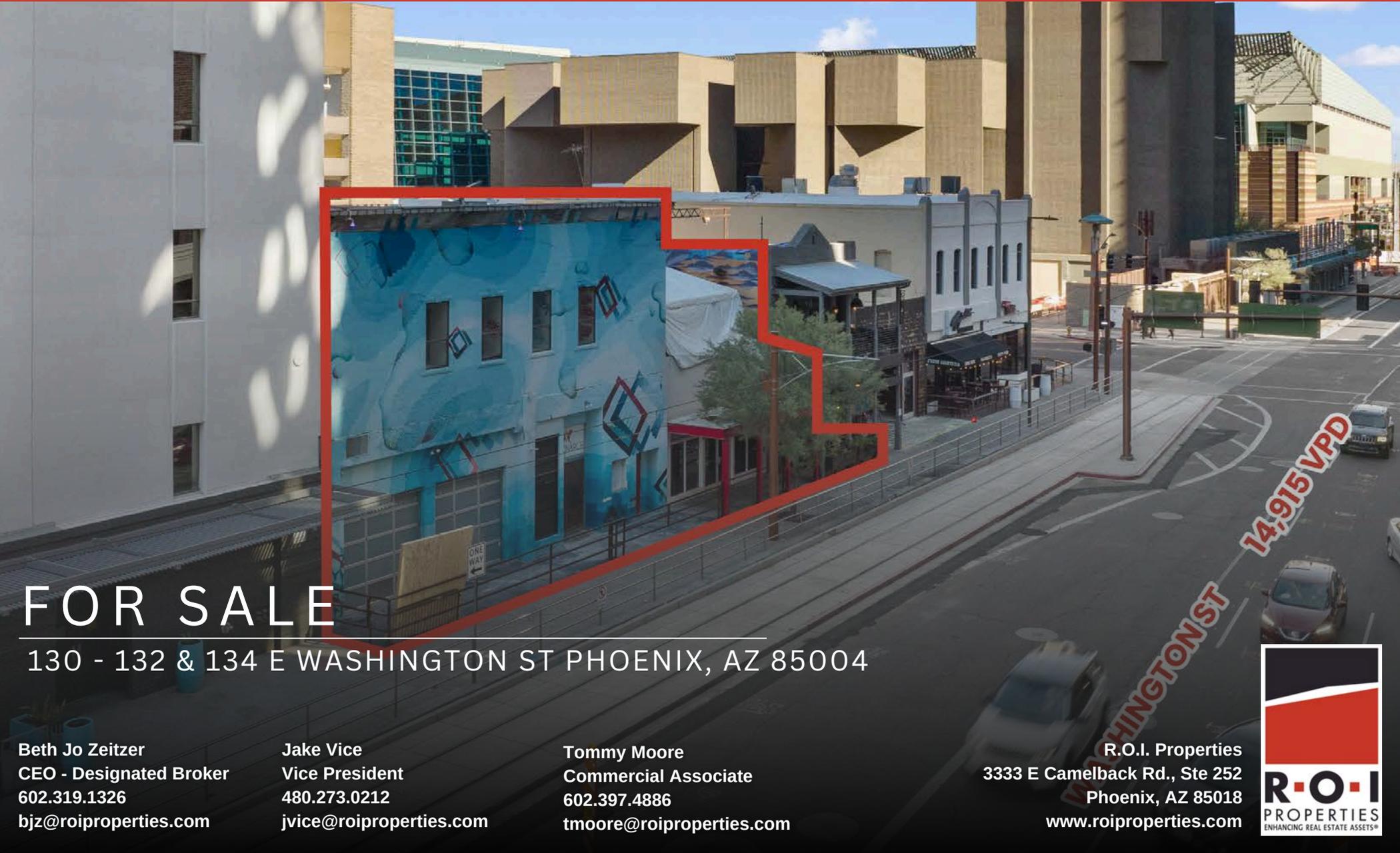


RARE OPPORTUNITY IN THE HEART OF DOWNTOWN PHOENIX

LOCATED IN AN OPPORTUNITY ZONE



FOR SALE

130 - 132 & 134 E WASHINGTON ST PHOENIX, AZ 85004

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OFFERING SUMMARY:

	130-132 E WASHINGTON ST	134 E WASHINGTON ST
SALE PRICE	\$3,300,000	\$1,500,000
BUILDING SIZE	±13,850 SF	±2,604 SF
YEAR BUILT	1900	1999
LAND AREA	±6,880 SF	±3,440 SF
APN's	112-28-068,069	112-28-070
ZONING	DTC-BCORE	DTC-BCORE
TAXES	\$25,083	\$13,975

PROPERTY OVERVIEW:

This is a rare chance to acquire a highly sought-after property in one of the nation's fastest-growing urban districts. Situated directly across from Block 23 and just steps from world-class dining, entertainment, major sporting venues, and the convention center, this property benefits from high foot traffic, light rail access and a vibrant atmosphere. With several major development projects underway in the immediate area, the future growth prospects are immense.



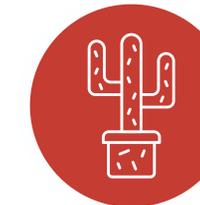
WALK SCORE: 94
(WALKER'S PARADISE)



17 MAJOR APARTMENT
COMPLEXES NEARBY IN
DTPHX



ON THE LIGHT RAIL

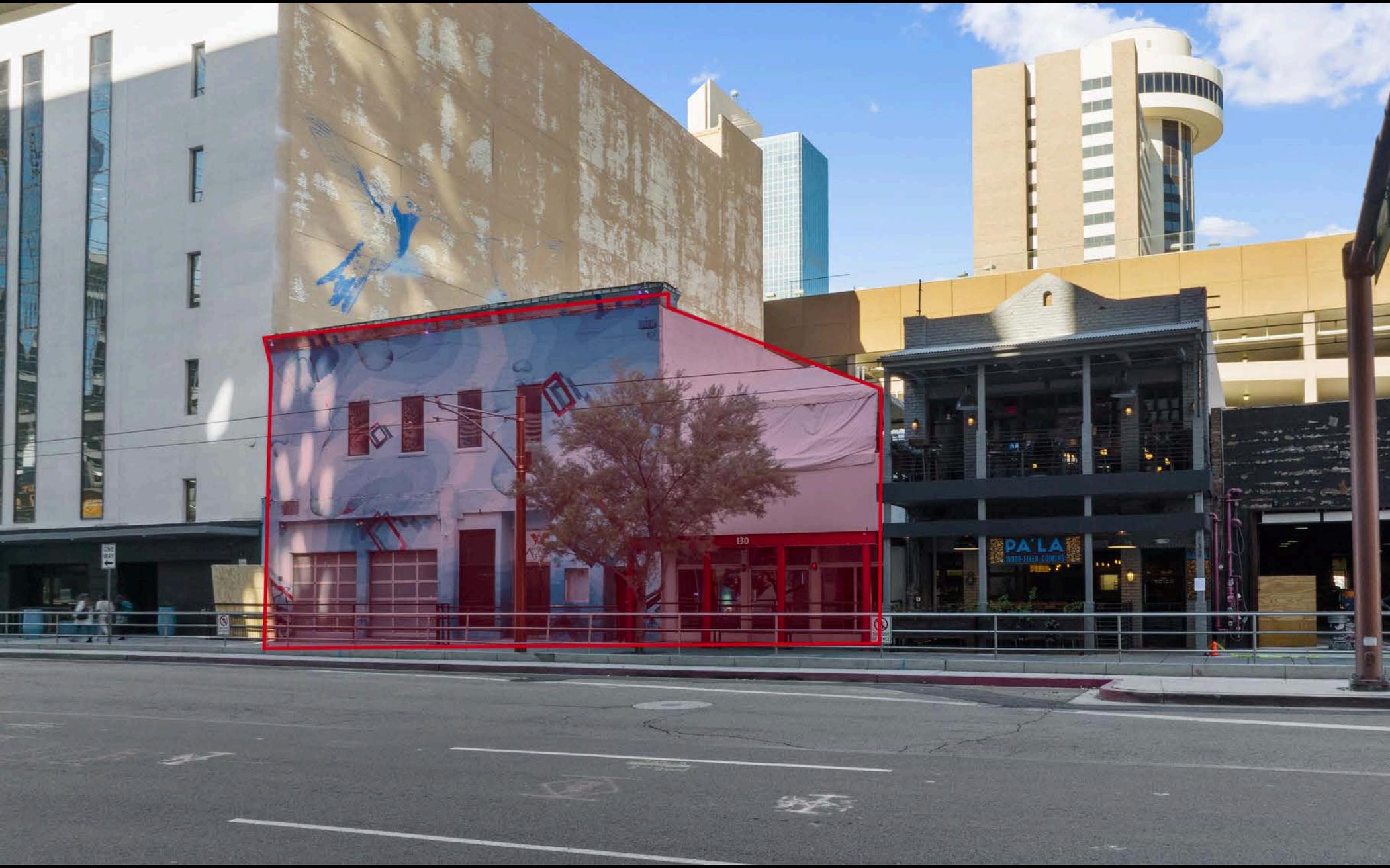


IN THE HEART OF DTPHX

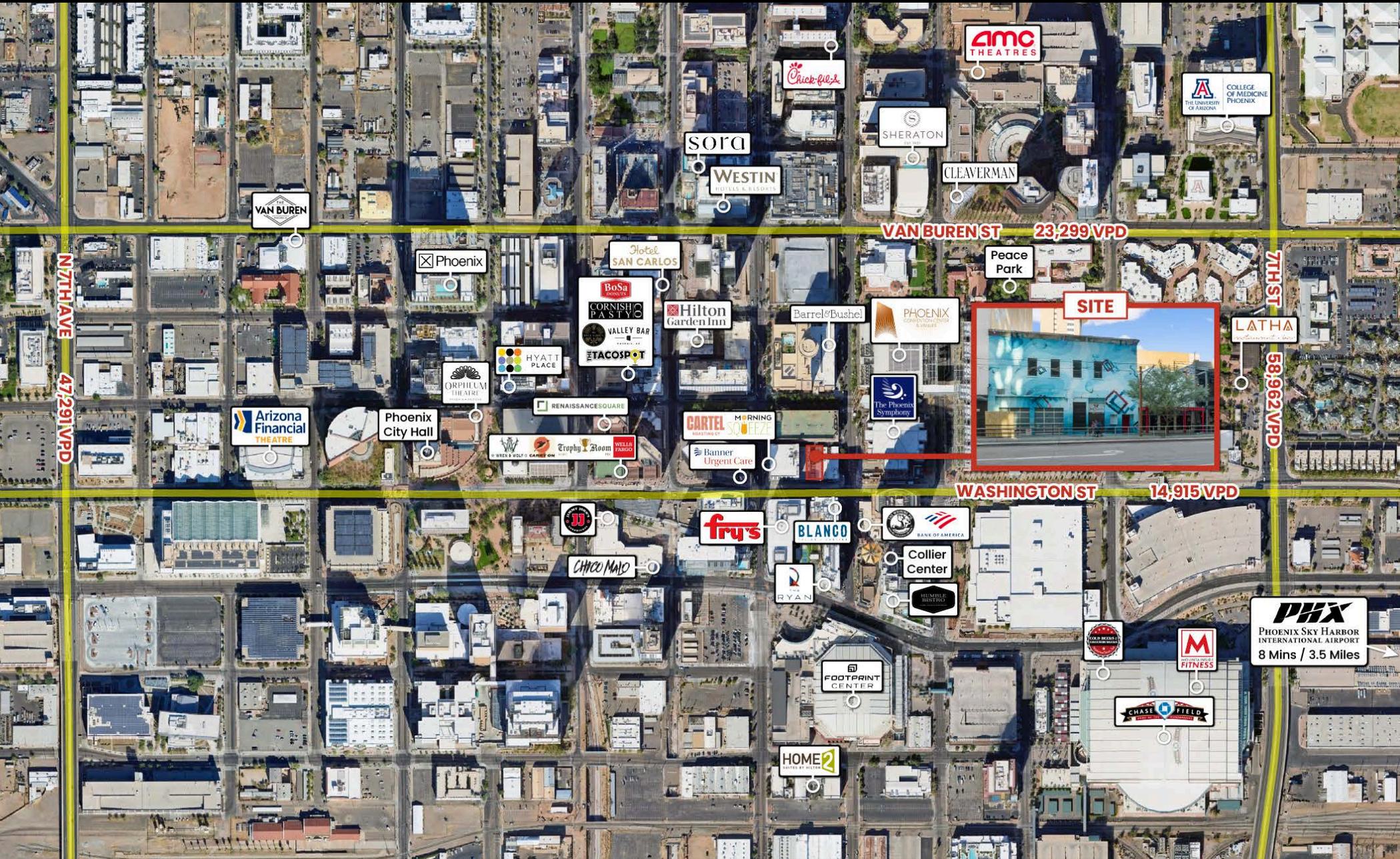


IN AN OPPORTUNITY
ZONE

LOCATED IN THE HEART OF DOWNTOWN PHOENIX



OPPORTUNITY ZONE IN EXPANDING DOWNTOWN MARKET



DT PHOENIX OVERVIEW

Downtown Phoenix has emerged as one of the fastest growing urban cores in the Southwest, driven by significant public and private investment, a rapidly expanding residential population, and a diversified employment base. Anchored by major institutions such as Arizona State University's Downtown Campus, the Phoenix Biomedical Campus, and multiple government offices, the area benefits from a strong daytime workforce that supports retail, restaurant, and service oriented uses. Recent adaptive reuse projects and high density multifamily development have added thousands of residential units, transforming the district into a true live work play environment with consistent foot traffic beyond traditional business hours.

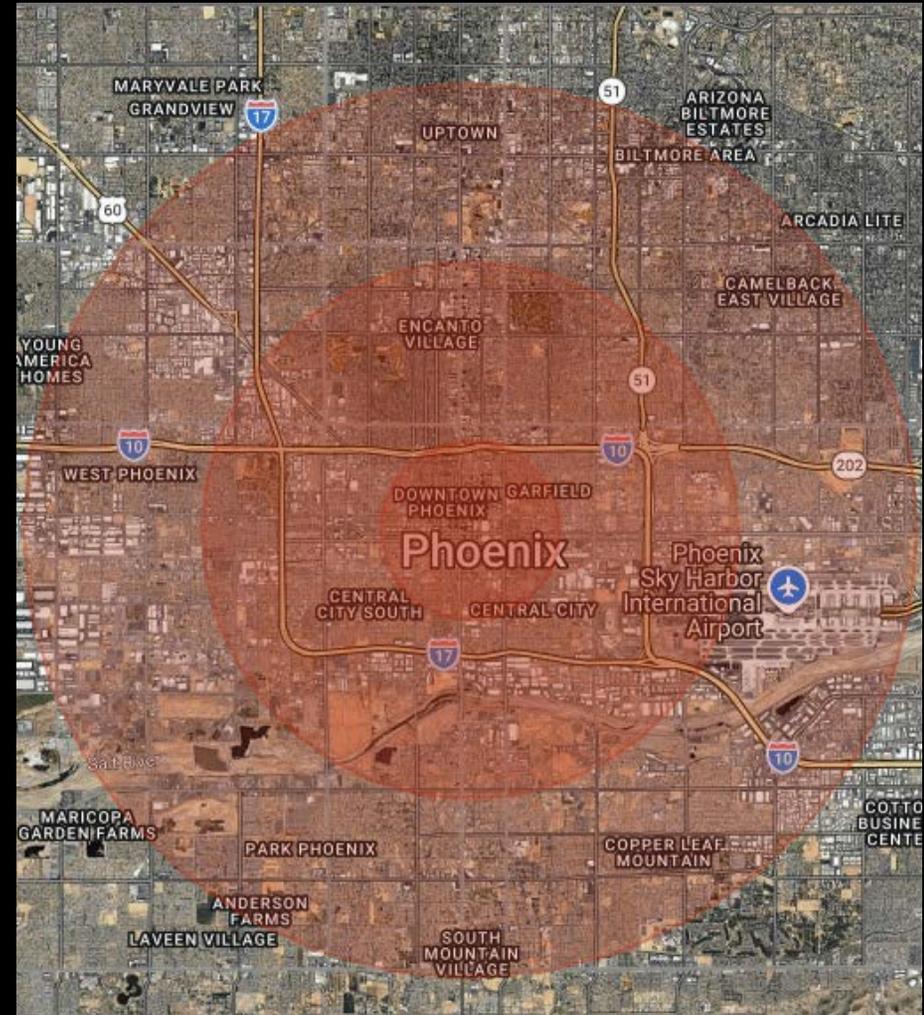
The expansion of the Valley Metro light rail, ongoing streetscape improvements, and major mixed use projects such as CityScape and the Arizona Center repositioning have enhanced connectivity and walkability throughout the core. Roosevelt Row has become a regional destination for arts and culture, while new hospitality, entertainment, and office developments continue to attract both local and national tenants. With limited available land, rising barriers to entry, and strong population growth throughout Greater Phoenix, Downtown is positioned for sustained demand across multifamily, retail, office, and mixed use assets, making it a focal point for long term urban investment and redevelopment activity.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,513	102,140	351,545
Average Age	37	37	37
Average Age (Male)	38	37	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,383	42,442	129,679
# of Persons per HH	2.1	2.4	2.7
Average HH Income	\$77,761	\$76,897	\$78,981
Average House Value	\$485,602	\$457,465	\$400,174





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