

FOR LEASE
+9,995 SF

ROOSEVELT
DISTRICT

**Office, Entertainment,
Restaurant, or Retail**

821 North Central Street
Phoenix, AZ 85004

Inquiries:

Jose Ramirez
602-363-4628 cell
jose@oxurban.com

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ROOSEVELT DISTRICT
DOWNTOWN PHOENIX

821 North Central Ave
Phoenix, AZ 85004

OFFICE, ENTERTAINMENT,
RETAIL, RESTAURANT for
LEASE

N 2ND STREET

E HILLMORE STREET

E PIERCE STREET

E MCKINLEY STREET

N 1ST STREET

E GARFIELD STREET

N CENTRAL

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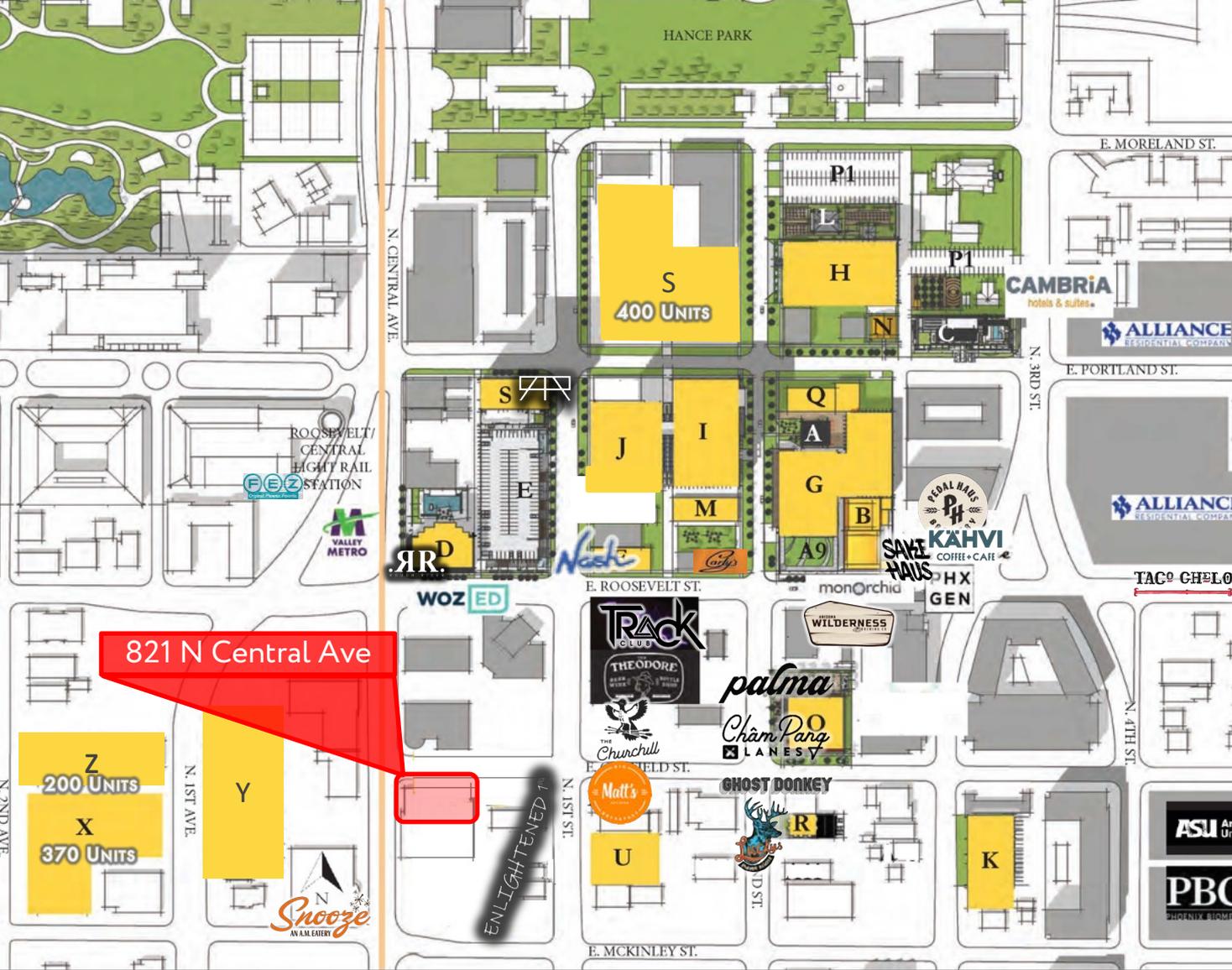


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821 N Central Ave

- A: Knipe House – Future F&B
- B: monOrchid – Pedal House, Khavi Coffee, Saki Haus, PHX General
- C: Cambria Hotel – 127 keys
- D: Parking Garage – 334 stalls
- E: Ten-O-1 – lifestyle office, retail, rough rider
- F: The Nash – retail
- G: Knipe Village – Office
- H: CLT – office
- I: CLT 2 – office
- J: Parking Garage
- K: Student Housing
- L: Pemberton House – F&B + venue
- M: Awakenings – Mixologer, Card Shop
- N: Josephine/CDG restaurant
- O: Palma, Ghost Donkey, Champang Lanes
- P: 3 Bungalows
- Q: Reflections (future)
- R: Luckys Indoor – Bar/Restaurant
- S: Portland Multi – 400 Units
- T: RAINBOW ROAD
- U: Multi-Family Residential
- U: Student Housing
- V: CLT Housing
- W: Hotel San Carlos
- X: Hetteras Sky Multi – 370 Units
- Y: Hardware Store – retail, office, entertainment The Bungalows/Manzana
- Z: Multi Family - 200 Units

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Pemberton

House

THE GODFREY

CAMBRIA

hotels

PORTLAND ST

RO2
office +
retail

Knipe Village/House
retail + office



KAHVI
COFFEE + CAFE

SAKE
HAUS



WILDERNESS
OUTLET

palma

Cham Pang
LANES

GHOST DONKEY



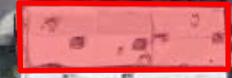
GARFIELD ST



1ST ST

ENLIGHTENED

CENTRAL AVE



10-0-1
office + retail

Land Yacht
Club

RR.
ROUGH RIDER

TRAC
CLUB

ROOSEVELT ST

FOUND:RE

Portlands Restaurant
& Wine Bar



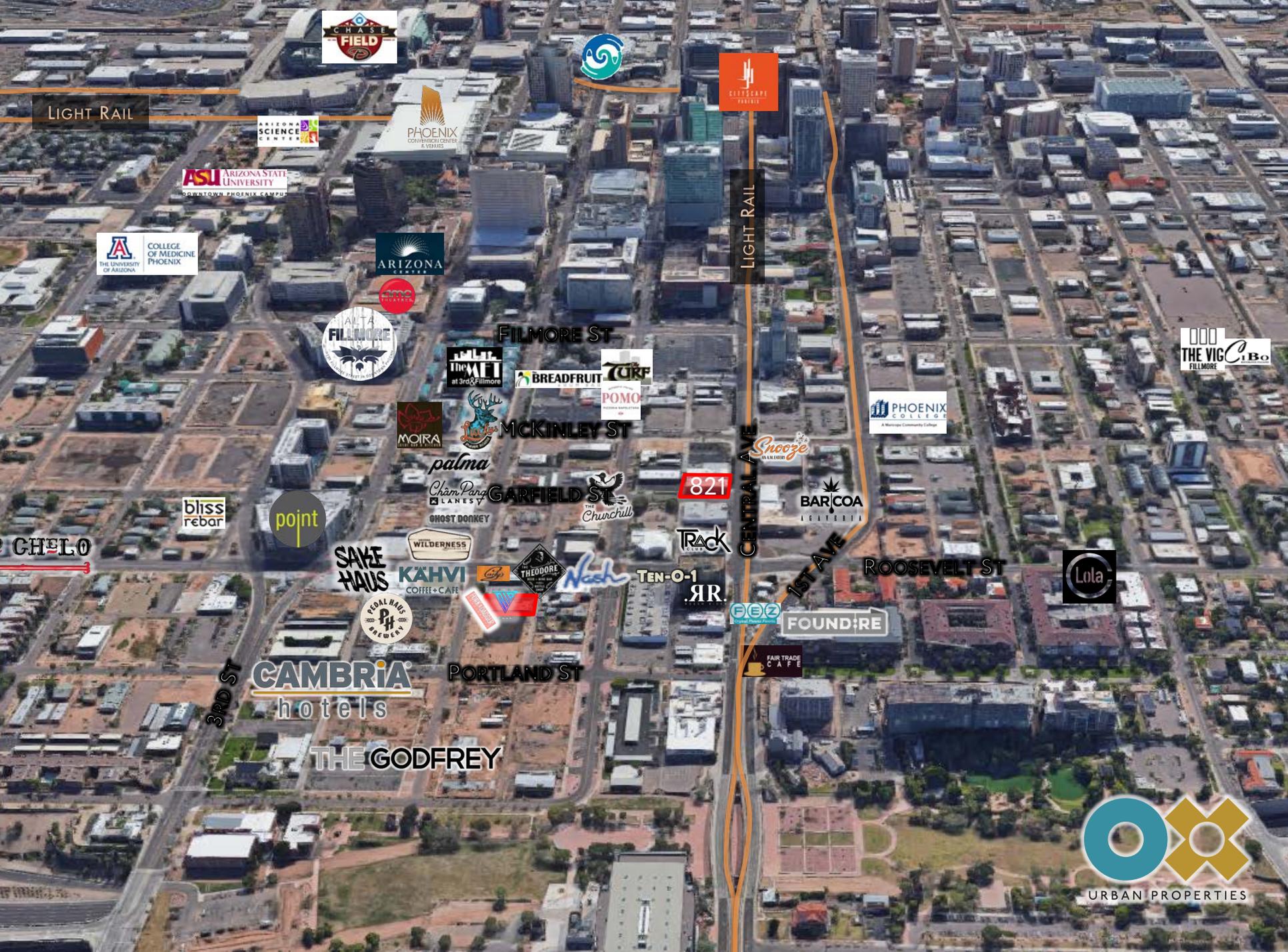
FEZ
Original. Passion. Forever.

BAR COA
AGATELLI

Snooze
AN A.M. EATERY



URBAN PROPERTIES



LIGHT RAIL



FILMORE ST



MCKINLEY ST

palma

Cham Para Lanes

GHOST DONKEY



SAVE HAUS

KAHVI COFFEE + CAFE



Nash

TEN-O-1



FOUND'RE



3RD ST

CAMBRIA hotels

PORTLAND ST

THE GODFREY

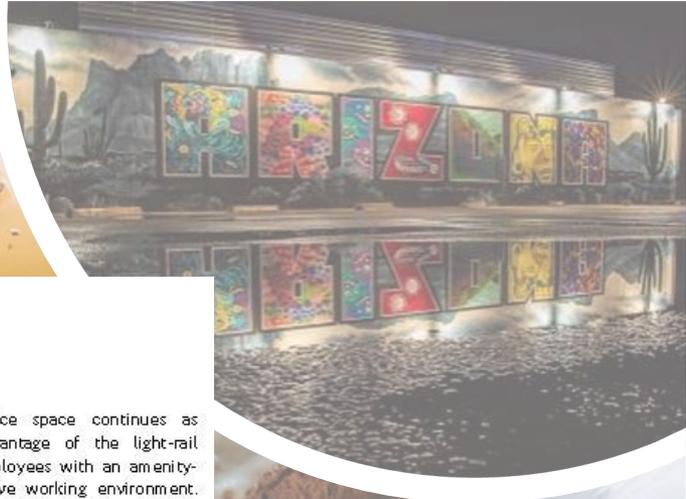
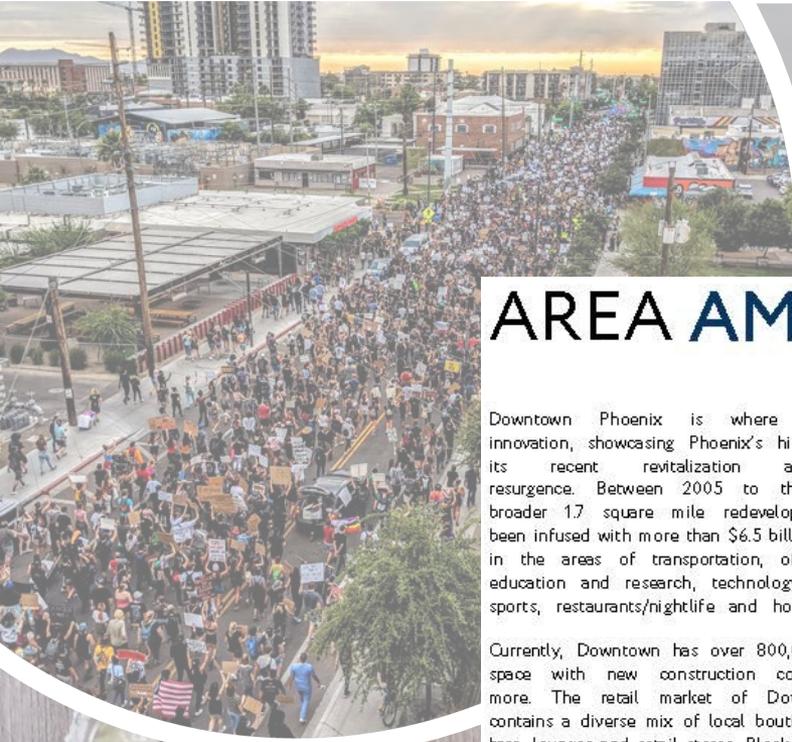
LIGHT RAIL



ROOSEVELT ST



URBAN PROPERTIES



AREA AMENITIES

Downtown Phoenix is where history meets innovation, showcasing Phoenix's historic town site, its recent revitalization and continued resurgence. Between 2005 to the present, the broader 1.7 square mile redevelopment area has been infused with more than \$6.5 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, restaurants/nightlife and hospitality.

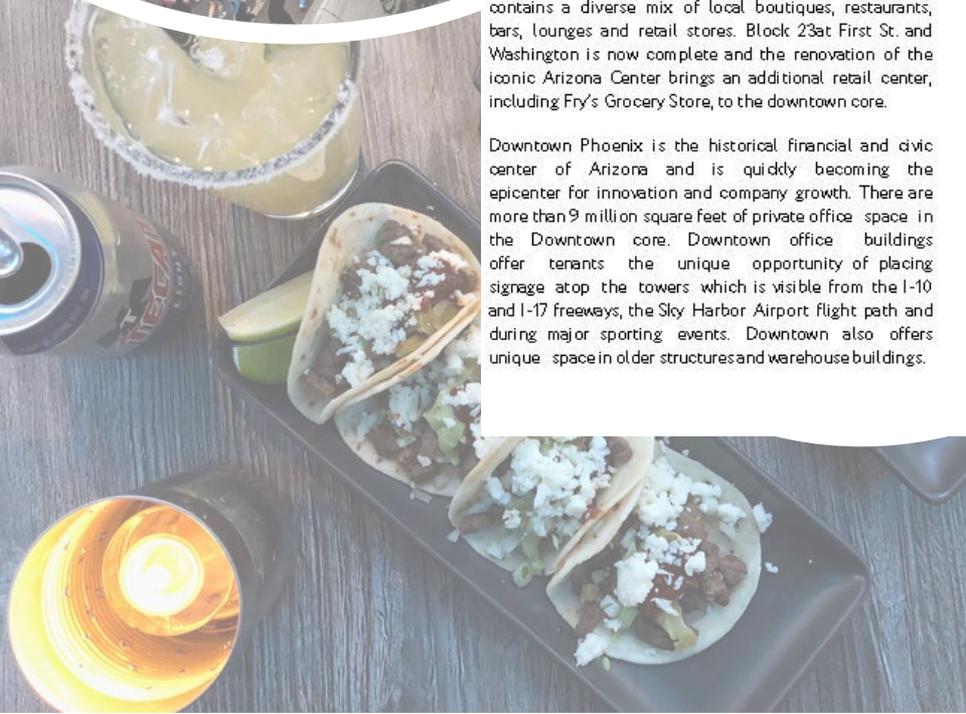
Currently, Downtown has over 800,000 SF of retail space with new construction continually adding more. The retail market of Downtown Phoenix contains a diverse mix of local boutiques, restaurants, bars, lounges and retail stores. Block 23 at First St. and Washington is now complete and the renovation of the iconic Arizona Center brings an additional retail center, including Fry's Grocery Store, to the downtown core.

Downtown Phoenix is the historical financial and civic center of Arizona and is quickly becoming the epicenter for innovation and company growth. There are more than 9 million square feet of private office space in the Downtown core. Downtown office buildings offer tenants the unique opportunity of placing signage atop the towers which is visible from the I-10 and I-17 freeways, the Sky Harbor Airport flight path and during major sporting events. Downtown also offers unique space in older structures and warehouse buildings.

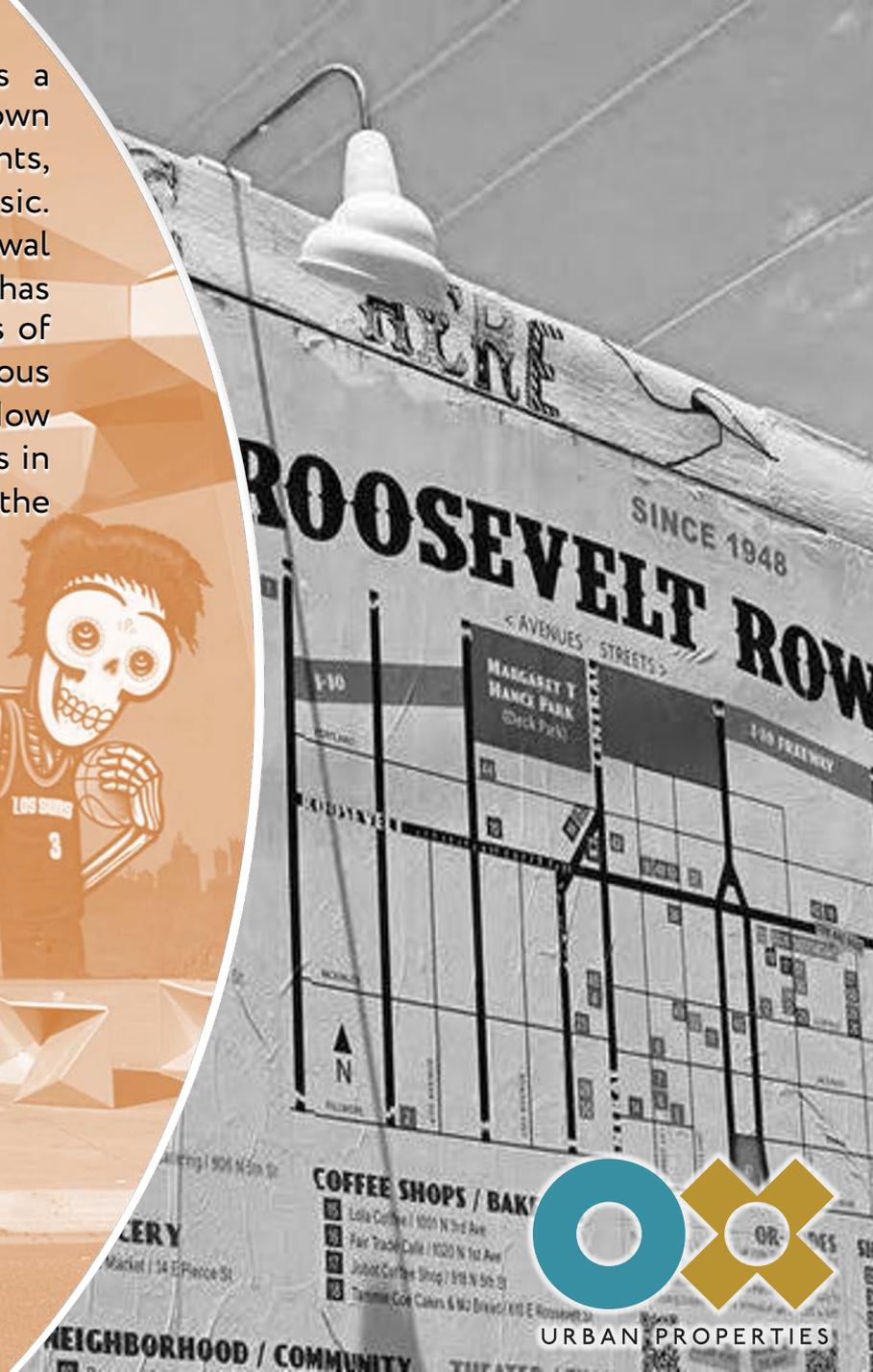
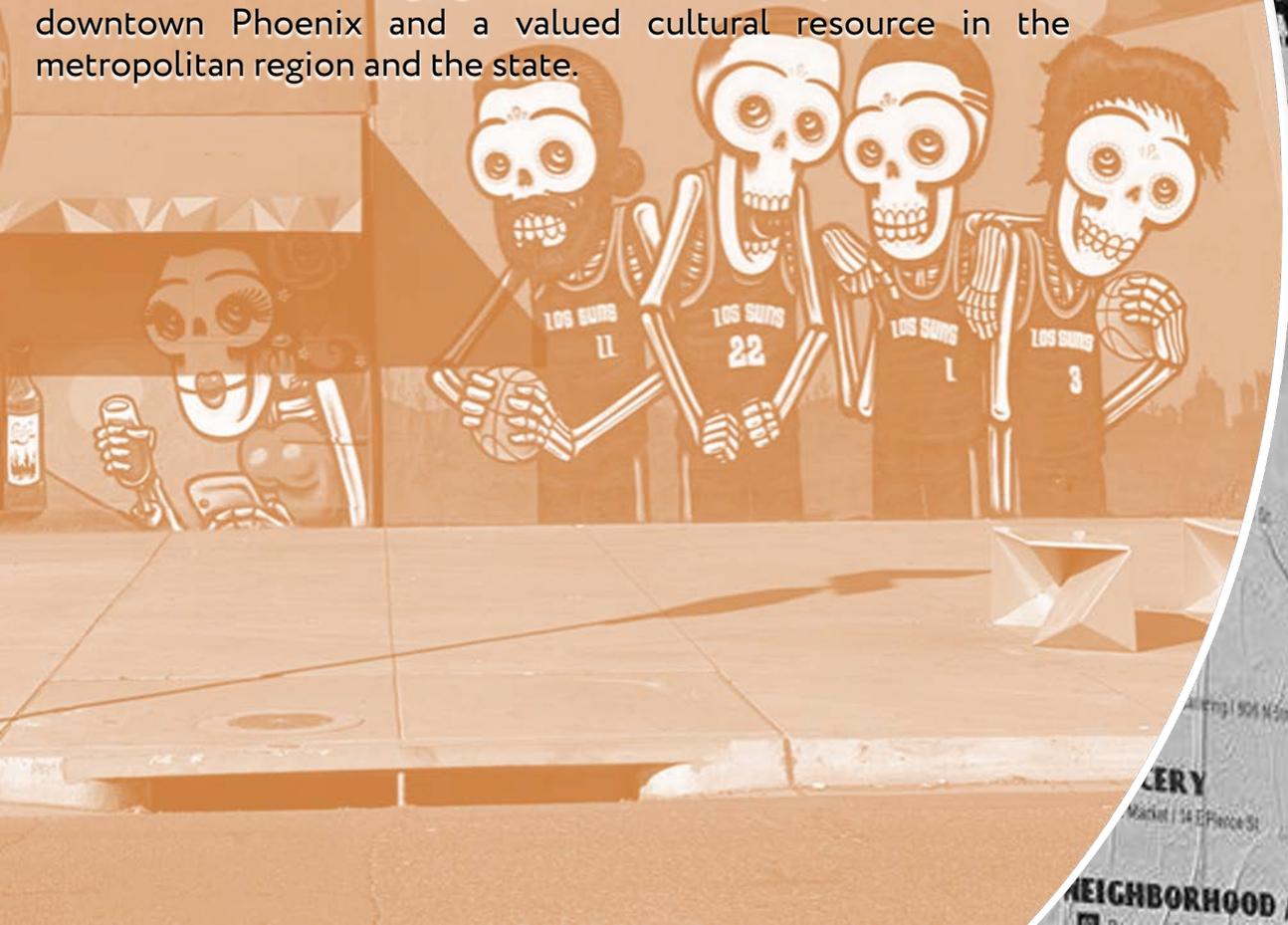
Demand for Downtown office space continues as employers look to take advantage of the light-rail system and provide their employees with an amenity-rich, walkable and collaborative working environment. New projects delivered in 2020 include 200,000 square feet of open-concept space in the Warehouse District, a new high-rise tower at Block 23, and the refurbishment of the former Maricopa County Jail into usable office space.

Arizona State University opened its Downtown Phoenix Campus in 2006, heralding new energy and vitality into the Valley's urban heart. The following ASU colleges and schools are now located on the Downtown Phoenix campus: College of Health Solutions, College of Integrative Sciences and Arts, Edson College of Nursing and Health Innovation, Sandra Day O'Connor College of Law, Thunderbird School of Global Management, Walter Cronkite School of Journalism and Mass Communication, and the Watts College of Public Service and Community Solutions.

Residential development has exploded Downtown giving Phoenixians an opportunity to experience the only true urban setting in the state. The past two years have seen a marked increase in residential completions, with no signs of slowdown. The Downtown market features a mix of high-rise luxury, mid-rise, townhomes and historic single family neighborhoods.



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, 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.





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. From unique gifts, a delicious meal, a new outfit, you'll find it here. Best of all, you will discover a creative pulse in RoRo unlike anywhere else, where arts thrive on restaurant walls and gallery exhibits.

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 each year.

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

MARKET OVERVIEW

ROOSEVELT ROW

Roosevelt Row serves as a central hub for art and culture in the downtown Phoenix area.

Whether exploring Roosevelt Row on First Friday, Third Friday, or any other Friday in between, Roosevelt Row's Arts District is the place to start. Tour galleries, venues and art-related spaces to see a variety of artwork and to enjoy the spirit and culture of the city as you mingle with other residents and visitors.

Downtown Phoenix hosts one of the nation's largest, self guided art walks every First Friday from 6 to 11pm, with free event shuttles available through out downtown and are headquartered at the Phoenix Art Museum. Third Fridays showcase exhibition openings in dozens of galleries in the district. Other Fridays boast performances, artist spotlights and more. First Fridays in Roosevelt has recently been highlighted by USA Today as "The Top 10 Arts Districts in the US." Experience the amazing art the Roosevelt Row Arts District has to offer!

WHERE TO START

ROOSEVELT ROW MERCHANTS Both north and south of Roosevelt, the district is home to eateries and shops of all sorts. Books, coffee, wine and vintage clothing can be found here.

HOT BOX GALLERIES

Phoenix Institute for Contemporary Art (phICA) curates Hot Box Galleries, 3 pop up containers exhibiting local, national and international artists every First and Third Fridays.

ROOSEVELT ROW MARKET Vendor market - stop by for a curated selection of local, handmade goods and art.

GALLERIES

From west to east, galleries like monOrchid, ASU Project Space, Modified Arts, Eye Lounge, Babylon Gallery, First Studio, New City Studios, and other spaces in between offer Phoenix Friday visitors a chance to see famed local and foreign artists in a classic gallery environment.

VENTURE BEYOND

Grand Avenue, Van Buren, the Warehouse District, Arts Central District and beyond will guide you through the creative crevices of this magical urban desert city.



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	 MARICOPA COUNTY 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



DEMOGRAPHIC
COMPARISON

821 N. CENTRAL

V.S.

44th Street and Camelback /
ARCADIA CORRIDOR

2022	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE
Total Population	25,904	148,783	437,466		11,815	96,608	303,371
Daytime Population	66,369	191,431	330,412		6,866	64,635	207,798
Avg. HH Income	\$63,705	\$58,002	\$55,704		\$126,125	\$96,608	\$84,574
Avg. Family Size	1.70	2.50	2.70		2.10	2.20	2.00
Avg. Age	36.6	35.10	34.20		41.60	40.10	38.50

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AT THE END OF LIFE,
WE WILL NOT BE JUDGED
BY HOW MANY DIPLOMAS
WE HAVE RECEIVED,
HOW MUCH MONEY
WE HAVE MADE,
HOW MANY GREAT
THINGS WE HAVE DONE.
WE WILL BE JUDGED BY
"I WAS HUNGRY,
AND YOU GAVE ME
SOMETHING TO EAT,
I WAS NAKED, AND
YOU CLOTHED ME.
I WAS HOMELESS,
AND YOU TOOK ME IN"
-MOTHER TERESA-





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