

LIFESTYLE OFFICE IN THE HEART OF  
DOWNTOWN PHOENIX

829 NORTH 1<sup>ST</sup> AVENUE  
PHOENIX, AZ

Approx. 2,700 SF Available  
LAST REMAINING SPACE!

Inquiries:  
TJ Claassen  
602-524-6000 cell  
[tj@oxurban.com](mailto:tj@oxurban.com)





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*The Hardware*  
STORE

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1,361 SF MEZZANINE

1,350 SF 2<sup>ND</sup> FLOOR

Renovated in 2019, the historic Knights of Pythias building was built in 1928 and designed by local architects Lescher & Mahoney. The building is on the National Register of Historic Places and represents the Spanish colonial revival influence of its time. Originally retail on the ground floor and a clubhouse for the fraternal organization, the Knights of Pythias on the second floor. The building was not only a social hub but later in the 1940's served as a staple in the community as the Floyd Ikard Household Appliance store. Presidents Franklin D. Roosevelt and Warren G. Harding were Pythians.

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## ROOSEVELT ROW (“RoRo”)

Roosevelt Row Artists’ District (“RoRo”) is a walkable, creative district in the urban core of downtown Phoenix. It is nationally known 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. Many of the concrete sidewalks in the neighborhood were poured in 1909, three years before Arizona officially became the 48<sup>th</sup> State. In the early 1940’s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. In fact, some businesses such as The Flower Shop, have been in business since 1948. 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.

## STRONG COMMUNITY

Welcome to Roosevelt Row, the walkable arts district in downtown Phoenix, home of impressive murals, award-winning galleries with rotating exhibitions from renowned artists, incredible local restaurants, boutiques, and more. The RoRo is a creative district in the urban core of downtown Phoenix that is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. A.R.T.S. Market is a curated fine art, handmade craft, vintage and culinary market during the First Friday Art Walk in the RoRo, currently on 2<sup>nd</sup> and 5<sup>th</sup> Streets. The A.R.T.S. Market takes place once a month, year-round, no matter what the weather brings and is open to the public. From unique gifts, a delicious meal, a new outfit, you’ll find it in the RoRo. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.



Pemberton

House

THE GODFREY

CAMBRIA<sup>®</sup>  
hotels

PORTLAND ST

Portlands Restaurant  
& Wine Bar

LIGHT RAIL

FOUND:RE

FAIR TRADE  
CAFE

FEZ  
Original.Pizza.Favorite



Land Yacht  
Club

ten-O-one  
office + retail

.RR.  
ROUGH RIDER

RO2  
office +  
retail

Knipe Village/House  
retail + office

PEDAL HAUS  
BREWERY

KAHVI  
COFFEE + CAFE

SAKE  
HAUS



Carly's

ROOSEVELT ST

LIGHT RAIL

LIGHT RAIL

CENTRAL AVE

Hardware  
STORE

Snooze  
AN A.M. ENTERTY

WILDERNESS  
OUTPOST

palma  
Cham Pang  
LANES  
GHOST DONKEY

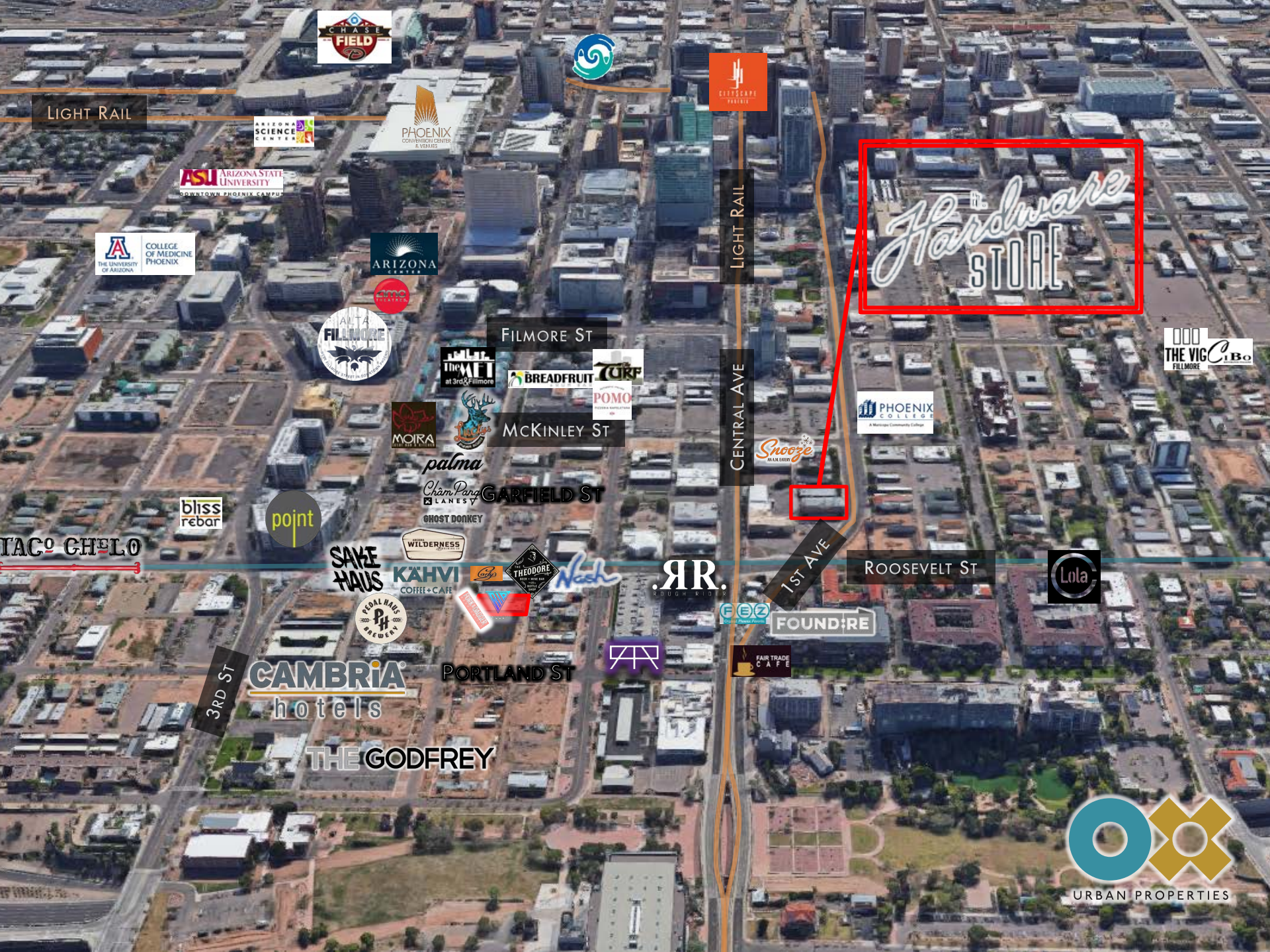


GARFIELD ST

1ST ST

OX  
URBAN PROPERTIES

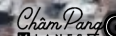




LIGHT RAIL



MCKINLEY ST



GARFIELD ST



ROOSEVELT ST



TACO GHLO

1ST AVE



3RD ST



PORTLAND ST

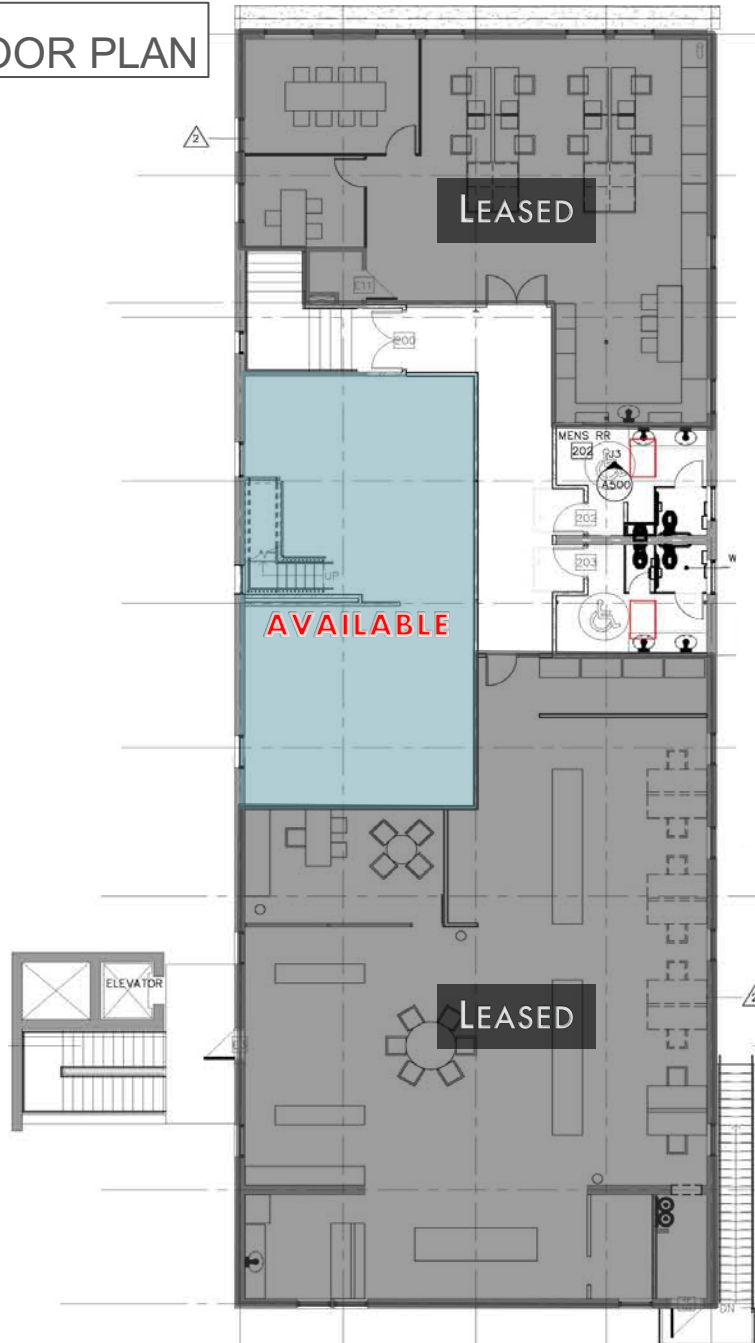


THE GODFREY





## 2<sup>ND</sup> FLOOR PLAN



## MEZZANINE PLAN



- 1,350 SF on 2<sup>nd</sup> Floor + 1,361 SF MEZZANINE
- Approx. 2,700 SF
- Incredible 2 level space
- Tons of character
- Outstanding PARKING!





## MEET THE LOCALS - DUSTIN & AMY

The Hardware Store attracts desirable customers in the Downtown Phoenix market and Roosevelt Row Arts District. The local demographic loves the possibility that Downtown Phoenix has to offer. The opportunity to Live, Work, and Play in one area. Dustin and Amy have been in Downtown Phoenix since college, where they attended the Walter Cronkite School of Broadcast Journalism.

They love the Downtown atmosphere and have been living together for 3 years. Dustin & Amy don't have kids, some may even call them friends, but they are inseparable. They go to the MonOrchid for breakfast every morning, enjoy beers at The Theodore and AZ Wilderness for Happy Hour, and most importantly- they thrive on local experience driven retailers and restaurants. Dustin and Amy support local through and through. They both enjoy First Friday's and are looking for a long term job in a unique environment. They aren't interested in your typical 9-5. Enter The Hardware Store.

Job retention is crucial these days and having the last remaining office space at The Hardware store will help secure job retention for people like Dustin and Amy for years to come.





## DEMOGRAPHIC COMPARISON

*Hardware*  
STORE

**V.S.**

44<sup>th</sup> Street and Camelback /  
ARCADIA CORRIDOR

2019	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE
Total Popula*on	25,904	148,783	437,466		11,815	96,608	303,371
Day*me Popula*on	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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