

CLARENDON PLACE

300 W CLARENDON



RARE MIDTOWN MID-RISE, MULTI-TENANT OFFICE PROPERTY



Recent elevator
maintenance



Near St Joseph's Hospital
and Medical Center



Prominent location on the NWC
of 3rd Ave & Clarendon Ave



24/7 & 365 keycard
access system



4.3/1,000 SF
Parking Ratio



Surrounded by numerous
restaurants and retail amenities

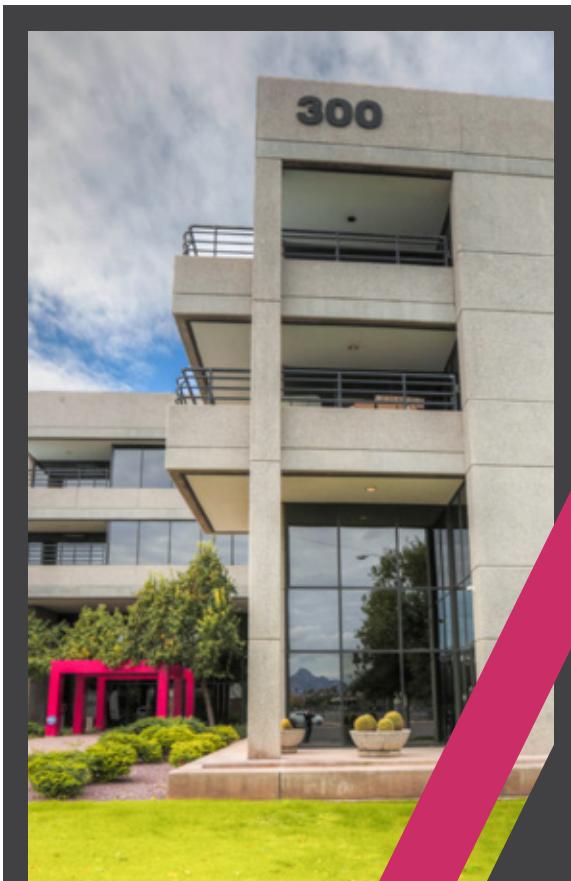


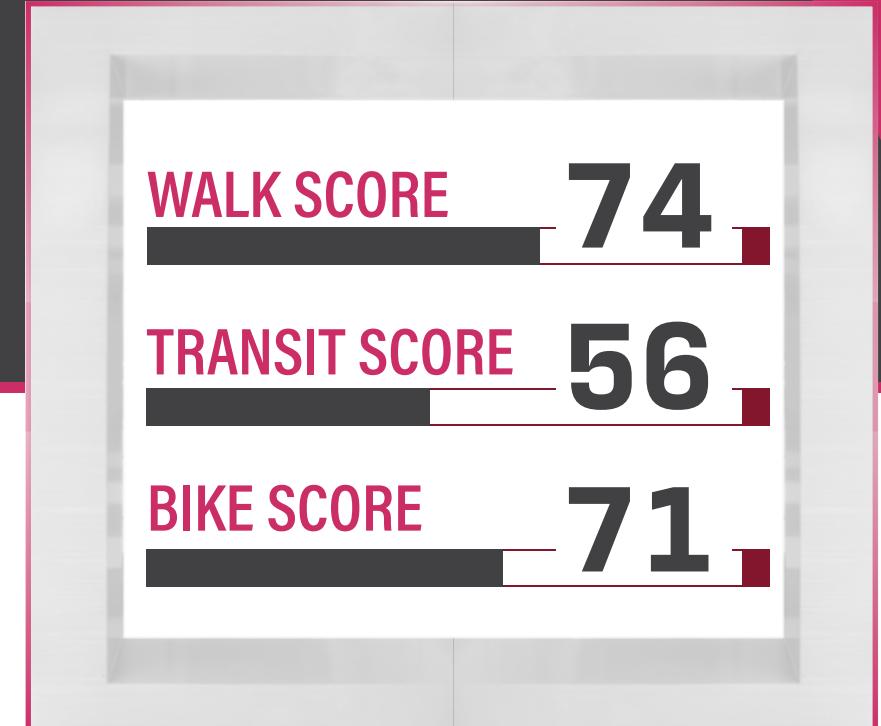
HVAC
replacements



AMENITIES

- 24 Hour Access
- Metro/Subway
- Air Conditioning
- Signage
- Balcony
- Kitchen
- Bus Line
- Central Heating
- Commuter Rail
- Security System
- Courtyard
- Wi-Fi
- Fenced Lot
- Covered Parking





TRANSIT

METRO LIGHT RAIL STOPS

Indian School/Central Ave	2 MIN	10 MIN	0.5 MI
Osborn/Central Ave	3 MIN	12 MIN	0.6 MI
Campbell/Central Ave	3 MIN	19 MIN	1.0 MI
Thomas/Central Ave	3 MIN	20 MIN	1.0 MI



DRIVE



WALK



DISTANCE



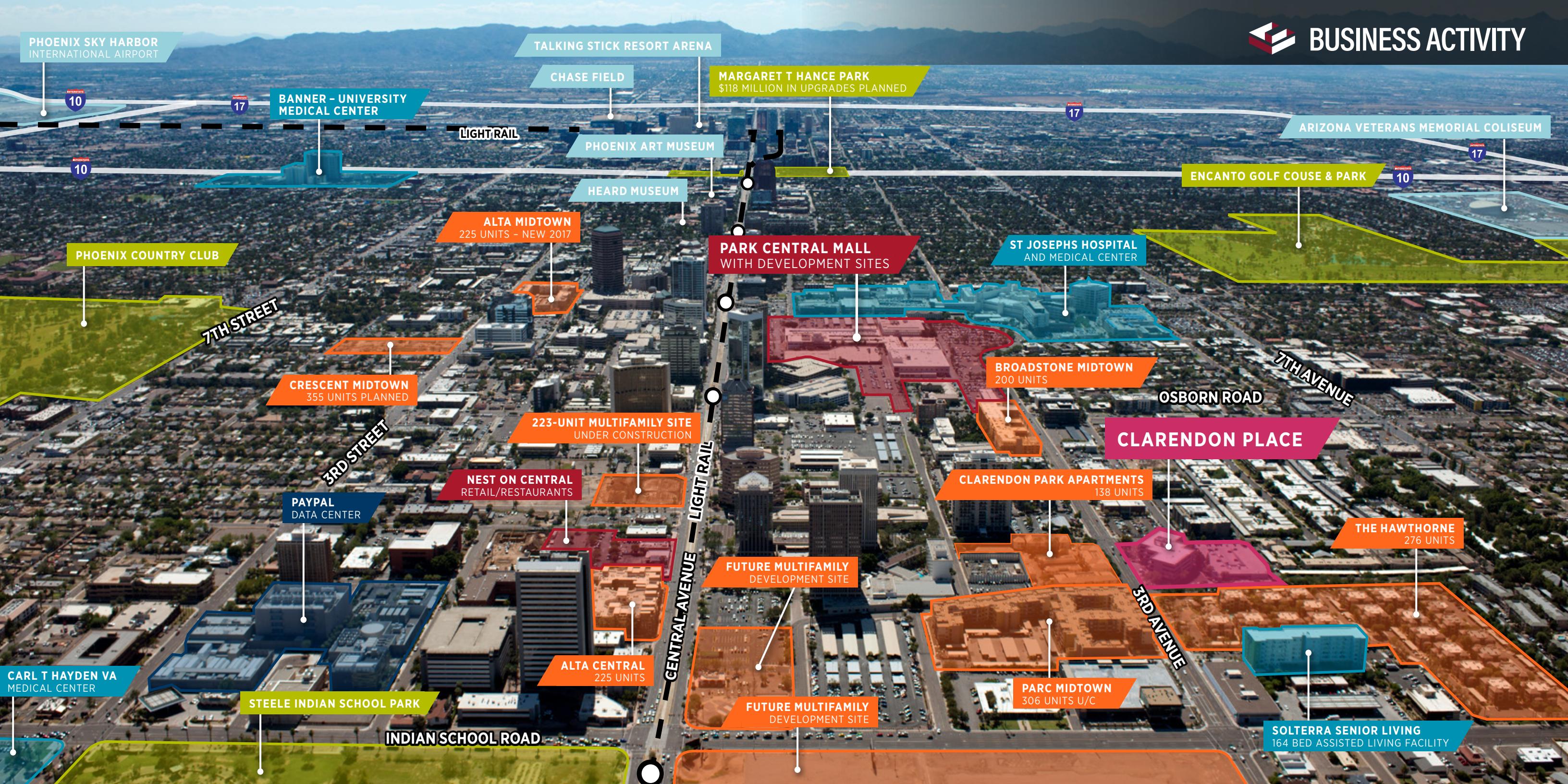
AIRPORT

NEARBY AIRPORT

Phoenix Sky Harbor International



BUSINESS ACTIVITY



DEMOCRAPHICS

1 MILE RADIUS

HOUSEHOLD INCOME

\$100K+	16.6%
\$75-100K	10.2%
\$35-75K	41.7%
\$0-35K	31.5%

\$63,905 AVERAGE

AGE DISTRIBUTION

65+	16.6%
50-64	10.2%
40-49	41.7%
30-39	31.5%
20-29	31.5%
0-19	31.5%

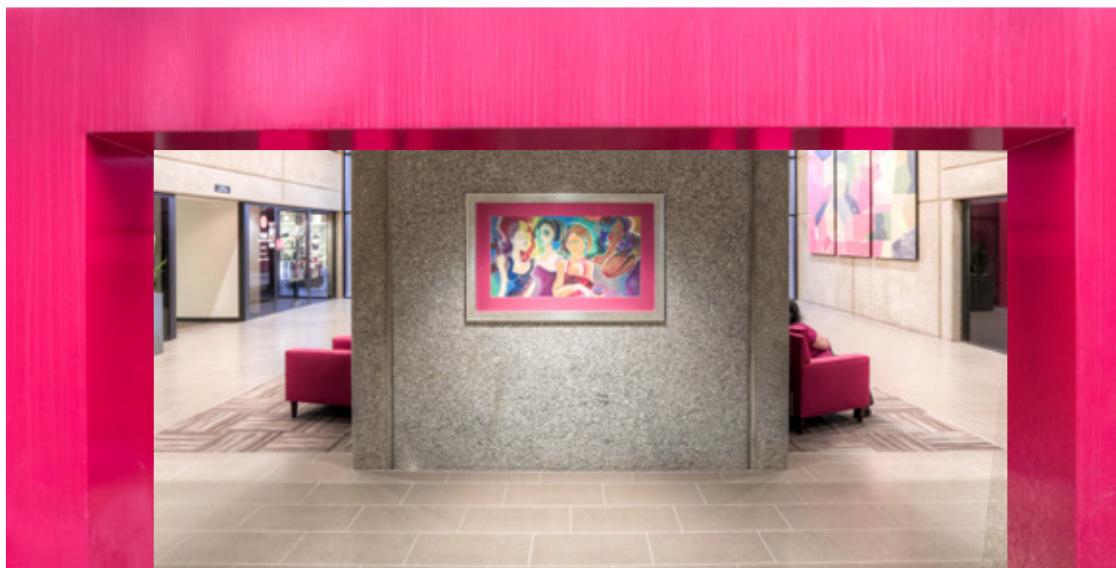
37.9 AVERAGE

TOTAL BUSINESSES

1,172

TOTAL EMPLOYEES

13,228

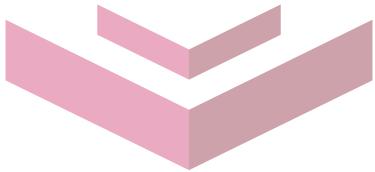


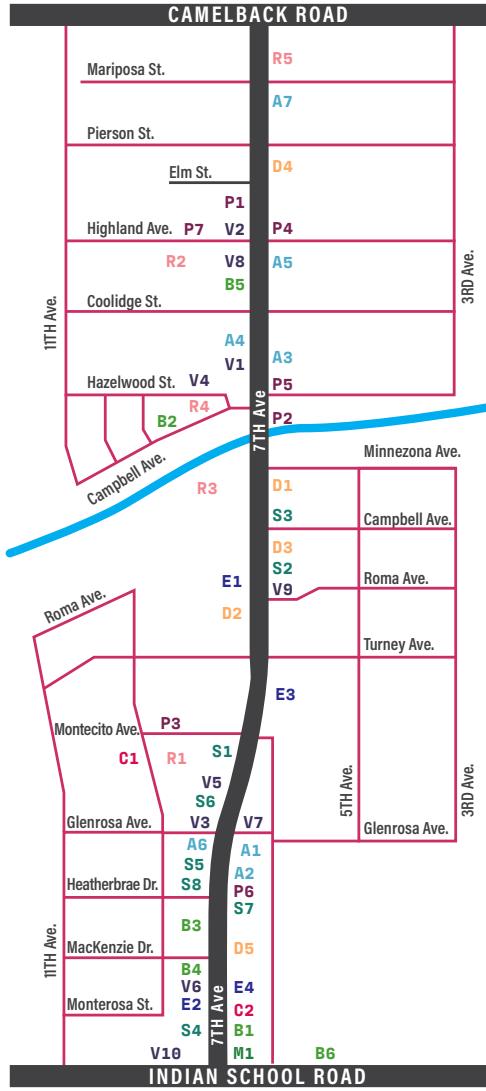
CBD HOUSING

The Central Business District is home to and surrounded by a number of large and established neighborhoods of high affluence. These neighborhoods include the Biltmore, Paradise Valley, Arcadia, North Central, the Willo Historic District, Encanto and the Phoenix Country Club.

The number of units in the area is set to increase with the completion of The Muse (367-units), Crescent Highland (349-units), Broadstone Arts District (280-units), Curve at Melrose (204-units), Rosewood Court (50-units), Escape Modern Living (224-units), 11 Capital Place (140-units and Proxy 33 (119-units.)

These developments are under construction and set to deliver 2020, Columbus (223-units), Cabana on Washington (226-units) and One Camelback (163-units)





PROFESSIONAL/ SERVICES

- P1 ALTA VISTA VETERINARY
- P2 ARTISTIC ARBORIST
- P3 MELROSE PHARMACY
- P4 PHOENIX PREPARATORY PRESCHOOL
- P5 POULTON & NOROIAN, PLLC
- P6 RAPID COLLECTION SYSTEMS
- P7 TAN INTERNATIONAL
- LEGAL SHIELD - KENYATTA TURNER, I.A.*

AUTOMOTIVE

- A1 A-T GLENROSA AUTO CARE
- A2 DENVER'S CAR CARE
- A3 GEARHEAD AUTO
- A4 SCOTT'S COACH WORKS
- A5 SELECT AUTO BODY
- A6 TRITECH SERVICE
- A7 180 DEGREES AUTOMOTIVE

REAL ESTATE

- R1 ABRAMS REALTY & MGMT
- R2 HIGHLAND METRO APARTMENTS
- R3 MELROSE APARTMENTS
- R4 ROCCO DESIGNS
- R5 180 DEGREES
- R6 DAVIS ENTERPRISES*
- R7 HOMESMART - HUGH B. HENRY, REALTOR*

BEAUTY/WELLNESS

- B1 CULT HAIR STUDIO & SPA
- B2 KARMA LIFE CENTER
- B3 OCCAM'S EDGE HAIRCUTTER & GALLERY
- B4 REBEL SALON & VINTAGE
- B5 SALON 7
- B6 TAN UNITED

SHOPPING

- S1 BIZARRE GUITAR
- S2 DE NOVO FORMAL DRESSES
- S3 FIG'S HOME & GARDEN
- S4 FLO'S ON 7TH
- S5 GREEN GODDESS HOUSE OF HERBS
- S6 PHOENIX RISING NOW
- S7 SERENDIPITY DECOR
- S8 WAG N' WASH
- WHITE DOVE THRIFT SHOPPE*

BEAUTY/WELLNESS

- C1 CENTRAL SEVENTH DAY ADVENTIST CHURCH
- C2 KARMA LIFE CENTER

VINTAGE

- V1 C-MOD
- V2 CONSIGN @ CHEZ
- V3 HOME AGAIN FURNISHINGS & ANTIQUES
- V4 MODERN MANOR
- V5 PEARLY MAE'S RESALE SHOP
- V6 REBEL SALON & VINTAGE
- V7 RETRO RANCH
- V8 SWEET SALVAGE
- V9 TWIGS AND WINE
- V10 ZINNIA'S

ENTERTAINMENT

- E1 BUNKHOUSE
- E2 QUAIL LOUNGE
- E3 STACY'S @ MELROSE
- E4 THE ROCK
- CHARLIE'S PHOENIX*

MARKET

- M1 7-ELEVEN

**A CULTURAL HUB
FOR COMMUNITY**



MELROSE DISTRICT

The up-and-coming Seventh Avenue strip between Indian School and Camelback Road is peppered with bars, restaurants, lots of antique/vintage stores, old auto body shops and other old-school mom-and-pop shops. A growing number of trendy bars, restaurants and shops have been invading the neighborhood making for an eclectic destination.



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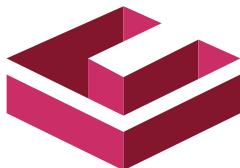


THE MELROSE ARCH



THE CLARENDO HOTEL

AGODA.COM



CLARENDON PLACE

300 W CLARENDON

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