

555 N. 5TH AVE
Phoenix, AZ 85003

Downtown Phoenix

Institutional
Owner w/
National Portfolio

± 4,092 SF
Available

Retail Storefront
w/Ample Windows

± 4,200 SF
Shared
Outdoor Patio

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

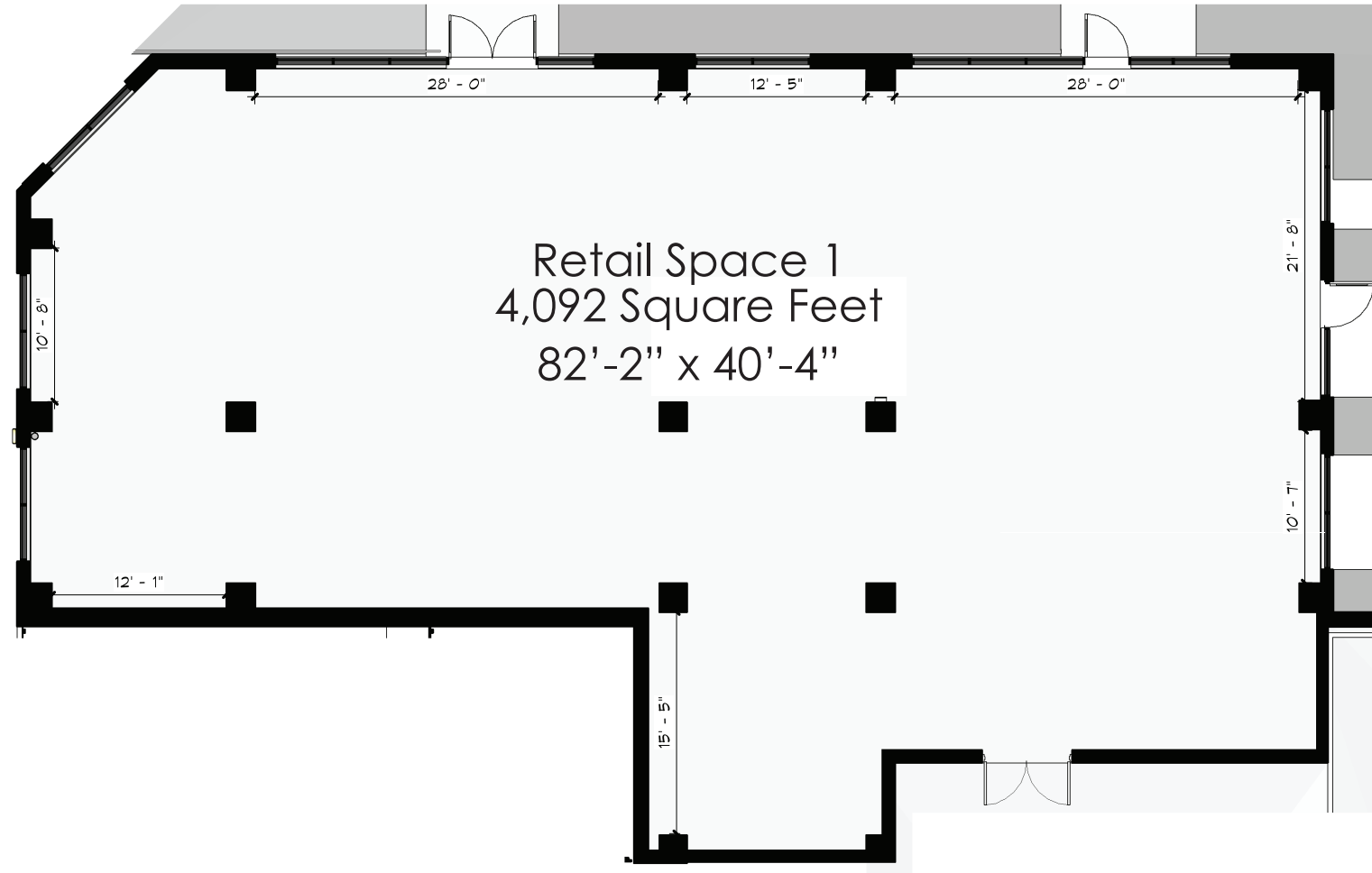
7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
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AVE

PHOENIX TERRA



RESORT STYLE GROUND FLOOR RETAIL FOR LEASE



RETAIL NW - ENLARGED PLAN

PROPERTY HIGHLIGHTS

- 348 Unit Resort Style Residential Community in Downtown Phoenix
- Highly visible signage potential
- Join major brands servicing current and surrounding residents
- Highly convenient access to I-10 (0.8 miles) in addition to public transportation
- Easy access and walkable distance to Chase Field, Footprint Center and Roosevelt Row
- Great retail space for a restaurant, work lounge or café
- 43 shared customer parking stalls in structured parking garage
- Additional street parking along Fillmore St and 4th & 5th Avenues



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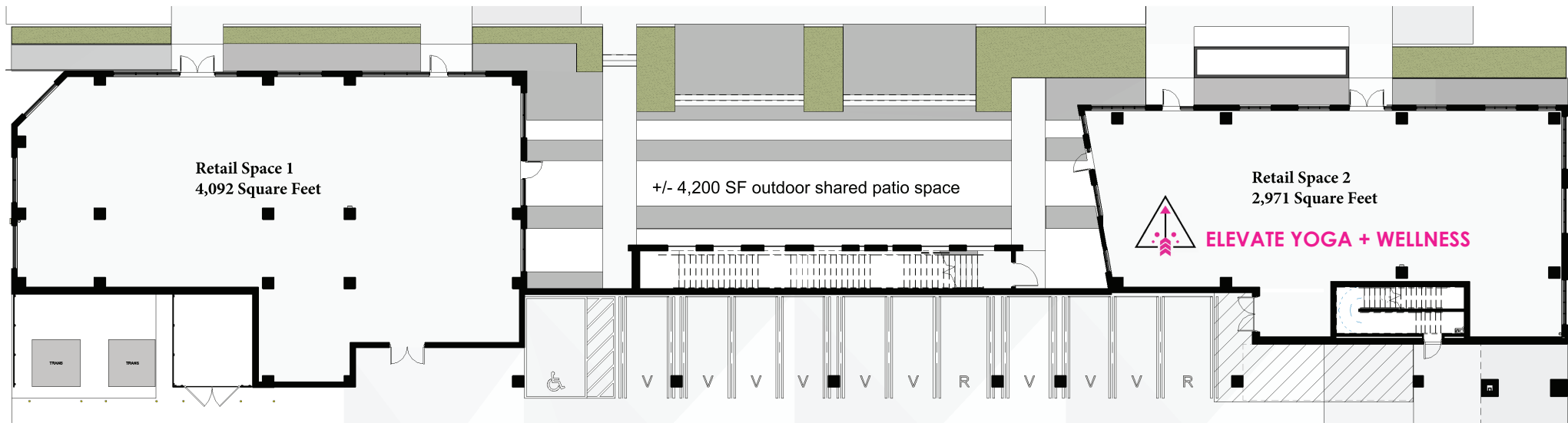
RETAIL NE - ENLARGED PLAN



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overall site plan



OTHER FEATURES

- ✓ ± 4,200 SF outdoor shared patio space
- ✓ Retail storefront systems included with double height windows
- ✓ 43 shared customer stalls in structured parking garage
- ✓ Additional street parking along Fillmore Street, 4th and 5th Avenues

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PHOTOS - INTERIOR & EXTERIOR



SPACE1

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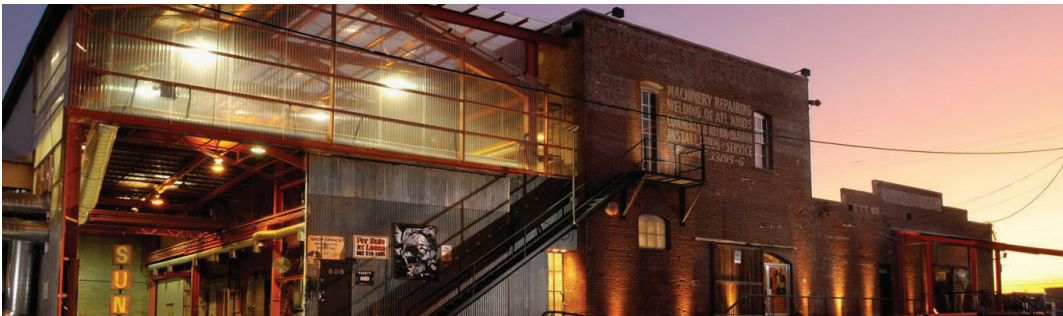


Chase Field - 1.3 miles



Footprint Center - 0.9 miles

CityScape - 0.7 miles



Warehouse District - 0.9

Roosevelt Row - 0.6 miles



Notable area attractions (and distances from)

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demographics 2025



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$1.37 B	\$5.03 B	\$14.19 B
Total Non-Retail	\$730.82 M	\$2.61 B	\$7.25 B
Total Retail	\$639.04 M	\$2.43 B	\$6.94 B
Entertainment	\$76.68 M	\$288.76 M	\$823.90 M
Food & Beverages	\$148.44 M	\$584.65 M	\$1.70 B
Personal Care	\$16.21 M	\$65.11 M	\$190.60 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$7,201	\$7,578	\$7,905
Total Non-Retail	\$3,842	\$3,925	\$4,040
Total Retail	\$3,359	\$3,653	\$3,865
Entertainment	\$403	\$435	\$459
Food & Beverages	\$781	\$880	\$945
Personal Care	\$85	\$98	\$106

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	28,725	124,230	391,676
PROJECTED POPULATION (2030)	35,003	130,911	396,108
AVG HH INCOME	\$93,558	\$90,740	\$93,370
PROJECTED AVG HH INCOME (2030)	\$89,439	\$88,688	\$91,817
DAYTIME POPULATION	45,585	177,594	384,729
MEDIAN AGE	33.5	33.3	32.0
TOTAL BUSINESSES	2,607	11,377	25,023

Source: Sites USA

Multi-Family Properties

EXISTING 8,406 UNITS

- 1 RENEUE
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 BILMORE
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
478 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

UNDER CONSTRUCTION 3,161 UNITS

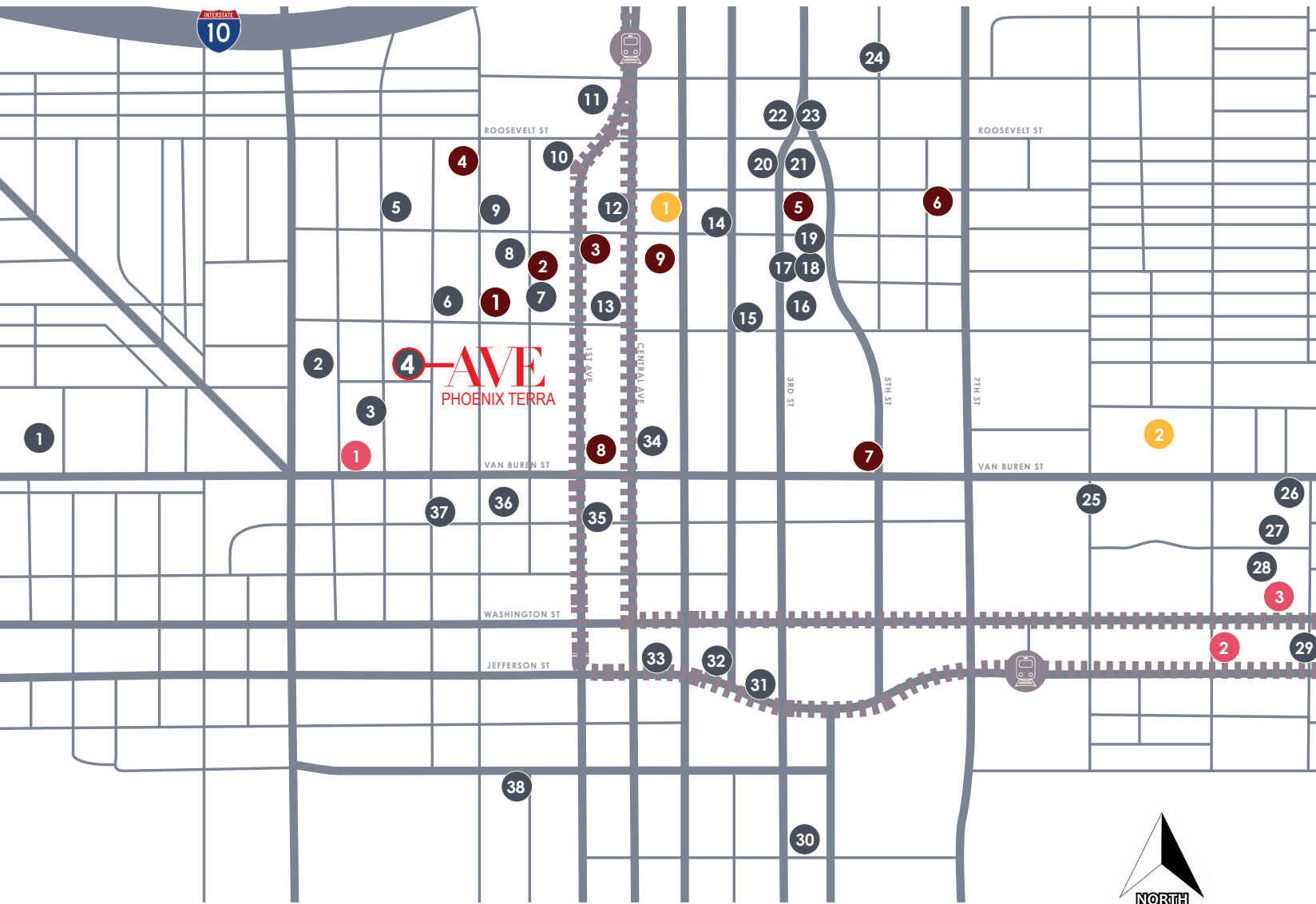
- 1 AVE PHOENIX SKY
254 units, delivery 2023
- 2 ROSIE
370 units, delivery 2025
- 3 SAIYA
389 units, delivery 2024
- 4 ECO PHX
70 units, delivery 2023
- 5 MOON TOWER
326 units, delivery 2023
- 6 SKYE ON 6TH
309 units, delivery 2023
- 7 PALM TOWER
334 units, delivery 2024
- 8 PHOENIX CENTRAL STATION
362 units, delivery 2024
- 9 SOL MODERN
747 units, delivery 2025

PLANNED 988 UNITS

- 1 HENRI | 313 units, delivery 2025
- 2 HAVEN | 407 units, delivery N/A
- 3 THE RAGSDALE | 268 units, delivery 2024

PROPOSED 1,077 UNITS

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



multi-family overview

complexes with 50+ units

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Downtown Phoenix Partnership
DTPHX.ORG

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

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EXCLUSIVELY LISTED BY:



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