

**RARE, 2<sup>ND</sup> FLOOR, LIFESTYLE OFFICE  
HEART OF ROOSEVELT ROW,  
DOWNTOWN PHOENIX**

**214 EAST ROOSEVELT  
Phoenix, AZ 85004**

**Inquiries:**  
TJ Claassen  
602-524-6000 cell  
tj@oxurban.com  
oxurban.com



**RARE, 2<sup>ND</sup> FLOOR, LIFESTYLE OFFICE  
HEART OF ROOSEVELT ROW,  
DOWNTOWN PHOENIX**

**ENJOY WHERE YOU OFFICE. IT'S A VIBE.**

**214 EAST ROOSEVELT  
PHOENIX, AZ 85004**



URBAN PROPERTIES



ENJOY WHERE YOU OFFICE. IT'S A VIBE.

Inquiries:  
TJ Claassen  
602-524-6000 cell  
tj@oxurban.com  
oxurban.com



URBAN PROPERTIES



# MONORCHID

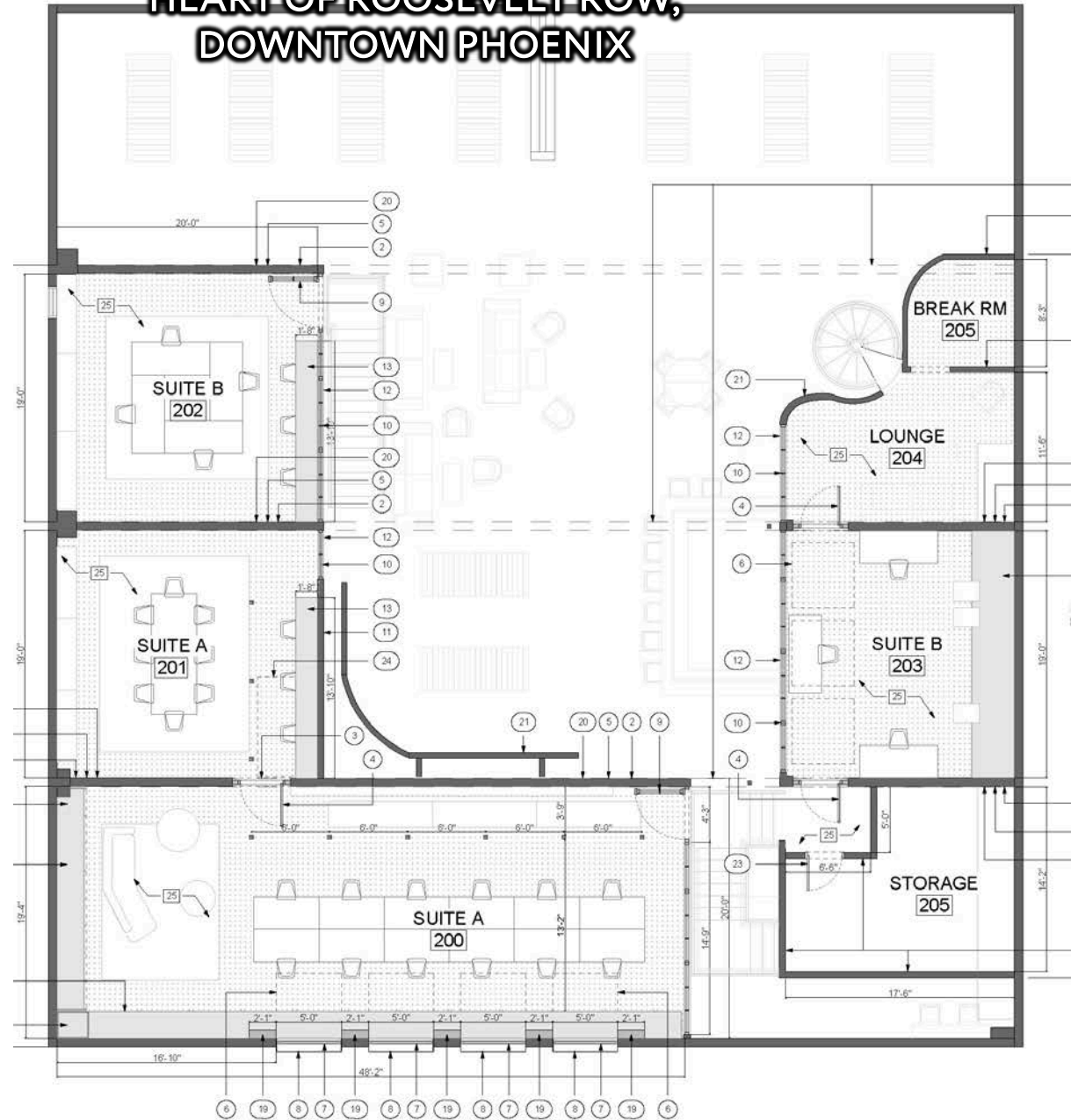
*TENANT IMPROVEMENT*

**THE VISION**

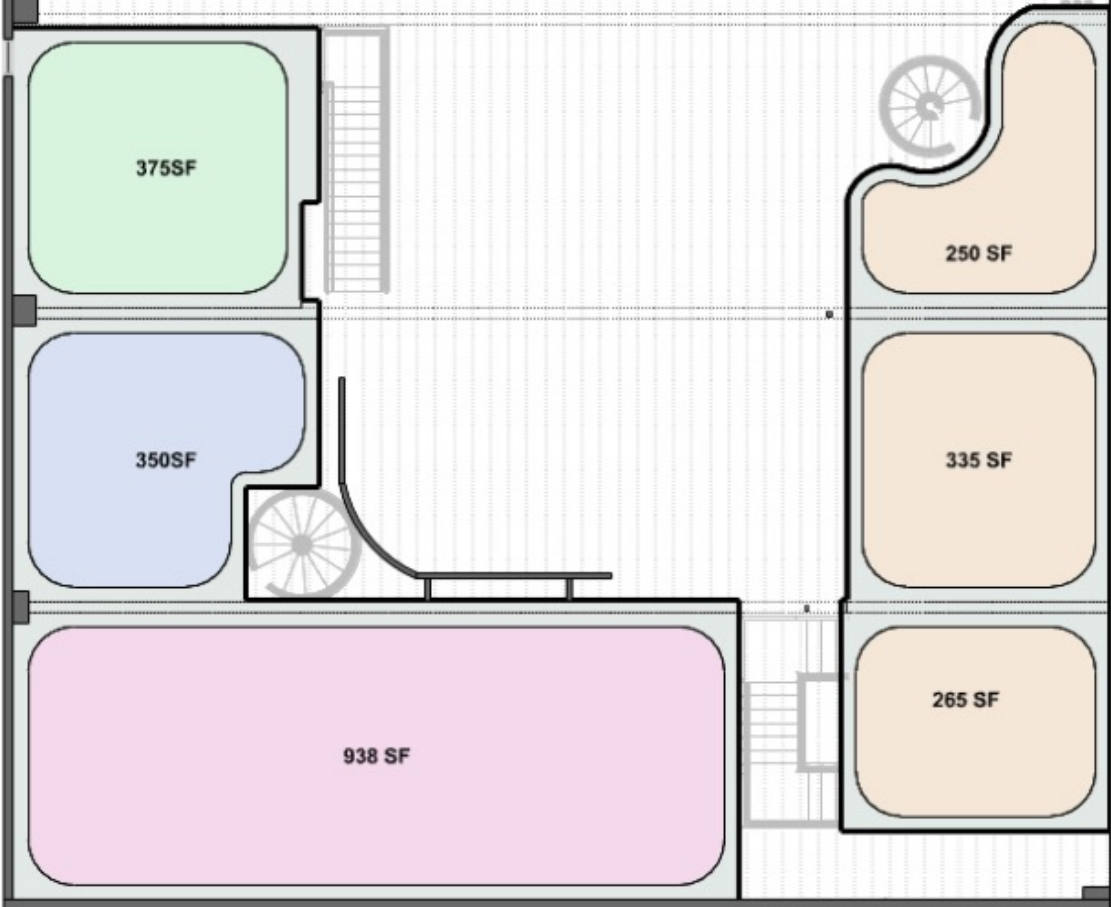
by räkkhaus

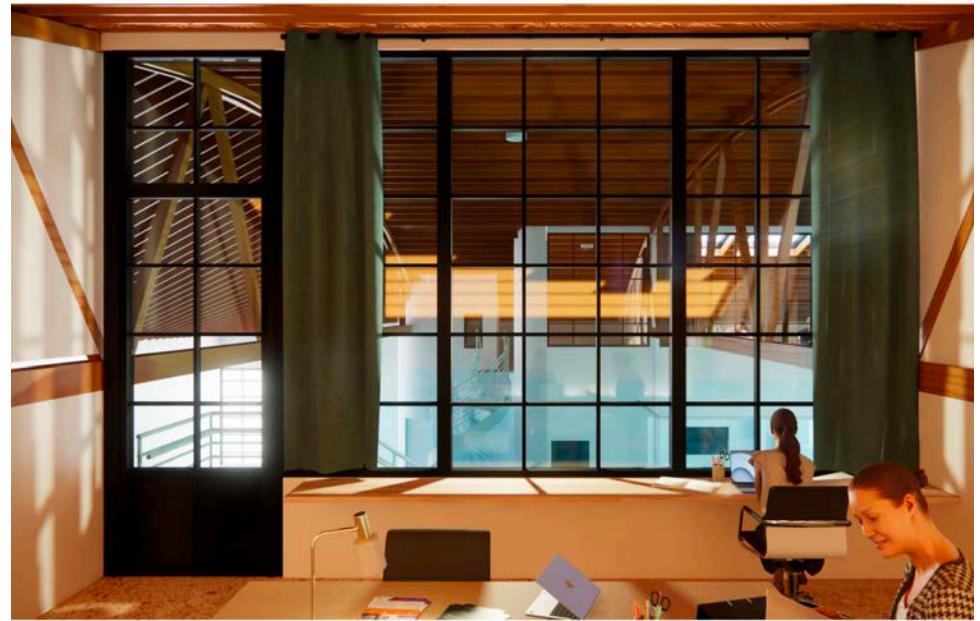
214 EAST ROOSEVELT  
PHOENIX, AZ 85004

# RARE, 2<sup>ND</sup> FLOOR, LIFESTYLE OFFICE HEART OF ROOSEVELT ROW, DOWNTOWN PHOENIX



**FLEXIBLE SIZES  
RANGING FROM 250 SF - 1,663 SF**







## ROOSEVELT ROW (“RoRo”)

The thriving Roosevelt Row Artists’ District (“RoRo”) is a walkable, creative district in the urban core of downtown Phoenix. Nationally recognized for its arts and cultural events, award-winning restaurants, galleries, boutiques and live music. RoRo is a lead creative placemaker, fostering an urban renewal with rehabilitated bungalows and new infill projects. RoRo has been crucial in the usage of this area from the earliest days of the establishment of Phoenix. In the early 1940’s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. Now the corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

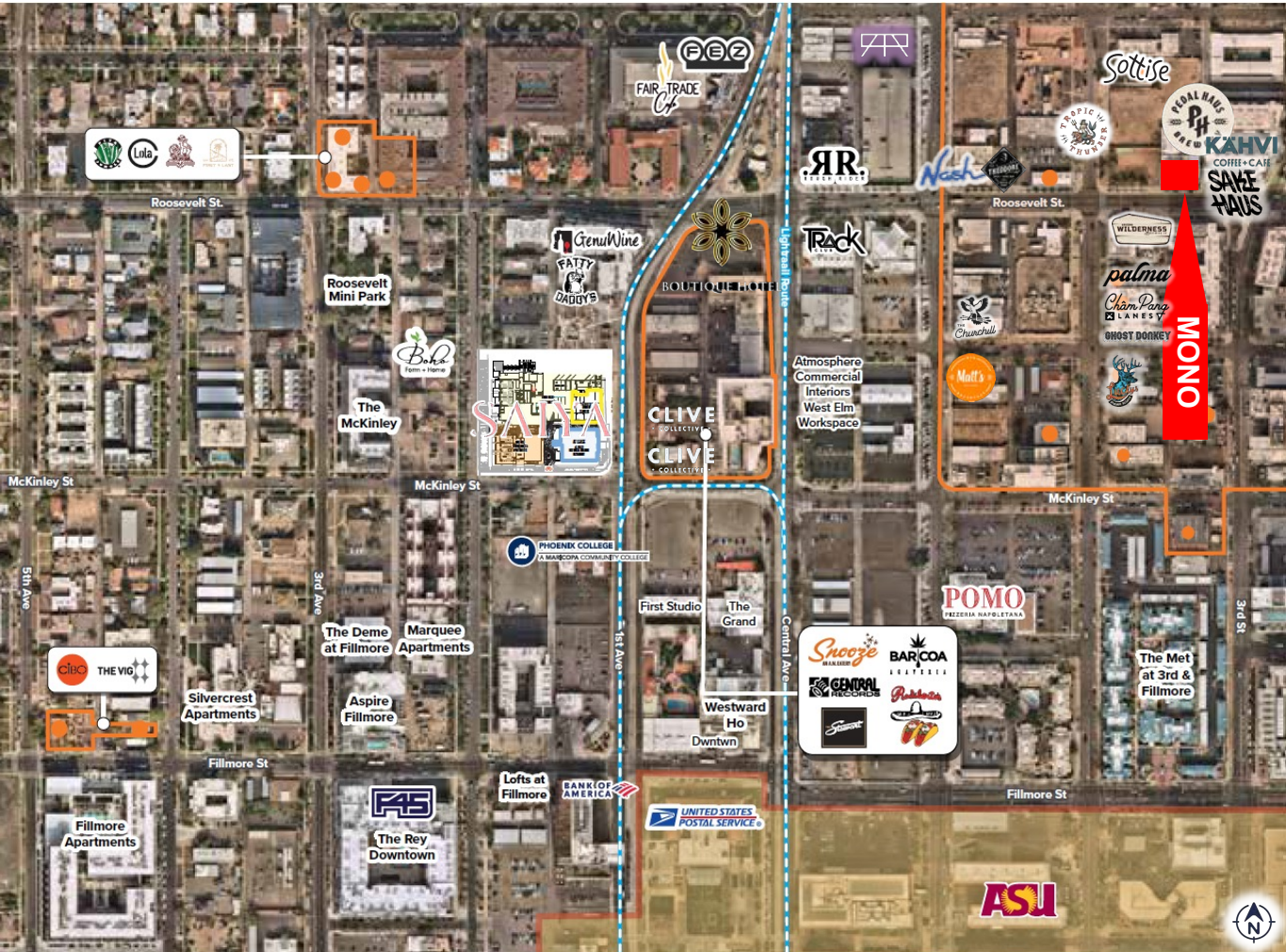
Over 50,000 vehicles per day drive in the district and tens of thousands of pedestrians frequent RoRo’s unique retail, office, and F&B experiences. Consumers spend over \$1.2MM annually within the 3 miles around RoRo and the Hardware Store/Bungalows each year.

RoRo is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. The A.R.T.S. Market (First Fridays) takes place once a month, year-round, no matter what the weather brings and is open to the public. From unique gifts, a delicious meal, a new outfit, you’ll find it in the RoRo. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.

Additionally, the expansion of both Arizona State University and the University of Arizona campuses in the Downtown area has brought both students and their families who now call the RoRo district home. Over 437,466 people live within a 5-mile trade area and those residents boast average income over \$65,000.



# 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:

TJ Claassen  
 602-524-6000 cell  
 tj@oxurban.com  
 oxurban.com





LIGHT RAIL



FILMORE ST



MCKINLEY ST

palma

Cham Para Lanes

GARFIELD ST



bliss rebar



GHOST DONKEY



SAKE HAUS KAHVI COFFEE + CAFE



Nash



Snooze

BARCOA

ROOSEVELT ST



CHLO

monOrchid

3RD ST

CAMBRIA hotels

PORTLAND ST

THE GODFREY



FOUND:RE



URBAN PROPERTIES



## MEET THE LOCALS - DUSTIN & AMY

MONORCHID at Roosevelt Row attracts desirable customers in the Downtown Phoenix market and Roosevelt Row Arts District. The local demographic loves the possibility that Downtown Phoenix has to offer. The opportunity to Live, Work, and Play in one area. Dustin and Amy have been in Downtown Phoenix since college, where they attended the Walter Cronkite School of Broadcast Journalism. They love the Downtown atmosphere and have been living together for 3 years. Dustin & Amy don't have kids, some may even call them friends, but they are inseparable. They go to the MonOrchid for breakfast every morning, enjoy beers at The Theodore and AZ Wilderness for Happy Hour, and most importantly- they thrive on local experience driven retailers and restaurants. Dustin and Amy support local through and through. They both enjoy First Friday's and are looking for a long term job in a unique environment. They aren't interested in your typical 9-5. Job retention is crucial these days and having the last remaining office space at MONORCHID at Roosevelt will help secure job retention for people like Dustin and Amy for years to come.



TOP  
DOWNTOWN  
EMPLOYERS

  
City of Phoenix  
4,270  
Employees

  
ASU  
1,630  
Employees

  
PINNACLE WEST  
CAPITAL CORPORATION  
1,250  
Employees

  
Banner Health  
2,300  
Employees

  
12,160  
Employees

  
UnitedHealthcare  
1,310  
Employees

  
7,220  
Employees

  
CARL T. HAYDEN  
MEDICAL  
RESEARCH FOUNDATION  
3,350  
Employees

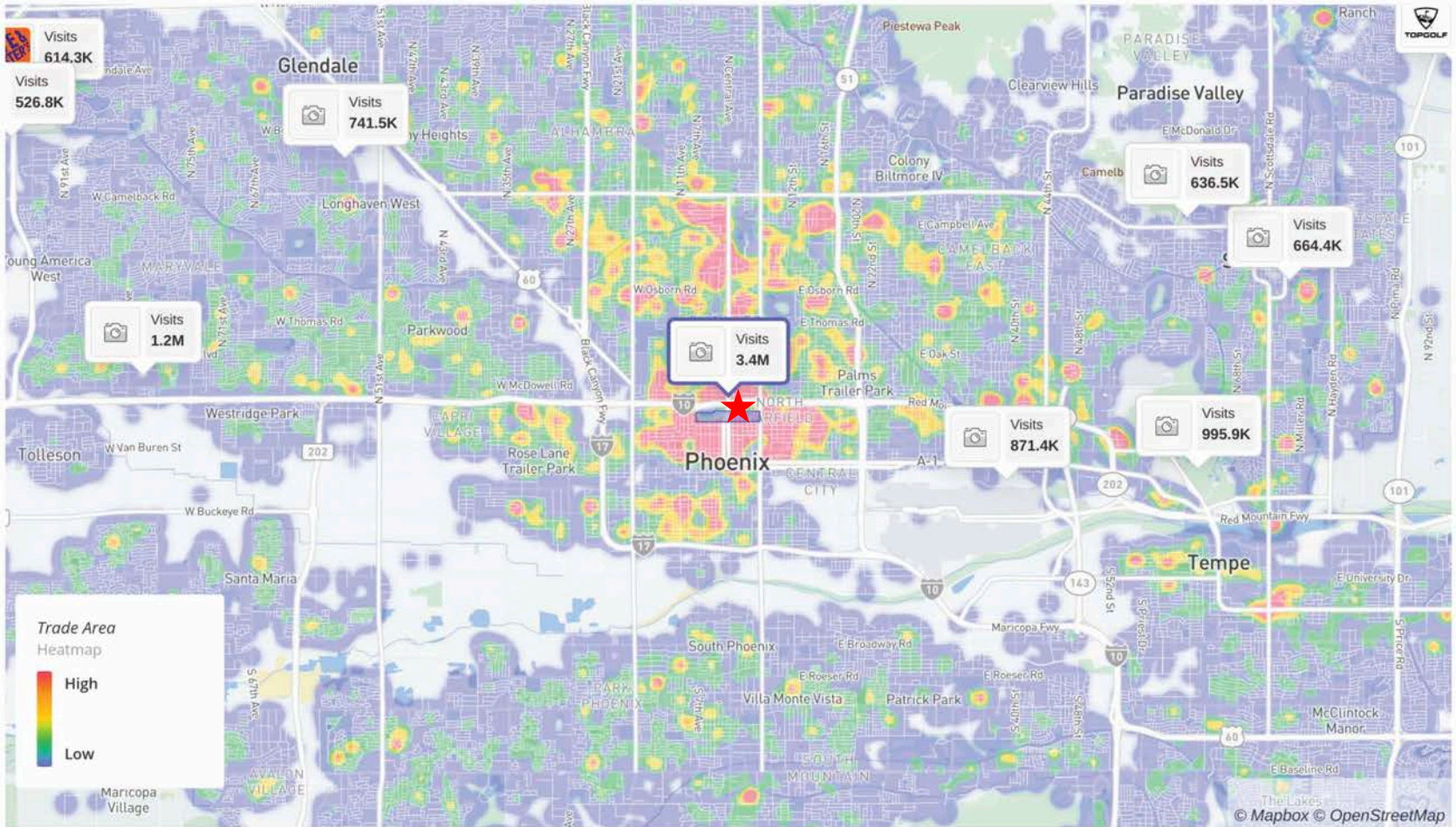
  
WELLS  
FARGO  
1,360  
Employees

  
Dignity Health  
4,680  
Employees

  
U-HAUL  
4,580  
Employees

  
VA  
U.S. Department  
of Veterans Affairs  
1,340  
Employees

# 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))

## Inquiries:

TJ Claassen

602-524-6000 cell

[tj@oxurban.com](mailto:tj@oxurban.com)

[oxurban.com](http://oxurban.com)

Placer.ai





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%

Inquiries:

TJ Claassen  
 602-524-6000 cell  
 tj@oxurban.com  
 oxurban.com





ENJOY WHERE YOU OFFICE.

Inquiries:  
TJ Claassen  
602-524-6000 cell  
tj@oxurban.com  
oxurban.com

