

ARCADA

ON ROOSEVELT ROW

815 North 1st Avenue
Phoenix, az 85003

FOR LEASE
±1,556 SF - ±4,279F
RETAIL / RESTAURANT



Inquiries:

TJ Claassen
602-524-6000 cell
tj@oxurban.com
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ROOSEVELT ROW ("RoRo")

The thriving Roosevelt Row Artists' District ("RoRo") is a walkable, creative district in the urban core of downtown Phoenix. Nationally recognized 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. In the early 1940's, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. 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.

Over 50,000 vehicles per day drive in the district and tens of thousands of pedestrians frequent RoRo's unique retail, office, and F&B experiences. Consumers spend over \$1.2MM annually within the 3 miles around RoRo and the Hardware Store/Bungalows each year.

RoRo is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. The A.R.T.S. Market (First Fridays) 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.

Additionally, the expansion of both Arizona State University and the University of Arizona campuses in the Downtown area has brought both students and their families who now call the RoRo district home. Over 437,466 people live within a 5-mile trade area and those residents boast average income over \$65,000.



Pemberton

House

THE GODFREY

CAMBRIA
hotels

PORTLAND ST

RO2
office +
retail

Sottise



KAHVI
COFFEE + CAFE

SAKE
HAUS



lovebite



palma

Cham Pang
LANES

GHOST DONKEY



GARFIELD ST



ENLIGHTENED

CENTRAL AVE

1ST ST

Snooze
AN A.M. EATERY



LIGHT RAIL

LIGHT RAIL

IST AVE

MANZANA

ARCADA

KUZA
TORI

LOVE
CALL

ADA

FOUND:RE



Portlands Restaurant
& Wine Bar



10-O-1
office + retail

Land Yacht
Club

RR.
ROUGH RIDER



BAR COA
AGAVE

THE BUNGALOWS

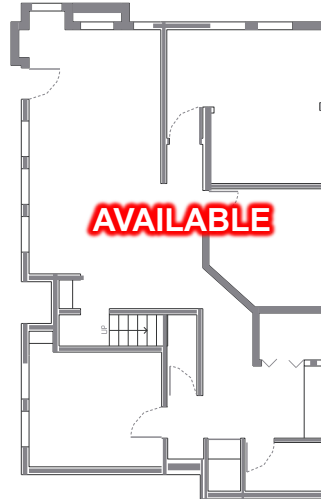
SUITE 1

LEVEL 1: 1,506 RSF
LEVEL 2: 368 RSF
TOTAL: 1,874 RSF



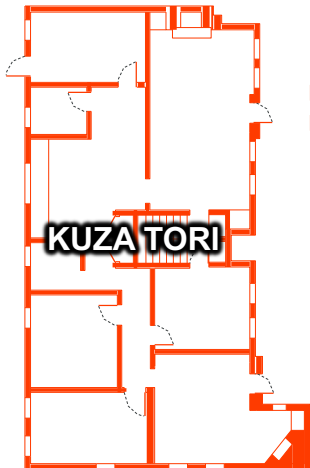
SUITE 4

LEVEL 1: 1,211 RSF
LEVEL 2: 355 RSF
TOTAL: 1,566 RSF



SUITE 2

LEVEL 1: 1,593 RSF
LEVEL 2: 368 RSF
TOTAL: 1,961 RSF

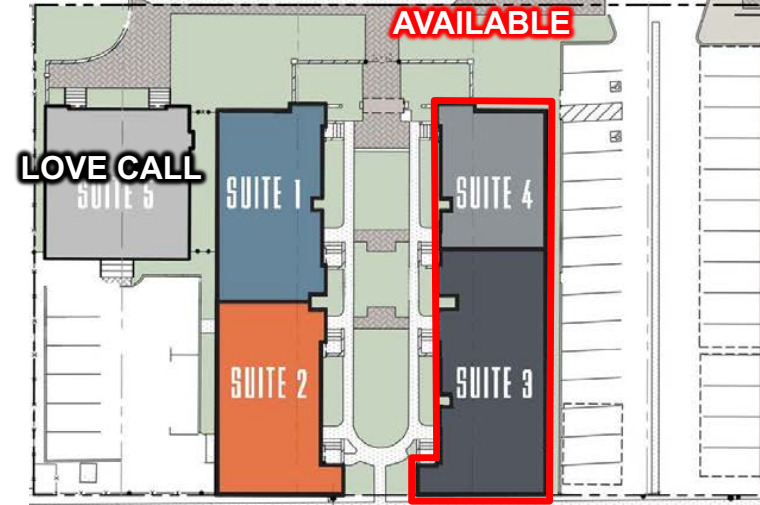


SUITE 3

LEVEL 1: 2,283 RSF
LEVEL 2: 430 RSF
TOTAL: 2,713 SF

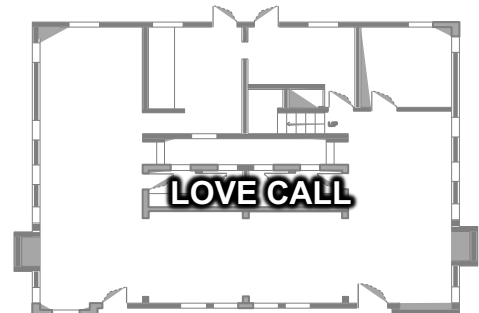


815 1ST AVENUE



SUITE 5

LEVEL 1: 1,681 RSF
LEVEL 2: 390 RSF
TOTAL: 2,071 RSF





THE BUNGALOWS

815 1ST AVENUE

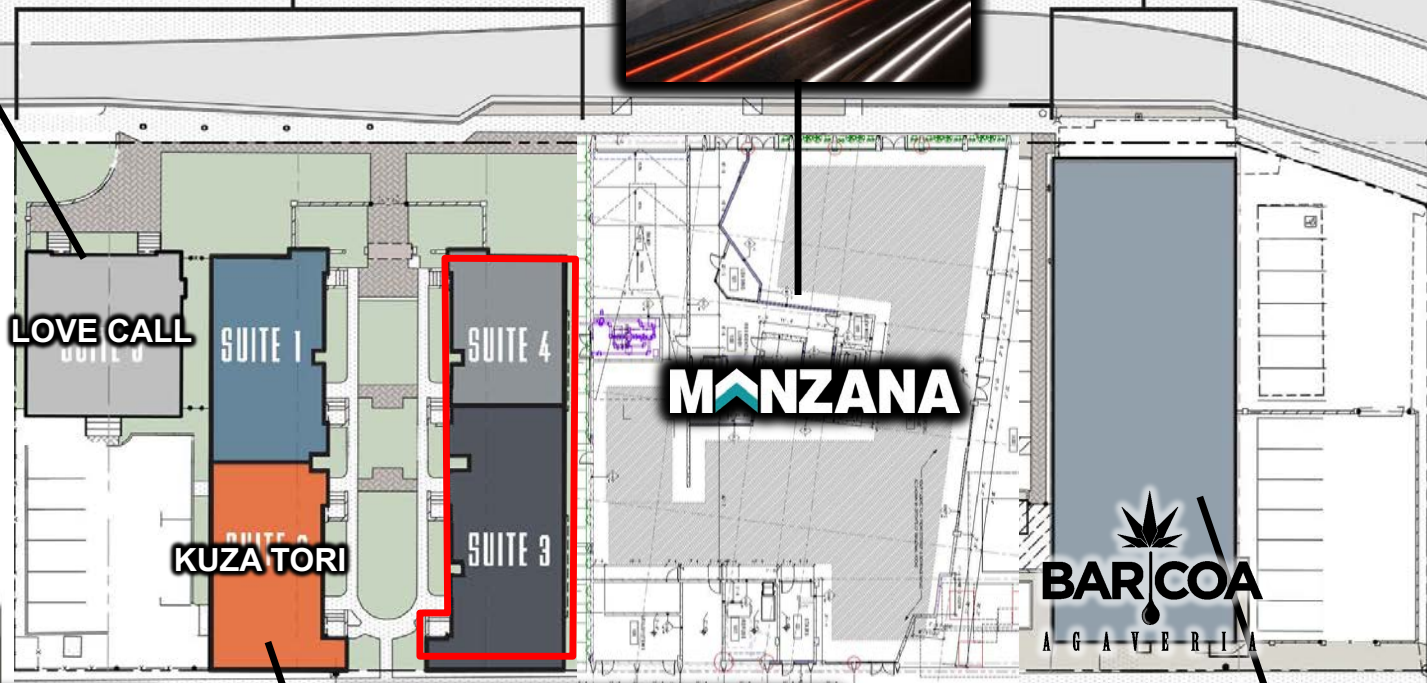


Hardware
STORE

829 1ST AVENUE



ADA



LOVE CALL

SUITE 1

SUITE 4

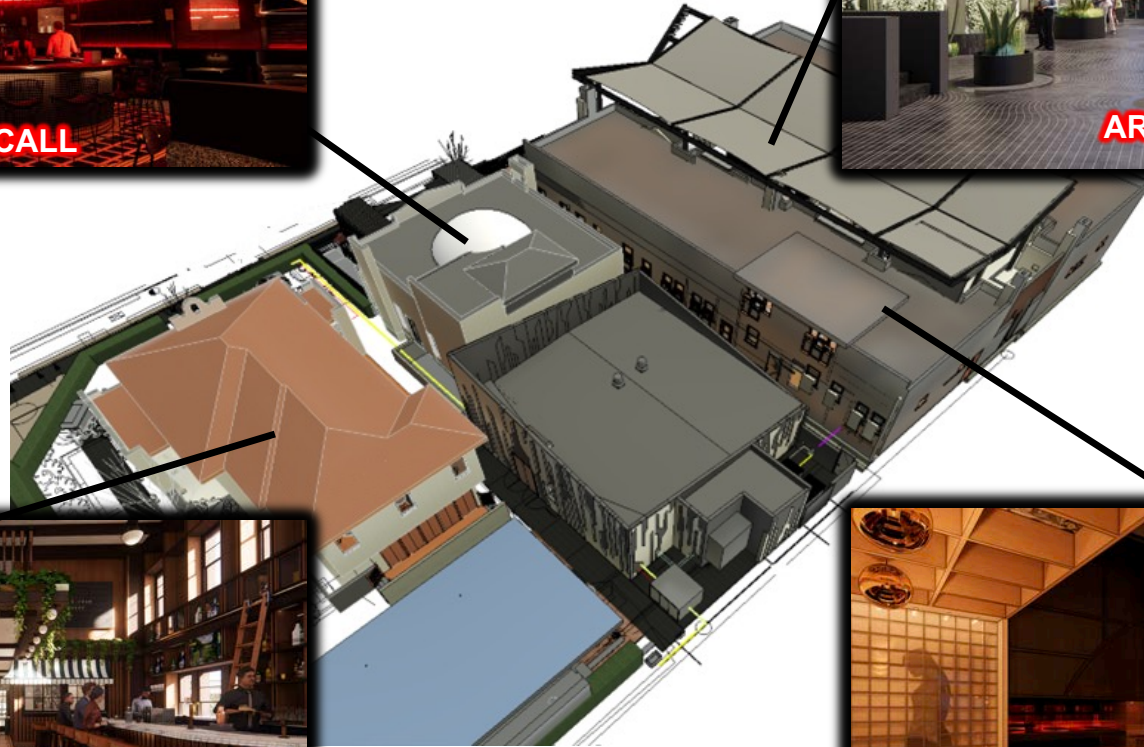
MANZANA

KUZA TORI

SUITE 3

BAR COA
A G A V E R I A





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AREA OVERVIEW



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AREA OVERVIEW CONT...



Food & Drink

- Sottise
- Pedal Haus Brewery
- Sake Haus
- Kahvi Coffee & Cafe
- Carly's Bistro
- The Theodore
- Rough Rider
- FEZ
- Fair Trade Cafe
- SoSoBa Phoenix
- Lola Coffee
- Pita Jungle
- First & Last
- Fatty Daddy's Ice Cream
- BARCOA Agaveria
- Central Records
- Rodiberto's
- Snooze
- Futuro / Palabra
- Stoop Kid
- The Brill Line
- Arizona Wilderness
- Palma
- Ghost Donkey
- Champ Pang Lanes
- Sazerac
- Luckys Indoor Outdoor
- The Farish House
- Songbird Coffee & Tea
- Moira Sushi
- Cobra Arcade Bar
- Angel Trumpet Ale House
- Sin Muerte
- Matt's Big Breakfast
- POMO Pizzeria
- The Grand
- CIBO
- The Vig

Work Space

- Atmosphere Commercial Interiors
- West Elm Work Space
- First Studio

Education

- Arizona State University
- Phoenix College

Fitness

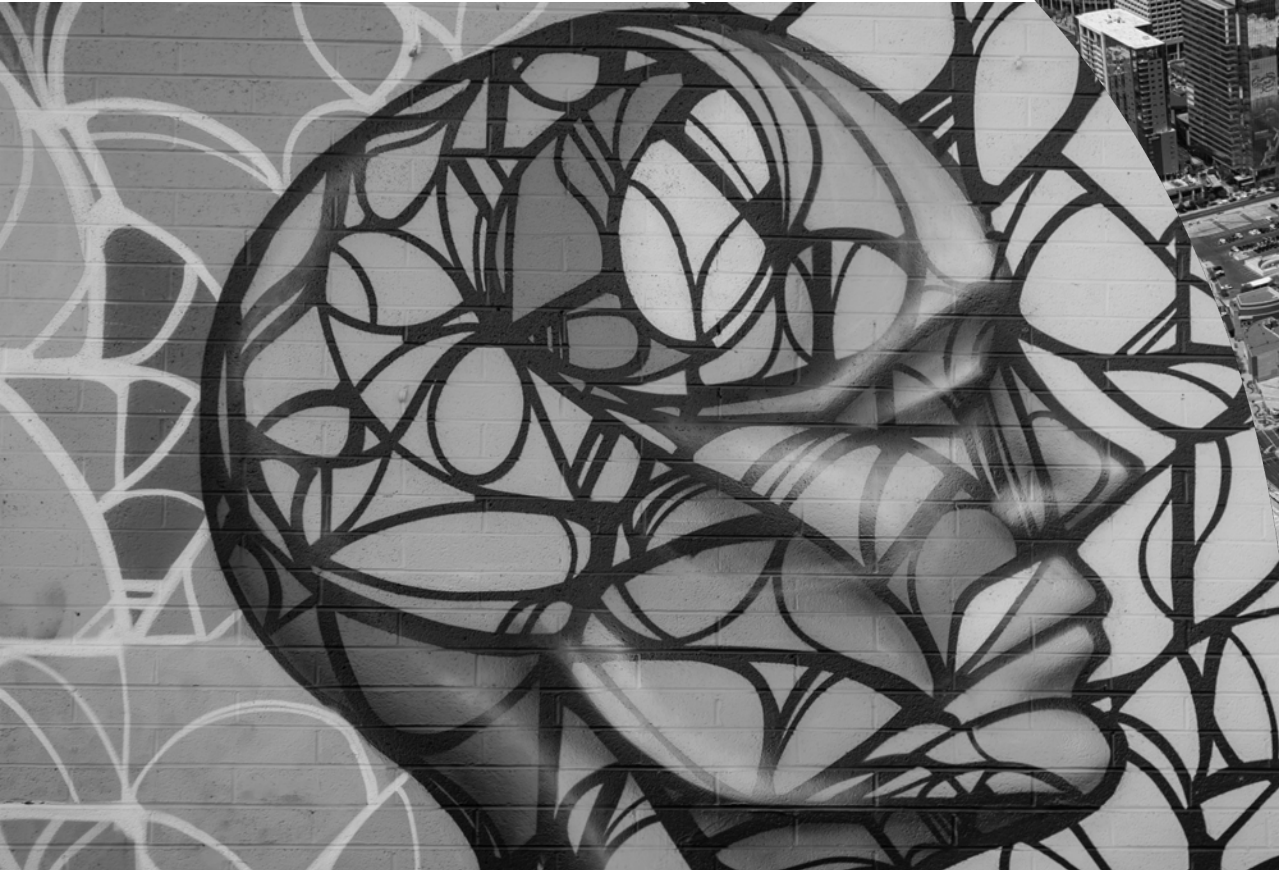
- F45 Training
- Track Club Fitness

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TOP
DOWNTOWN
EMPLOYERS



4,270
Employees



1,630
Employees



1,250
Employees



2,300
Employees



12,160
Employees



1,310
Employees



7,220
Employees



3,350
Employees



1,360
Employees



4,680
Employees

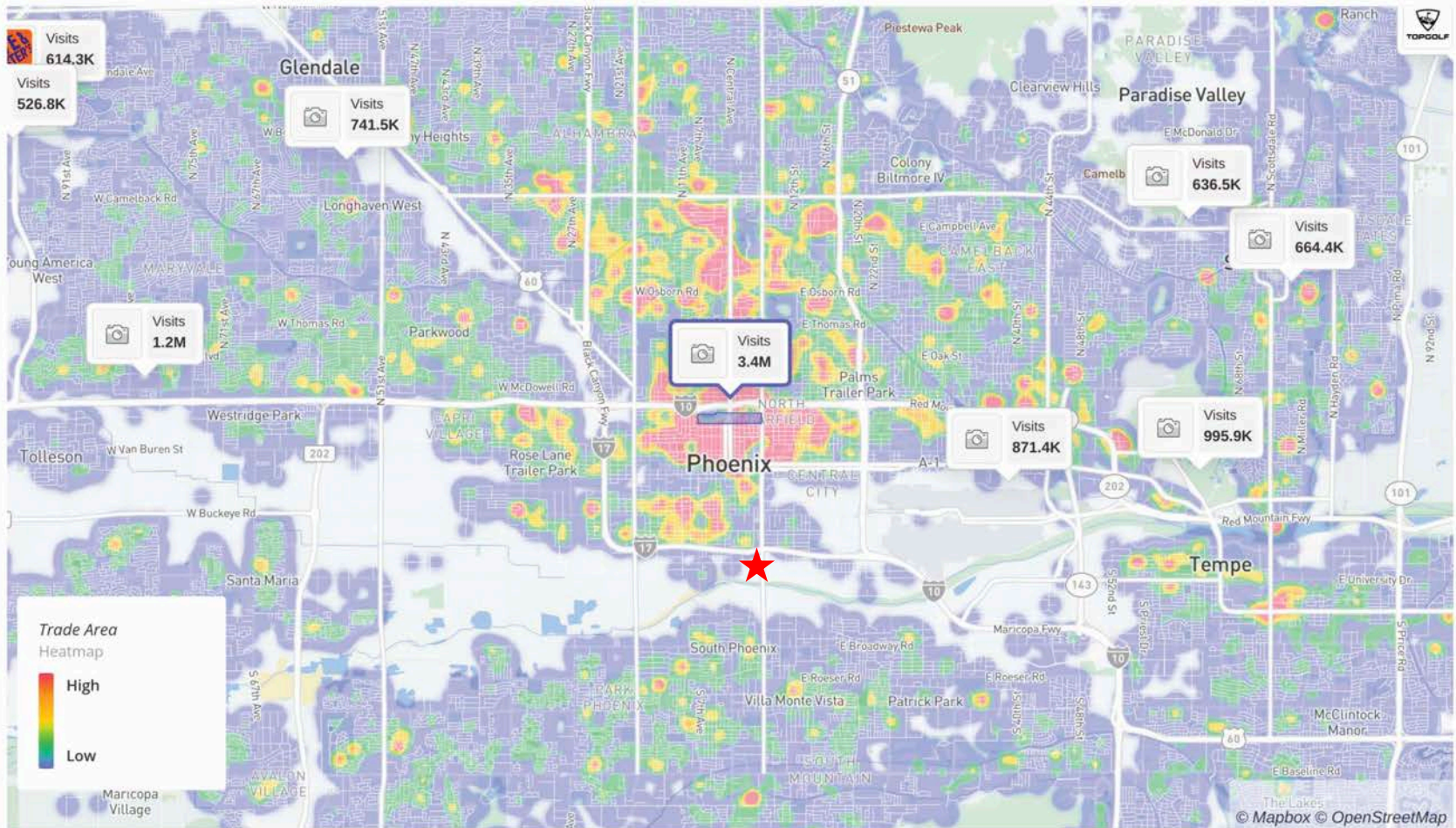


4,580
Employees



1,340
Employees

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2024 - Dec 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

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DEMOGRAPHICS

2024	1 MILE	3 MILE	5 MILE
Total Population	25,157	129,220	383,871
Daytime Population	68,122	194,013	347,452
Avg. HH Income	\$80,543	\$73,144	\$76,336
Avg. Family Size	1.60	2.2	2.4
Median Age	34.9	35.1	33.8
Annual Population Growth	6%	2.6%	1.2%

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DOWNTOWN PHOENIX

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AT THE END OF LIFE,
WE WILL NOT BE JUDGED
BY HOW MANY DIPLOMAS
WE HAVE RECEIVED,
HOW MUCH MONEY
WE HAVE MADE,
HOW MANY GREAT
THINGS WE HAVE DONE.
WE WILL BE JUDGED BY
"I WAS HUNGRY,
AND YOU GAVE ME
SOMETHING TO EAT,
I WAS NAKED, AND
YOU CLOTHED ME.
I WAS HOMELESS,
AND YOU TOOK ME IN"
-MOTHER TERESA-

