

CLARENDON PLACE

300 W CLARENDON



RARE MIDTOWN MID-RISE, MULTI-TENANT OFFICE PROPERTY



Recent elevator
maintenance



24/7 & 365 keycard
access system



Surrounded by numerous
restaurants and retail amenities



Near St Joseph's Hospital
and Medical Center



4.3/1,000 SF
Parking Ratio



HVAC
replacements

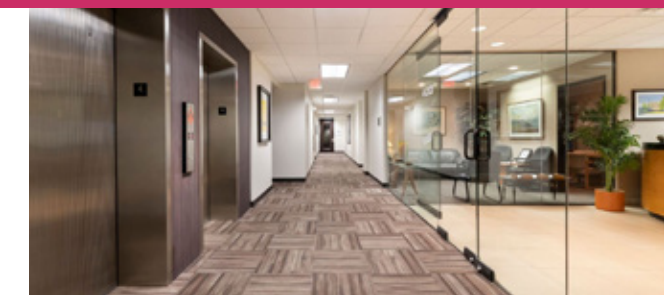


Prominent location on the NWC
of 3rd Ave & Clarendon Ave



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





WALK SCORE **74**

TRANSIT SCORE **56**

BIKE SCORE **71**



TRANSIT

METRO LIGHT RAIL STOPS

Indian School/Central Ave

Osborn/Central Ave

Campbell/Central Ave

Thomas/Central Ave



DRIVE

2 MIN

3 MIN

3 MIN

3 MIN



WALK

10 MIN

12 MIN

19 MIN

20 MIN



DISTANCE

0.5 MI

0.6 MI

1.0 MI

1.0 MI



AIRPORT

NEARBY AIRPORT

Phoenix Sky Harbor
International



DRIVE

12 MIN



WALK

2.24 HR



DISTANCE

7.4 MI



PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

TALKING STICK RESORT ARENA

CHASE FIELD

MARGARET T HANCE PARK
\$118 MILLION IN UPGRADES PLANNED

BANNER - UNIVERSITY
MEDICAL CENTER

LIGHT RAIL

PHOENIX ART MUSEUM

HEARD MUSEUM

ARIZONA VETERANS MEMORIAL COLISEUM

ENCANTO GOLF COUSE & PARK

PHOENIX COUNTRY CLUB

ALTA MIDTOWN
225 UNITS - NEW 2017

PARK CENTRAL MALL
WITH DEVELOPMENT SITES

ST JOSEPHS HOSPITAL
AND MEDICAL CENTER

7TH STREET

CRESCENT MIDTOWN
355 UNITS PLANNED

BROADSTONE MIDTOWN
200 UNITS

OSBORN ROAD

7TH AVENUE

3RD STREET

223-UNIT MULTIFAMILY SITE
UNDER CONSTRUCTION

CLARENDON PLACE

PAYPAL
DATA CENTER

NEST ON CENTRAL
RETAIL/RESTAURANTS

CLARENDON PARK APARTMENTS
138 UNITS

THE HAWTHORNE
276 UNITS

FUTURE MULTIFAMILY
DEVELOPMENT SITE

ALTA CENTRAL
225 UNITS

FUTURE MULTIFAMILY
DEVELOPMENT SITE

PARC MIDTOWN
306 UNITS U/C

SOLTERRA SENIOR LIVING
164 BED ASSISTED LIVING FACILITY

CARL T HAYDEN VA
MEDICAL CENTER

STEELE INDIAN SCHOOL PARK

INDIAN SCHOOL ROAD

CENTRAL AVENUE - LIGHT RAIL

3RD AVENUE

DEMOGRAPHICS

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

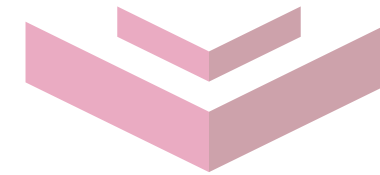
1,172

TOTAL EMPLOYEES

13,228



SURROUNDED BY
UPSCALE HOUSING



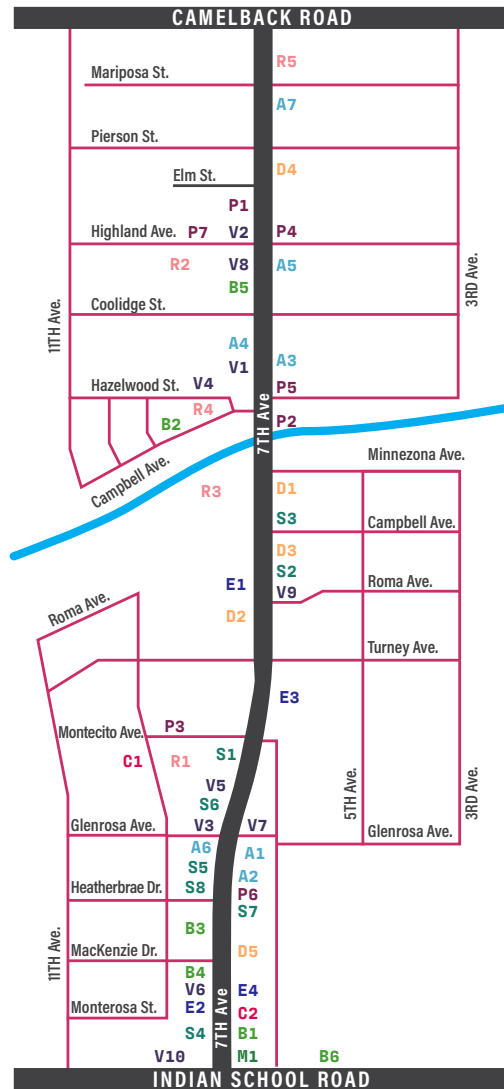
The number of units in the area is set to increase with the completion of The Muse (367-units), Crescent Highland (349-units), Broadstone Arts District (280-units), Curve at Melrose (204-units), Rosewood Court (50-units), Escape Modern Living (224-units), 11 Capital Place (140-units and Proxy 33 (119-units.)

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

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.





PREFERRED MERCHANTS

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

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

BEAUTY/WELLNESS

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

BEAUTY/WELLNESS

- D1 JOE'S DINER
- D2 LOS COMPADRES
- D3 THAI LONG-AN
- D4 THE REFUGE AT MELROSE
- D5 TOASTED

ENTERTAINMENT

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

MARKET

- M1 7-ELEVEN

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

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*

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
- S9 WHITE DOVE THRIFT SHOPPE*

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



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.



THE MELROSE ARCH

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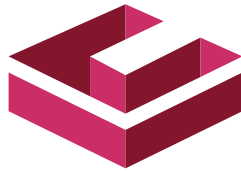
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THE CLARENDON HOTEL

AGODA.COM

A CULTURAL HUB FOR COMMUNITY



CLARENDON PLACE

300 W CLARENDON

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