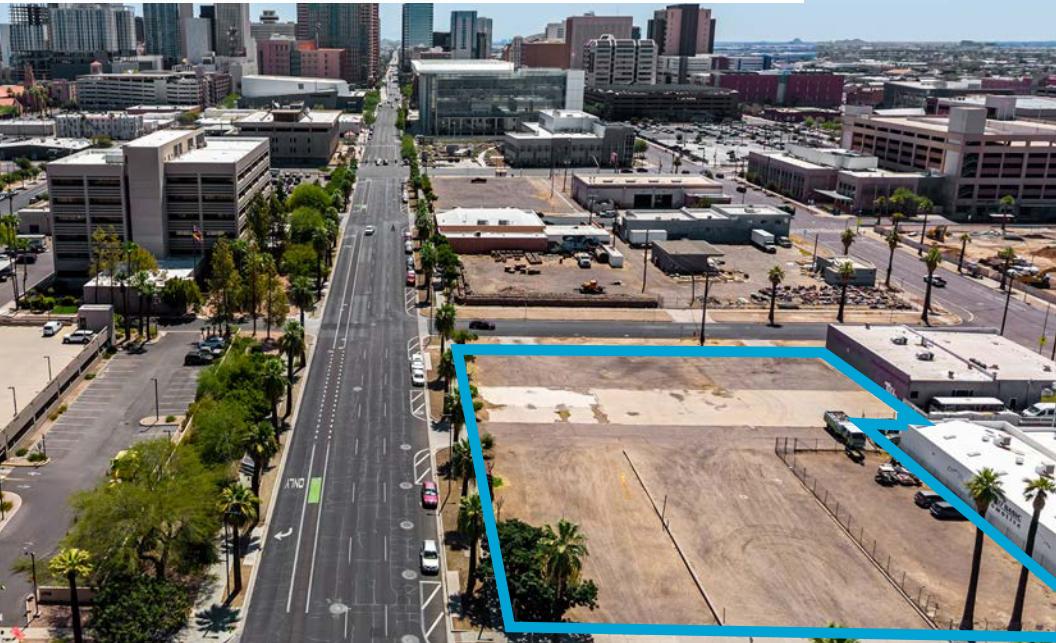
 CLICK TO VIEW
YIELD STUDY



** 353 UNIT HIGH-RISE
PERSPECTIVE IMAGE



PROPERTY PHOTOS



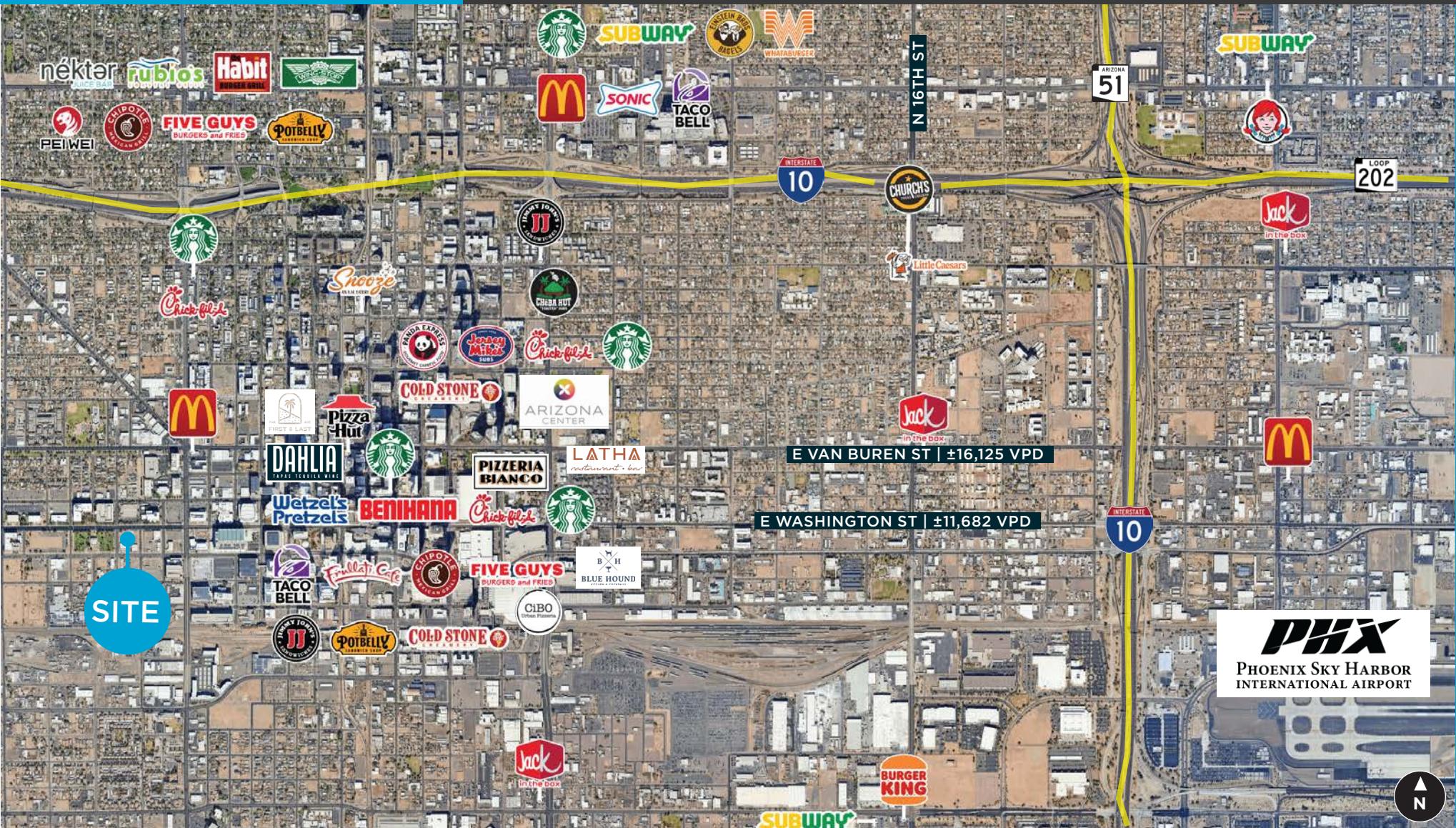


MAJOR RETAILERS

Walgreens
SAFEWAY

FOOD STORES
fry's
CVS
pharmacy

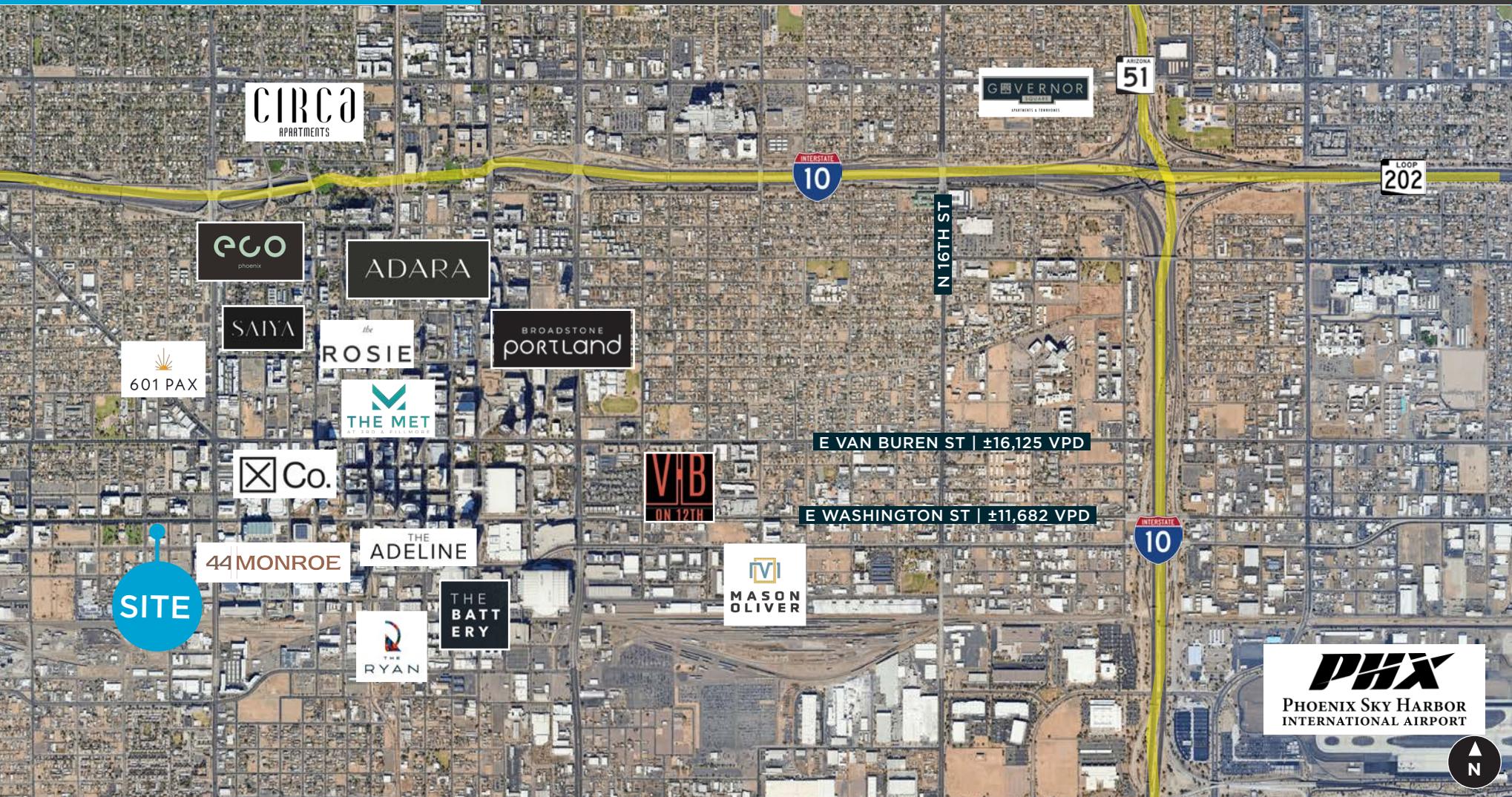
Downtown Phoenix offers a dynamic mix of retailers, restaurants, and entertainment that attracts residents, professionals, and visitors alike. Major anchors such as Fry's Food & Drug, Safeway, Walgreens, and CVS provide convenient daily shopping, while lifestyle centers like CityScape and Arizona Center feature national brands, boutique shops, and dining destinations. This vibrant retail landscape, combined with nearby offices, hotels, and cultural attractions, creates a walkable, high-traffic environment ideal for business growth and investment.



PREMIER DINING OPTIONS

Downtown Phoenix boasts a premier dining scene, offering everything from upscale culinary experiences to casual local favorites. With a diverse mix of cuisines, lively atmospheres, and walkable access to entertainment, hotels, and offices, the area creates a dynamic destination for both business and leisure.

- Arizona Center
- Pizzeria Bianco
- Wren & Wolf
- The Arrogant Butcher
- First & Last
- Blue Hound Kitchen & Cocktails
- Hanny's
- Dahlia Tapas Tequila & Wine
- Cibo Urban Pizzeria
- Latha Restaurant



NEARBY APARTMENT COMMUNITIES

Downtown Phoenix offers a wide range of apartment communities, from luxury high-rises and modern mid-rise complexes to affordable workforce housing and adaptive reuse lofts. This housing mix attracts a dynamic population including young professionals, university students, medical staff, creatives, and long-time residents seeking the convenience and energy of urban living. The area continues to grow as more residents are drawn to its walkability, access to transit, and proximity to major employers, universities, and cultural destinations.

- **Sol Modern** | 747 total units
- **Saiya** | 308 total units
- **Rosie** | 370 total units
- **X Phoenix** | 253 total units
- **The Governor** | 176 total units
- **Ragsdale** | 266 total units
- **ANOVA** | 769 total units
- **The Stewart** | 312 total units
- **Altura** | 419 total units
- **The McKinley** ... and more!

LIGHT RAIL EXPANSION MAP



EMPLOYMENT OVERVIEW

Downtown Phoenix is a major employment hub with a strong mix of public and private sectors, driving steady daytime activity and demand for retail, services, and housing.

DOWNTOWN PHOENIX
TOTAL JOBS

100,000 +

MARICOPA COUNTY
EMPLOYEES

6,000 +

CITY OF PHOENIX
EMPLOYEES

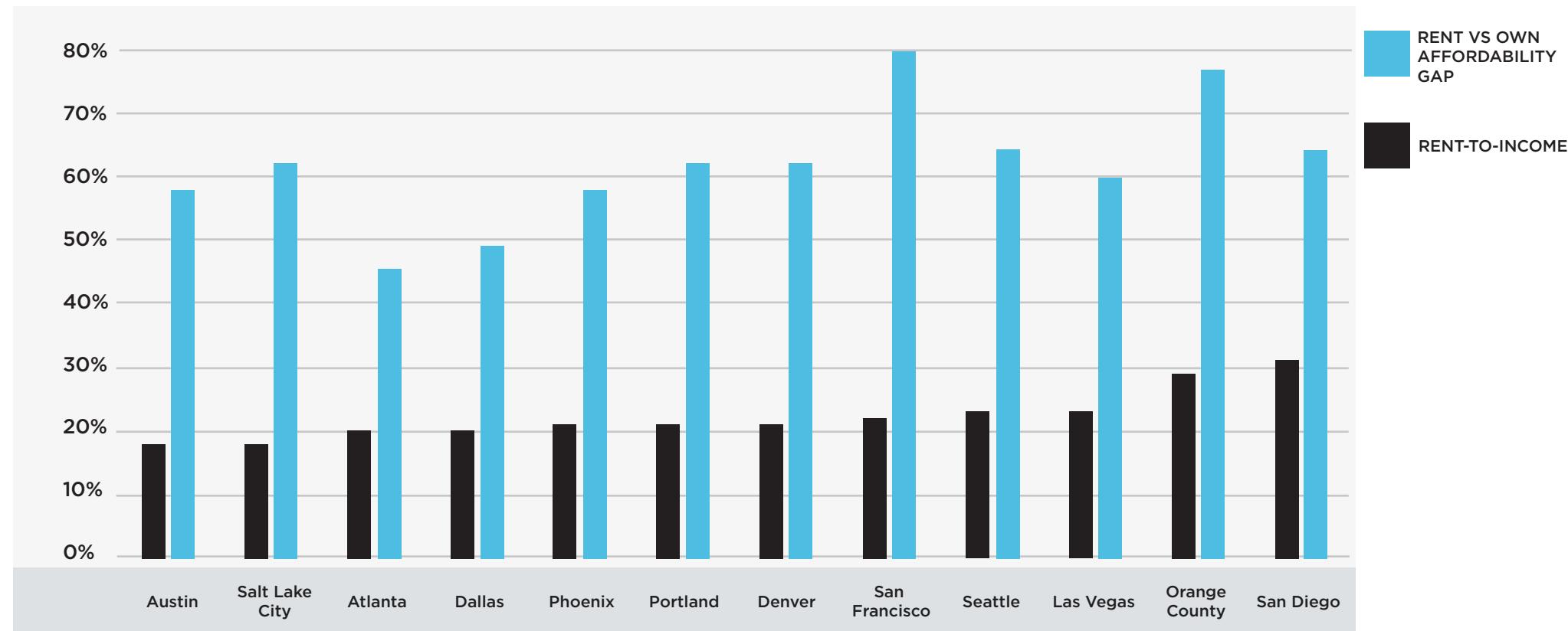
3,500 +

MAJOR DOWNTOWN PHOENIX EMPLOYERS

- Maricopa County (courts, administrative & health services)
- City of Phoenix (municipal offices & courts)
- Arizona State University - Downtown Phoenix campus
- Banner Health (medical & administrative services)
- State of Arizona (government agencies & offices)
- Quicken Loans / Rocket Mortgage and other financial services



AFFORDABILITY COMPARISON



EDUCATION



±56%



±69%

RETENTION SINCE
2000 IN ARIZONA

±32%

OF PHX MSA RESIDENTS HOLD A
BACHELORS DEGREE OR HIGHER

±\$6.13B

ANNUAL ECONOMIC IMPACT
CONTRIBUTED BY ASU
(STATE GROSS PRODUCT)

DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	24,188	56,898	111,439	1.24 M
2030	28,283	62,284	116,613	1.23 M

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$55,474	\$71,172	\$69,999	\$79,527
2030	\$55,078	\$68,770	\$68,362	\$79,001

EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	36,067	72,599	131,980	668,032

HOUSEHOLDS

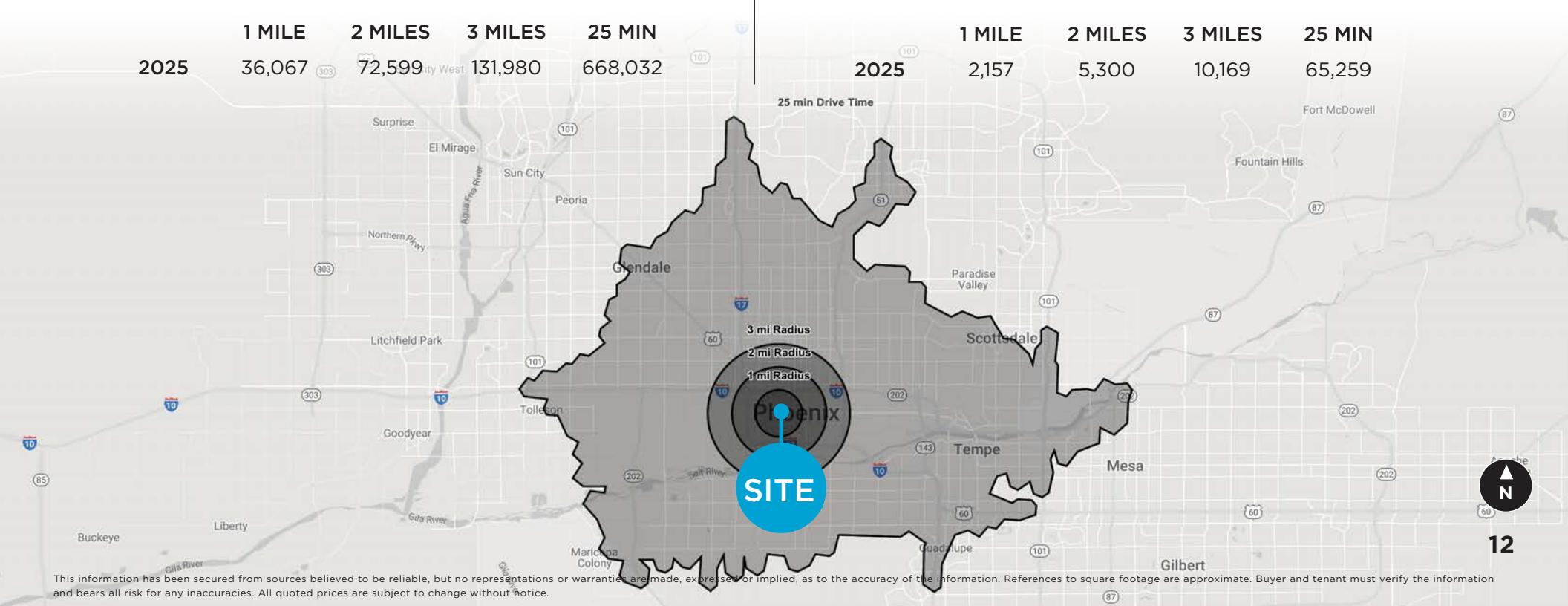
	1 MILE	2 MILES	3 MILES	25 MIN
2025	12,023	27,122	46,778	469,838
2030	15,596	32,104	52,322	478,425

AVERAGE HOUSEHOLD INCOME

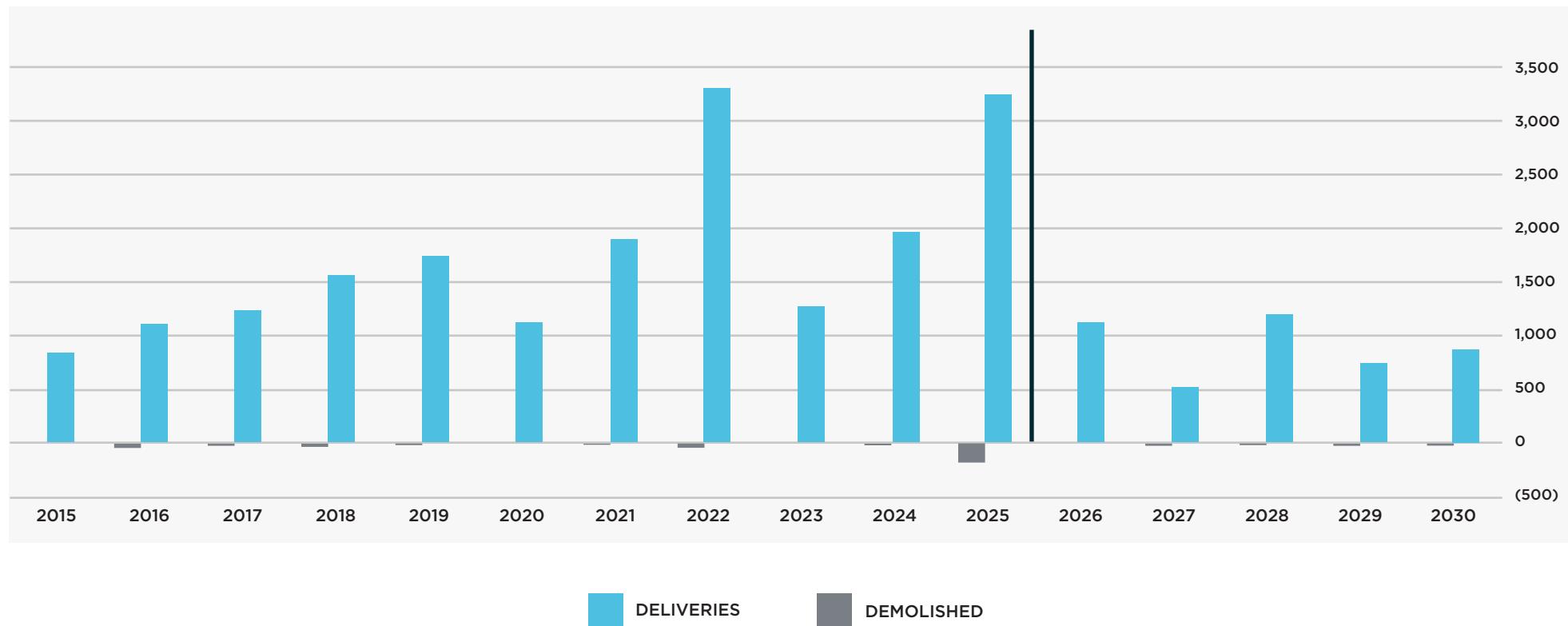
	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$74,230	\$92,782	\$89,816	\$104,927
2030	\$74,712	\$90,985	\$88,635	\$104,592

BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	2,157	5,300	10,169	65,259



DOWNTOWN PHOENIX DELIVERIES

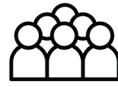


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



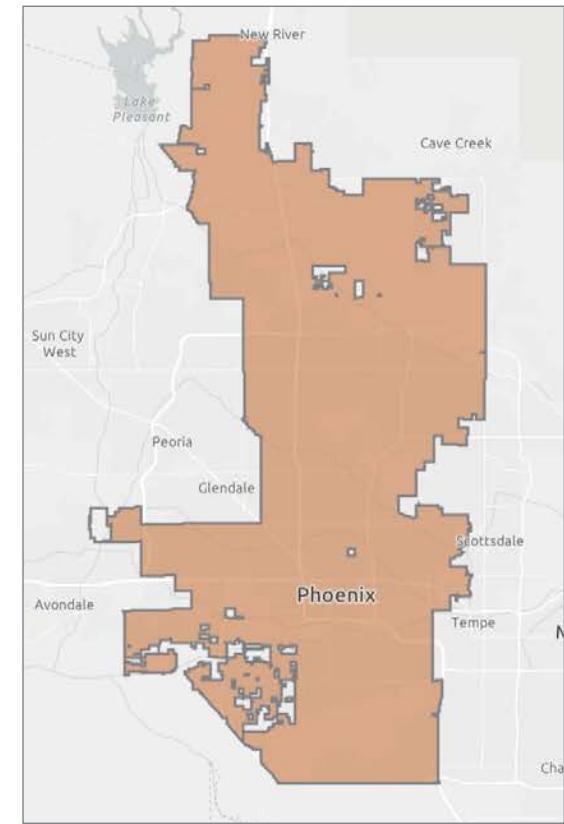
\$77K +
AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.



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