

214 EAST ROOSEVELT
Phoenix, AZ 85004

RARE RETAIL OPPORTUNITY IN THE
HEART OF ROOSEVELT ROW,
DOWNTOWN PHOENIX



Inquiries:
Jose Ramirez
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EXECUTIVE OFFICES OR LIFESTYLE CREATIVE
OFFICE IN THE
HEART OF DOWNTOWN PHOENIX
INDIVIDUAL OFFICES AVAILABLE



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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-

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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 48th 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 2nd and 5th 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.



- A: Knife House – Future F&B
- B: monOrchid – Pedal House, Khavi Coffee, Saki Haus, PHX General
- C: Cambria Hotel – 127 keys
- D: Parking Garage – 334 stalls
- E: Ten-O-1 – lifestyle office, retail, rough rider
- F: The Nash – retail
- G: Knife Village – Office
- H: CLT – office
- I: CLT 2 – office
- J: Parking Garage
- K: Student Housing
- L: Pemberton House – F&B + venue
- M: Awakenings – Fork & Dagger, Card Shop
- N: Josephine/CDG restaurant
- O: Palma, Ghost Donkey, Champang Lanes
- P: 3 Bungalows
- Q: Reflections (future)
- R: Luckys Indoor – Bar/Restaurant
- S: Portland Multi – 400 Units
- T: RAINBOW ROAD
- U: Multi-Family Residential
- U: Student Housing
- V: CLT Housing
- W: Hotel San Carlos
- X: Hetteras Sky Multi – 370 Units
- Y: Hardware Store – retail, office, entertainment The Bungalows/Manzana
- Z: Multi Family - 200 Units

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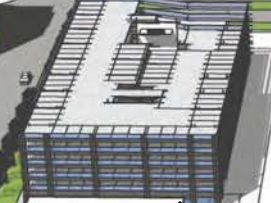


400
RESIDENTIAL
UNITS

N. CENTRAL AVE.



TEN-O-1
.RR.



E. ROOSEVELT ST.



monOrchid

N. 2ND ST.



KÄHVI
COFFEE + CAFE

SAKE
HAUS

CAMBRIA
hotels

E. PORTLAND ST.

palma

Châm Pang
LANES

GHOST DONKEY



THE
Churchill

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Pemberton

House

THE GODFREY

CAMBRIA
hotels

PORTLAND ST

RO2
office +
retail

Knipe Village/House
retail + office



KAHVI
COFFEE + CAFE

SAKE
HAUS

monOrchid

WILDERNESS

palma
Cham Pang
LANES
GHOST DONKEY

GARFIELD ST



ENLIGHTENED 1st



LIGHT RAIL

ROOSEVELT ST

CENTRAL AVE

1ST ST

FOUND:RE

Portlands Restaurant
& Wine Bar



10-O-1
office + retail

Land Yacht
Club

RR
ROUGH RIDER

Nash

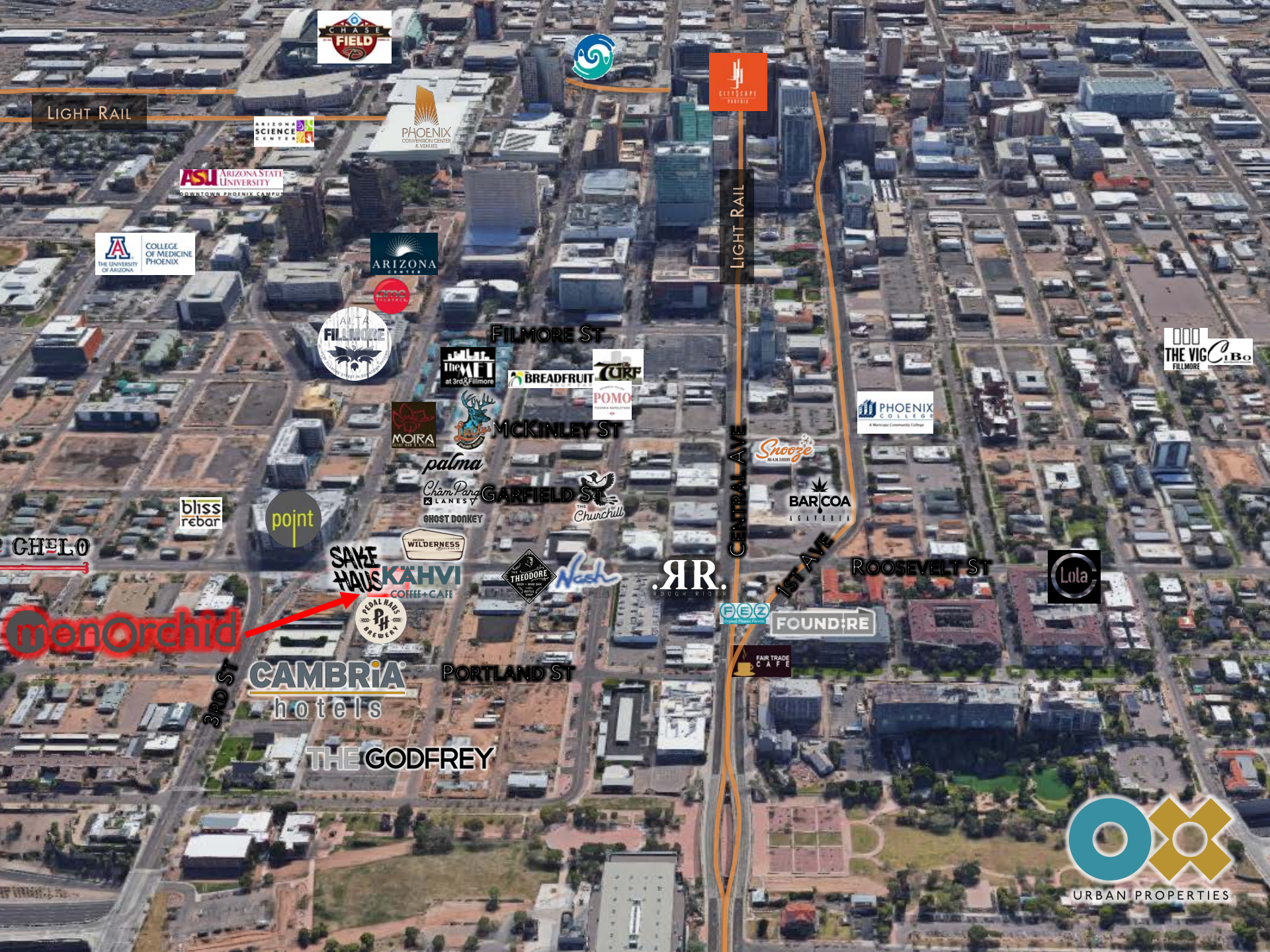


BAR COA
AGATE 111

TRACK
CLUB



Snooze
AN A.M. EATERY



LIGHT RAIL



FILMORE ST



MCKINLEY ST

palma

Cham Para Lanes

GARFIELD ST



bliss rebar

point

GHOST DONKEY



SAVE HAUS KAHVI COFFEE + CAFE



Nash

.RR. ROUGH RIDER

Snooze AN ALL DAY CAFE

BAR COA CATERING

ROOSEVELT ST



CHLO

monOrchid

3RD ST

CAMBRIA hotels

PORTLAND ST

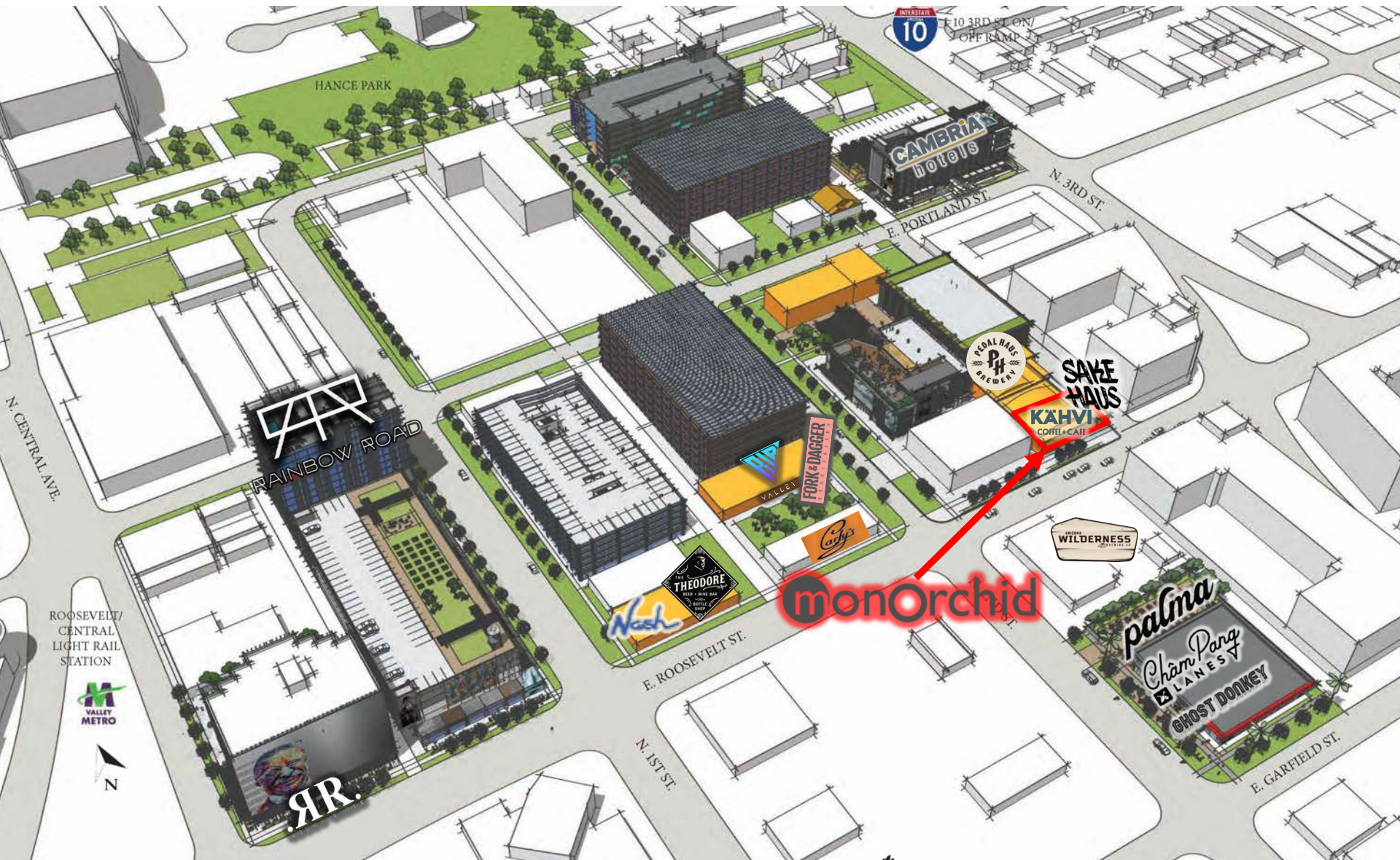
THE GODFREY



FOUND:RE



URBAN PROPERTIES



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As-Built 1st Floor Retail



ROOSEVELT ST

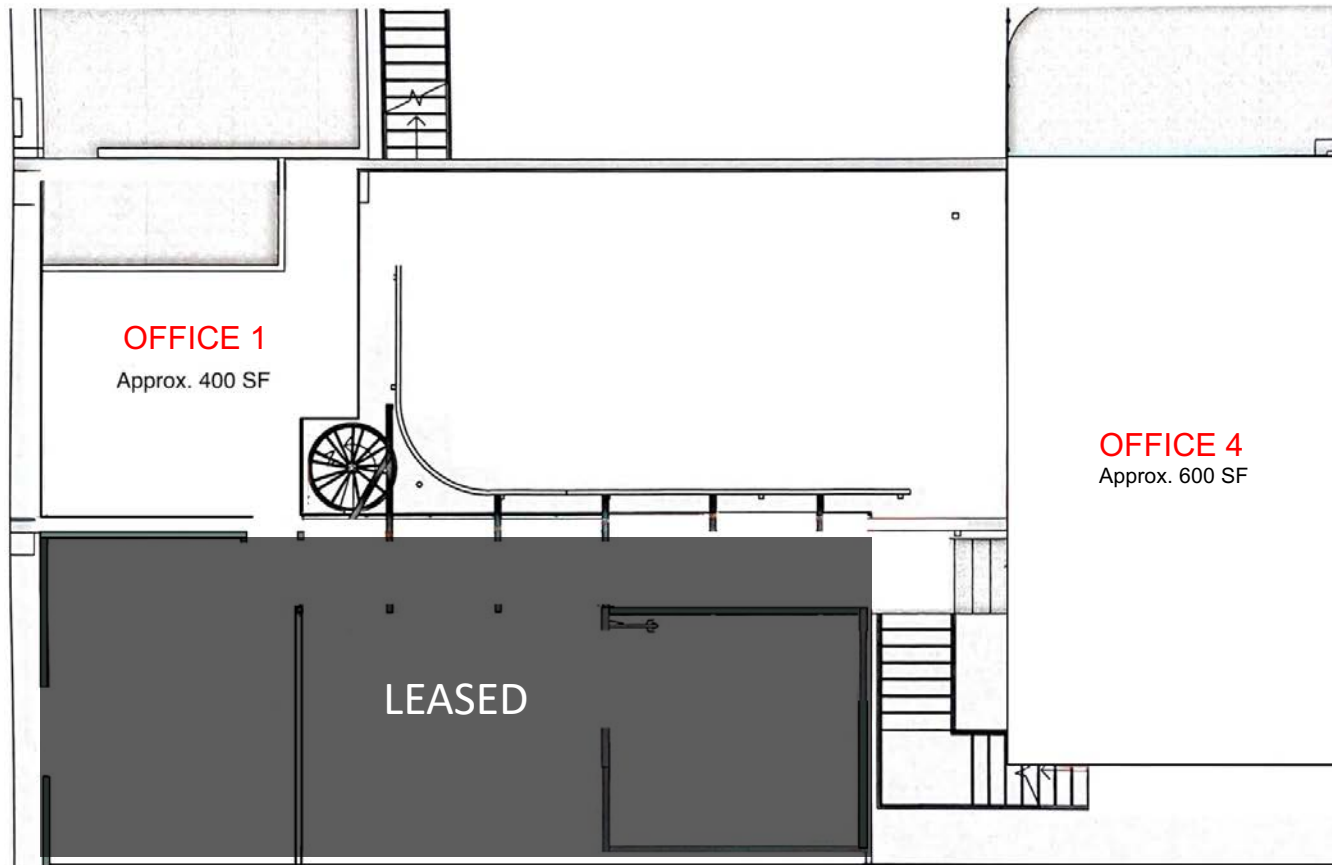
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As-Built – 2nd Floor Office



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Roosevelt Row

Hotel



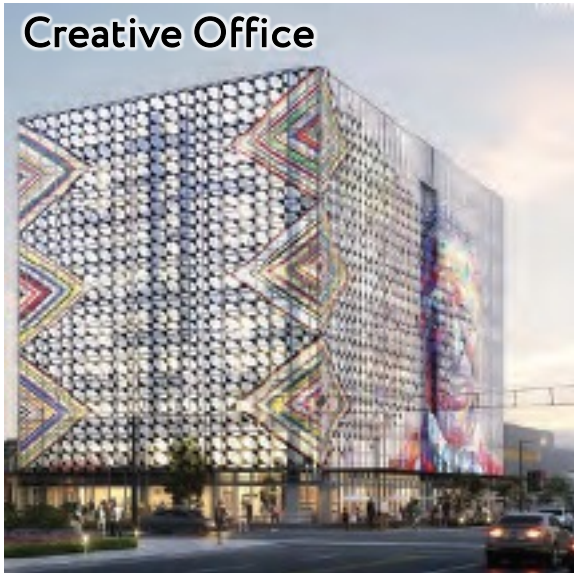
Multi-Family Residential



Class-A Office



Creative Office



Adaptive Reuse



Ground Floor Retail



Roosevelt Row

Dining & Nightlife



Music



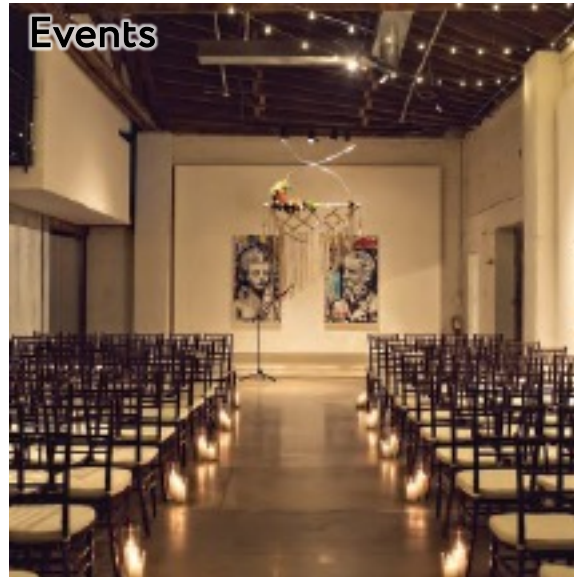
Fashion



Community Space



Events



Art





MEET THE LOCALS - DUSTIN & AMY

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



DEMOGRAPHIC
COMPARISON

MONORCHID AT RORO

V.S.

44th Street and Camelback /
ARCADIA CORRIDOR

2019	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE
Total Population	25,904	148,783	437,466		11,815	96,608	303,371
Daytime Population	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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awakenings



at roosevelt row



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