

THE REY | DOWNTOWN

400 N. 2nd Avenue
Phoenix, AZ 85003

Retail Space Available for Lease



D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services



NWC Fillmore Street & 2nd Avenue



AVAILABLE FOR LEASE

FILLMORE STREET



COCKY ROOSTER

2

± 2,713 S.F.
CAN BE DEMISED

2

± 2,713 SF

1

± 2,163 S.F.



3RD AVENUE

± 2,163 S.F.
(FORMER F45)

1

Retail
Floor
Plan



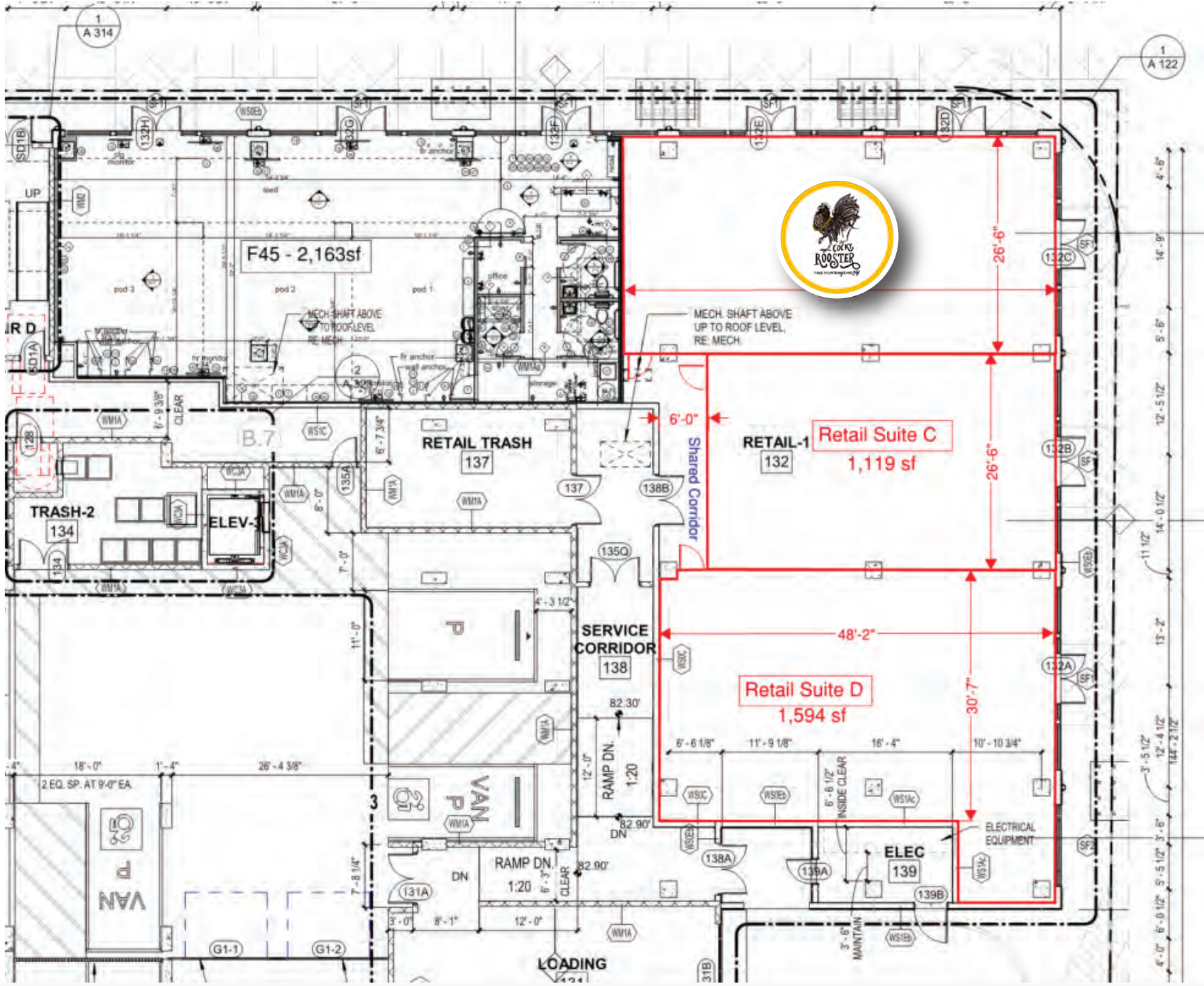
PERSPECTIVE BARBERSHOP
NOW OPEN!

VANILLA SHELL BUILD OUT
COMPLETE

3

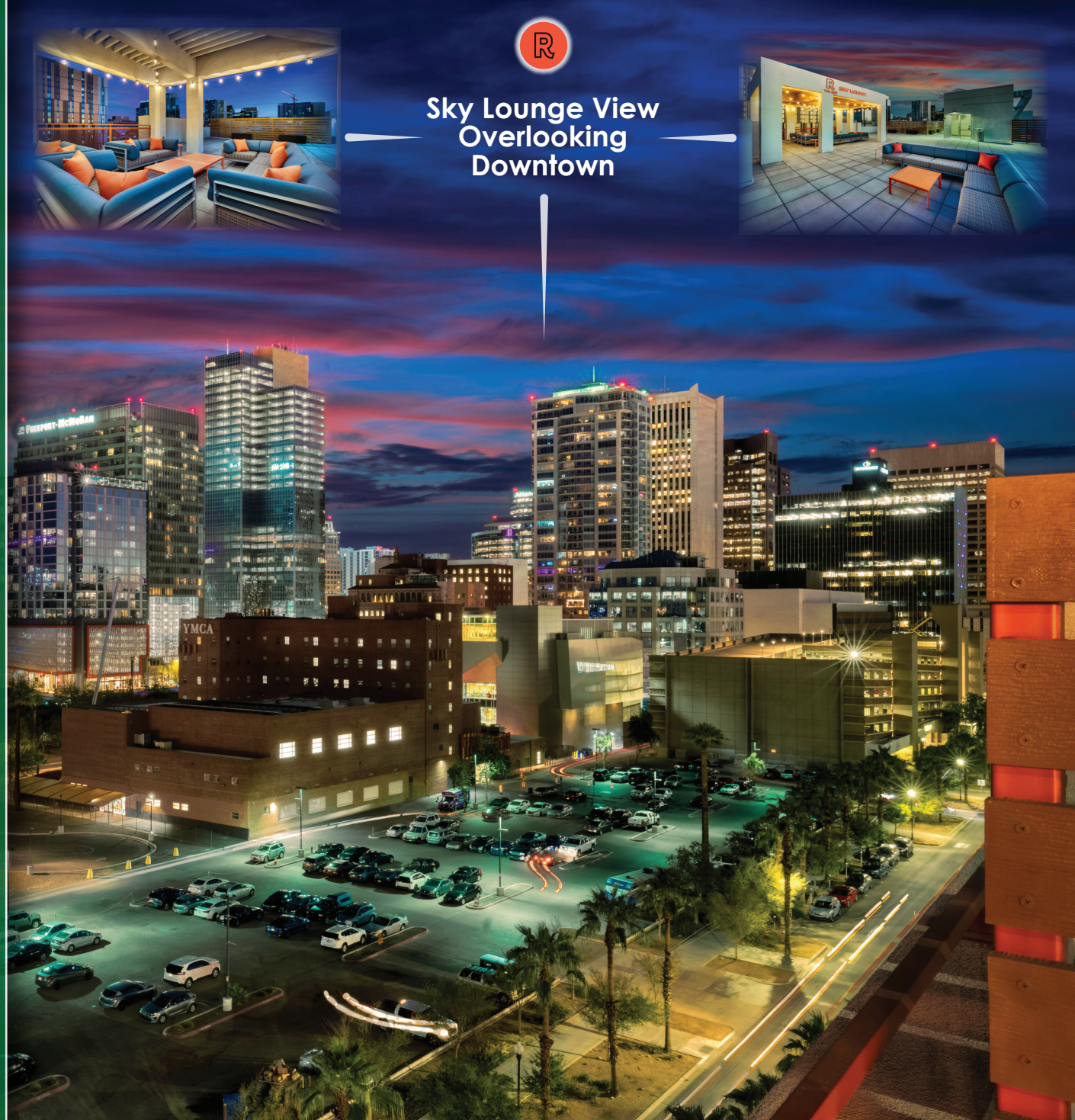
± 1,062 S.F.

potential demising plan
± 4,250 SF space
2,713 SF still available



Property Highlights

- Retail space available for LEASE: ± 1,062 SF & 2,163 SF and 2,713 SF (Perspective Barbershop Now Open!)
- Vanilla Shell buildout of ±1,062 SF space now complete
- Retail situated on the first floor of the 7-story luxury, ultra-modern apartment complex
- A multitude of new multi-family housing developments underway within a one-mile radius
- Approximately one half mile south of I-10 Freeway and less than 2 miles east of I-17
- Downtown Arts District vibe; nestled in the heart of downtown and adjacent to the lively Roosevelt Row Arts District
- Area hotspots include Blanco Cocina & Cantina, Chase Field, Civic Space Park & Arizona Center
- Just 10 minutes from Sky Harbor International Airport




Sky Lounge View
Overlooking
Downtown



downtown phoenix



Downtown Phoenix Partnership

DTPHX.ORG

D Downtown Information Center

Arts & Culture

- 1 AMC Theatres
- 2 Arizona Latino Arts & Cultural Center (ALAC)
- 3 Arizona Federal Theatre
- 4 Herberger Theater Center
- 5 Orpheum Theatre
- 6 St. Mary's Basilica
- 7 Symphony Hall
- 8 Valley Youth Theatre

Convention Center

- 9 Phoenix Convention Center North
- 10 Phoenix Convention Center South
- 11 Phoenix Convention Center West

Education

- 12 ASU Downtown
- 13 Phoenix Biomedical Campus

Government

- 14 Phoenix City Council Chambers
- 15 Phoenix City Hall / The Gallery @ City Hall
- 16 Phoenix Municipal Court
- 17 Sandra Day O'Conner Federal Courthouse
- 18 Superior Court Complex
- 19 US Bankruptcy Court

Hotels

- 20 AC Hotel Phoenix Downtown
- 21 Hampton Inn & Suites Phoenix Downtown
- 22 Hilton Garden Inn Phoenix Downtown
- 23 Home2 Suites By Hilton
- 24 Hotel Palomar Phoenix
- 25 Hotel San Carlos
- 26 Hyatt Place
- 27 Hyatt Regency Phoenix
- 28 Marriott Residence Inn & Courtyard
- 29 Sheraton Phoenix Downtown
- 30 Renaissance Phoenix Downtown
- 31 Westin Phoenix Downtown

Museums

- 32 Arizona Science Center
- 33 Children's Museum of Phoenix
- 34 Maricopa County Justice / Phoenix Police Rosson House
- 35

Parks

- 36 Civic Space Park
- 37 Heritage & Science Park
- 38 Patriot's Park
- 39 Paw-Pup Dog Park
- 40 Space Between, The

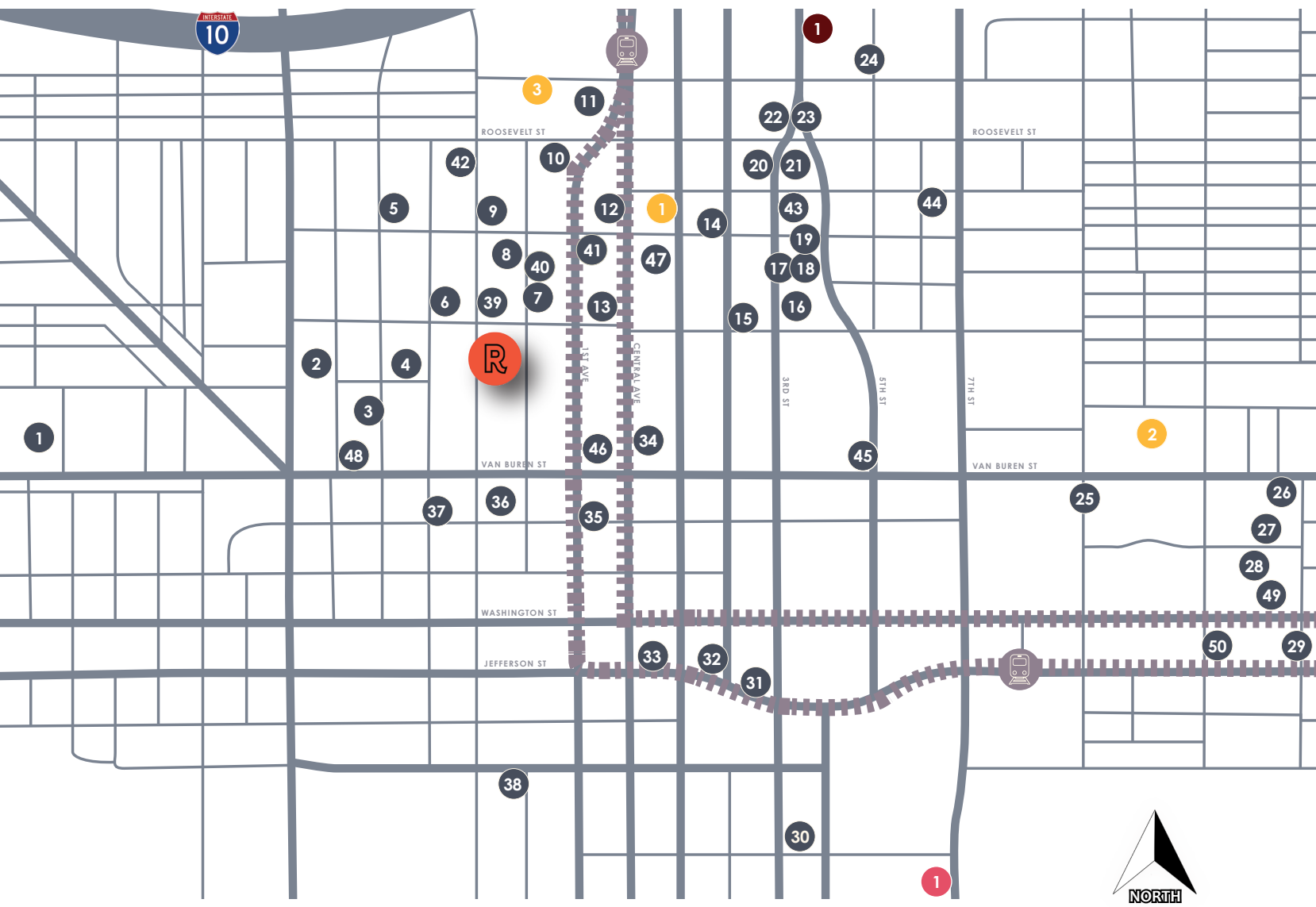
Shopping

- 41 Arizona Center
- 42 CityScape Phoenix
- 43 Collier Center
- 44 Downtown Phoenix Farmers Market
- 45 Fry's Food Store



For dining recommendations, information on how to get around or general questions about Downtown Phoenix, call the Ambassador at 602-495-1500 or visit dtphx.org





EXISTING 11,975 UNITS

- 1 RENUÉ
200 units, built in 2001
- 2 601 PAX
230 units, built in 2016
- 3 AMBASSADOR WEST
102 units, built in 1979
- 4 AVA TERRA
348 units, built in 2022
- 5 LOFTS AT MCKINLEY
60 units, built in 2012
- 6 PHOENIX SILVERCREST
125 units, built in 1980
- 7 URBAN LIVING ON RILLMORE
63 units, built in 2019
- 8 UL2
70 units, built in 2014
- 9 THE MCKINLEY
108 units, built in 2020
- 10 UNION @ ROOSEVELT
80 units, built in 2017
- 11 ROOSEVELT SQUARE
403 units, built in 2001
- 12 THE STEWART
312 units, built in 2019
- 13 WESTWARD HO
290 units, built in 2004
- 14 THE DERBY
222 units, built in 2022
- 15 THE MET
140 units, built in 1997
- 16 SKYLINE LOFTS
332 units, built in 2009
- 17 ALTURA
257 units, built in 2019
- 18 JOY ON 4TH
234 units, built in 2021
- 19 PROXY 333
118 units, built in 2016
- 20 LINEAR
104 units, built in 2016
- 21 ROOSEVELT POINT
326 units, built in 2013
- 22 ILLUMINATE
111 units, built in 2016
- 23 ROOSEVELT ROW
316 units, built in 2018
- 24 BROADSTONE PORTLAND
162 units, built in 2021
- 25 CAMDEN COPPER SQUARE
332 units, built in 1999
- 26 VB ON 12TH
235 units, built in 2022
- 27 MCARTY ON MONROE
69 units, built in 2009
- 28 WASHINGTON MANOR
112 units, built in 1977
- 29 MASON OLIVER
140 units, built in 2016
- 30 THE PATTERY PHX
278 units, built in 2022
- 31 ADELINE
379 units, built in 2022
- 32 THE RYAN
332 units, built in 2020
- 33 CITYSCAPE RESIDENCES
224 units, built in 2014
- 34 THE DERBY
222 units, built in 2022
- 35 KENECT
380 units, built in 2021
- 36 X PHOENIX
318 units, built in 2022
- 37 THE ABBEY
94 units, built in 1995
- 38 209 WEST JACKSON
297 units, built in 2003
- 39 AVE PHOENIX SKY
254 units, built in 2023
- 40 X ROOSEVELT
370 units, built 2025
- 41 SAIYA
389 units, built 2024
- 42 ECO PHX
70 units, built 2023
- 43 MOON TOWER
326 units, built 2023
- 44 SKYE ON 6TH
309 units, built 2023
- 45 PALM TOWER
334 units, built 2024
- 46 PHOENIX CENTRAL STATION
362 units, built 2024
- 47 SOL MODERN
747 units, built 2025
- 48 HENRI
313 units, built 2025
- 49 THE RAGSDALE
268 units, built 2024
- 50 HAVEN AT WASHINGTON
407 units, built in 2025

UNDER CONSTRUCTION 237 UNITS

- 1 THE MORELAND (325 E. MORELAND) | 237 units
(Construction started early 2026)

PLANNED 300 UNITS

- 1 AMARA (602 E. GRANT ST) | 300 units
(Construction starting late 2026)

PROPOSED 1,410 UNITS

- 1 1ST & MCKINLEY | 714 units
- 2 BROADSTONE VAN BUREN | 336 units
- 3 1ST & PIERCE | 360 units

multi-family overview

complexes with 50+ units



demographics 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$1.47 B	\$4.99 B	\$14.35 B
Total Non-Retail	\$787.01 M	\$2.59 B	\$7.35 B
Total Retail	\$679.03 M	\$2.4 B	\$7 B
Entertainment	\$81.63 M	\$285.38 M	\$831.52 M
Food Away from Home	\$63.05 M	\$218.71 M	\$635.54 M
Personal Care	\$16.98 M	\$63.87 M	\$191.25 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$7,341	\$7,581	\$7,949
Total Non-Retail	\$3,941	\$3,933	\$4,073
Total Retail	\$3,400	\$3,649	\$3,876
Entertainment	\$409	\$434	\$461
Food Away from Home	\$316	\$333	\$352
Personal Care	\$85	\$97	\$106

Source: Sites USA

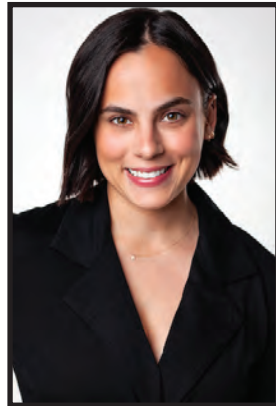
DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	29,542	120,911	387,613
PROJECTED POPULATION (2030)	35,196	126,308	389,190
AVG HH INCOME	\$96,944	\$90,064	\$94,035
PROJECTED AVG HH INCOME (2030)	\$93,640	\$113,131	\$116,660
DAYTIME POPULATION	45,217	176,017	387,691
MEDIAN AGE	33.4	33.5	32.4
TOTAL BUSINESSES	2,634	11,301	25,296

FOR MORE INFORMATION, PLEASE CONTACT:



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