

PRE-LEASING RETAIL/OFFICE SPACE IN PHASE II

UNION at Roosevelt

SWC 1st Avenue & Roosevelt Street
Phoenix, Arizona 85003

Retail Opportunities

± 3,857 SF (DIVISIBLE - Phase II)
+-3,031 SF (Former Restaurant Phase I)



CAROL SCHILLNE

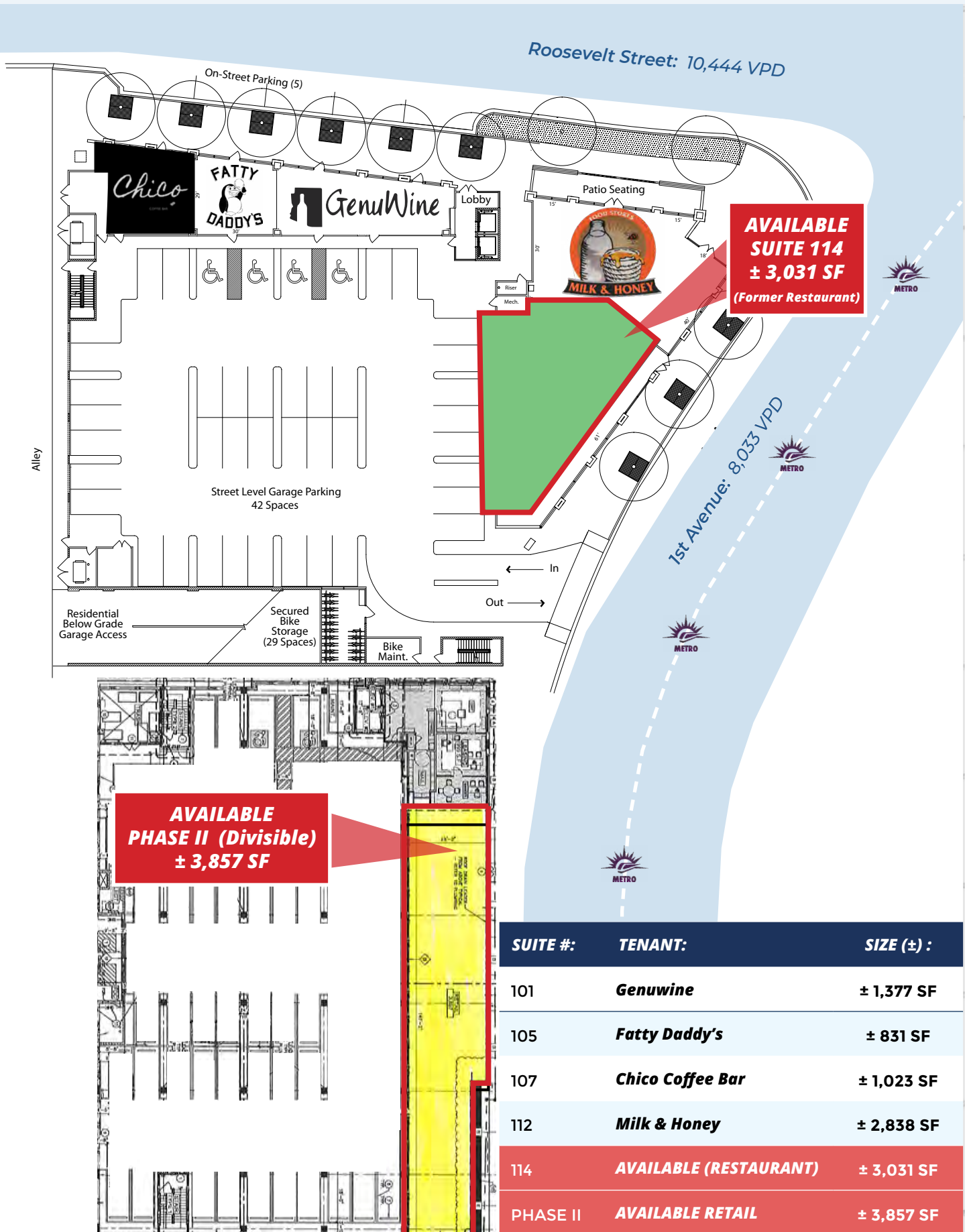
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SITE PLAN - PHASES I & II





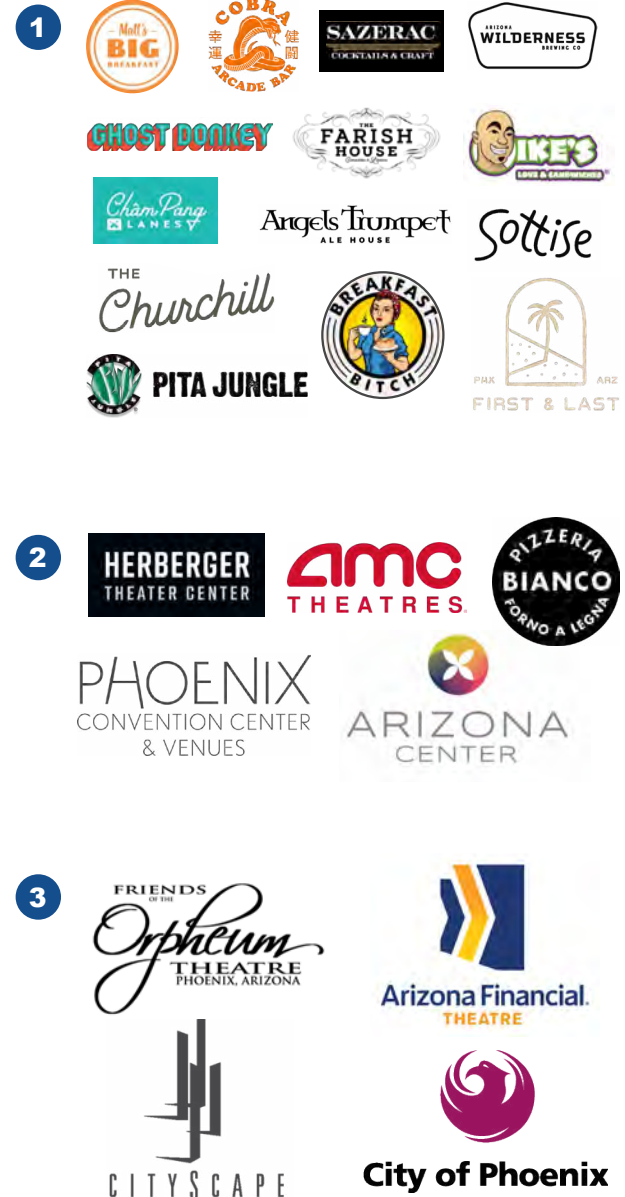
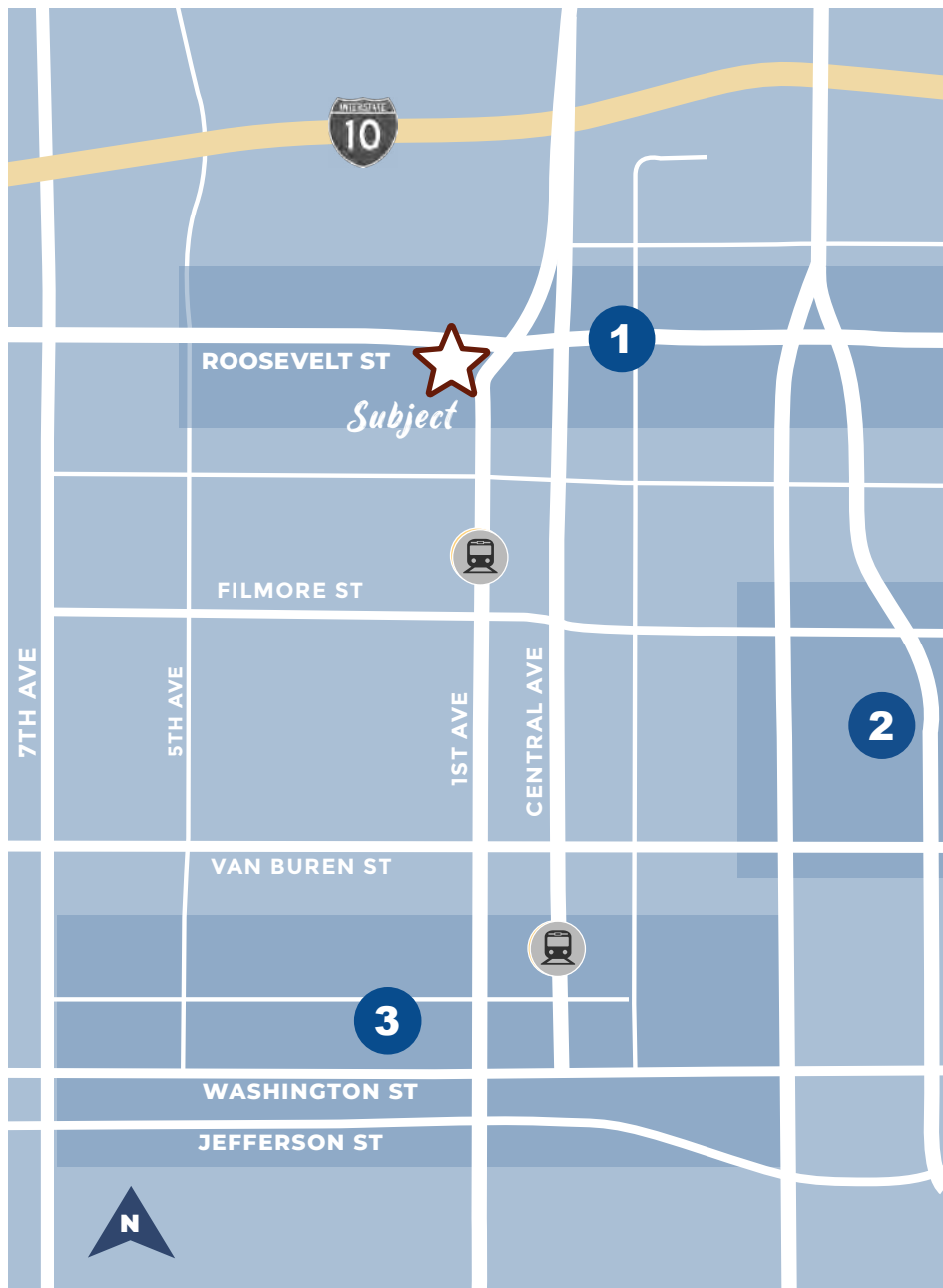
ROOSEVELT ROW

is downtown Phoenix's walkable arts district, home to art galleries, restaurants, bars and boutique shops in a landscape dotted by colorful street art.



POPULAR VENUES & RESTAURANTS

in Downtown Phoenix



The Roosevelt Row hub was recently voted the sixth most popular metro Phoenix intersection & it's one of the most popular neighborhoods in the United States!

Source: azcentral.com

DEMOGRAPHIC *HIGHLIGHTS*



5 Mile

Daytime
Population

688,750



1 Mile

Average
Household Income

\$103,268



1 Mile

Median
Age

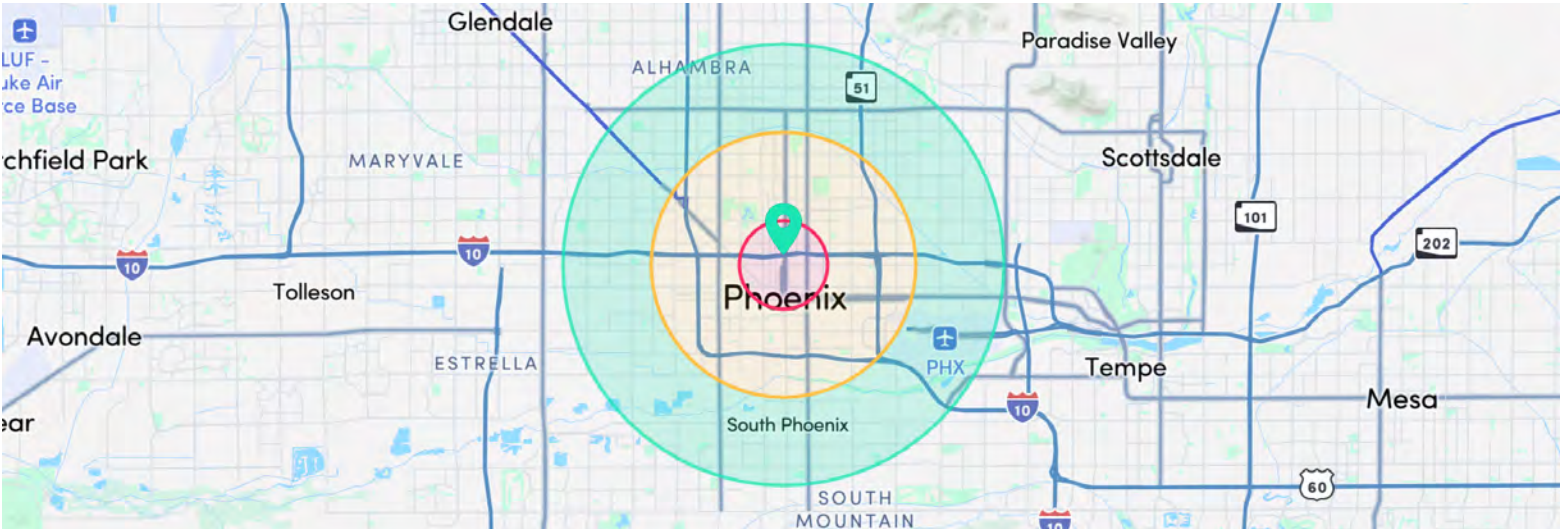
33.3



5 Mile

Annual Retail
Expenditures

\$7.18 B



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	64,695	280,671	688,750
Estimated Population:	28,746	132,224	396,302
2030 Proj. Residential Population:	34,418	139,053	401,002
Average Household Income:	\$103,268	\$91,559	\$96,786
Annual Retail Expenditures:	\$680.29 M	\$2.62 B	\$7.18 B
Median Age:	33.3	33.4	32.3
Average Household Size:	1.6	2.1	2.4
Housing Units:	18,049	65,959	169,857
Total Households:	16,221	59,638	154,568
Total Employees:	35,949	148,447	292,448

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