



EXCLUSIVE LISTING:

FOR SALE

245 E Jackson Street
Phoenix, AZ 85004

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Imagine owning a piece of history while acquiring the premier property in the dynamic and rapidly expanding Downtown Phoenix Warehouse District. Welcome to 245 E Jackson St, a distinguished event and office venue that has become the go-to destination for top-tier companies and organizations, including Google, the Phoenix Suns, Mercury, Diamondbacks, Cardinals, and many more.

Strategically located adjacent to the Footprint Center, this property offers unparalleled

access to the vibrant heart of downtown Phoenix. The area is buzzing with a thriving restaurant, hotel, bar, sports, entertainment, and retail scene, and the ever-expanding Arizona State University (ASU) downtown campus is just blocks away. With 14 new multi-family developments completed in the last five years and an additional 2,400 units under construction, the downtown Phoenix area is one of the fastest-growing hubs in the region, making this property an exceptional investment opportunity.

Originally built in the 1930s, this historic warehouse has been meticulously renovated and expanded to become a stunning, versatile, and highly sought-after event center. No expense has been spared in the transformation, which features state-of-the-art technology and infrastructure throughout. Whether hosting large corporate conferences, celebrity celebrations, or small, intimate gatherings, this venue can accommodate a wide range of events with ease and sophistication.

The property boasts its own dedicated parking lot and access to numerous surrounding parking options, including downtown parking garages, ensuring convenience for guests and clients alike. The reputation of this venue speaks for itself, offering a unique blend of historic charm and modern amenities that set it apart as a premier destination in the region.

Don't miss this rare opportunity to own a piece of Phoenix's history while investing in one of the most coveted properties in the area.

OFFERING SUMMARY

💰 SALE PRICE \$15,000,000

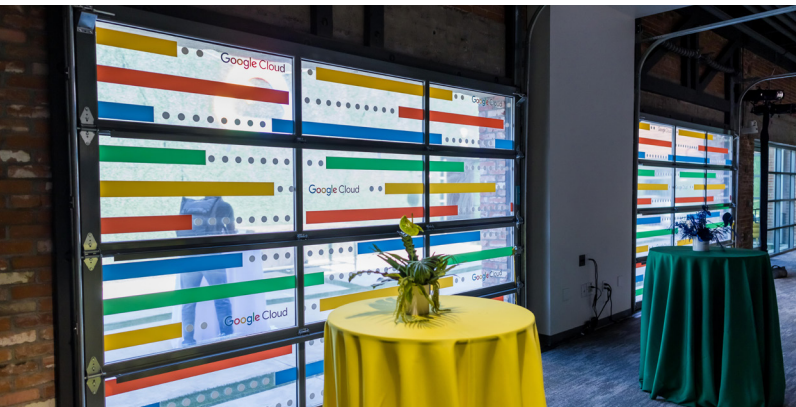
BUILDING SIZE 25,133 SF

LAND SIZE 41,280 SF

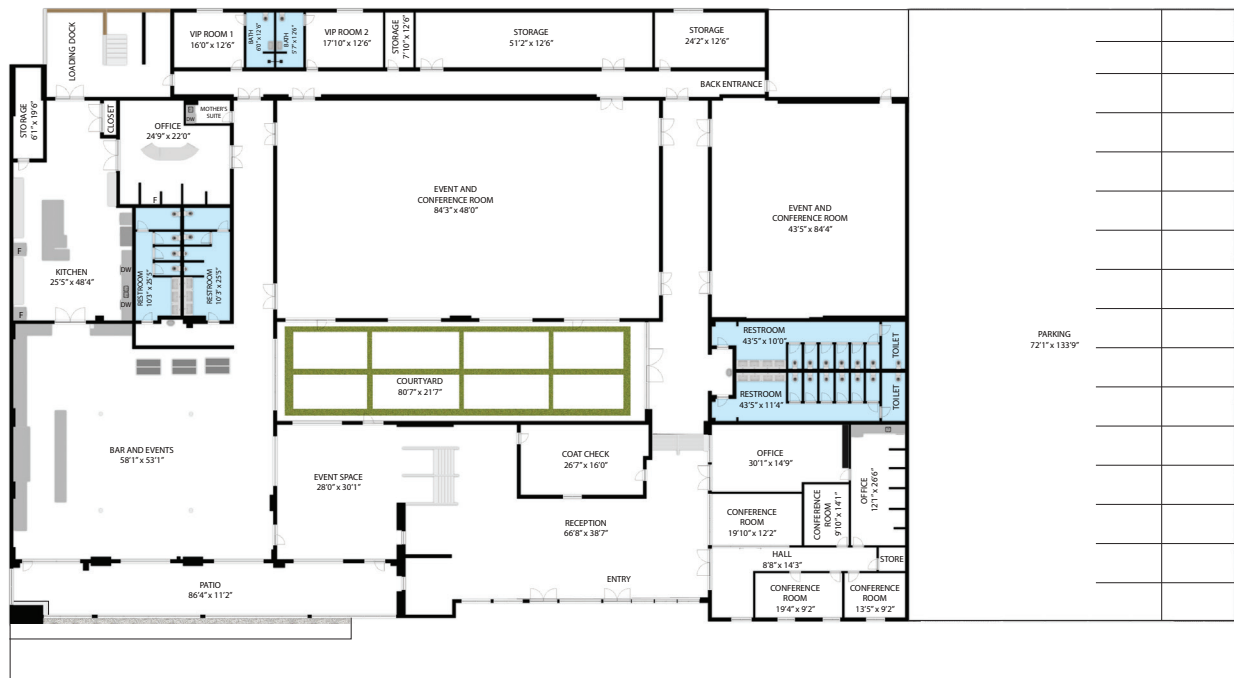
YEAR BUILT ~1935

PROPERTY HIGHLIGHTS

- Award winning multi-million dollar renovation blending new and old.
- Prime location adjacent to the Footprint Center.
- Abundant on-site, street and garage parking.
- One block from Chase Field.
- State of the art infrastructure upgrades.
- Highly sought after event center with 5-star reputation.
- Integral icon of downtown Phoenix and Warehouse District.
- Close proximity to I10, I17 and metro light rail.



FLOORPLAN



PURCHASE AS EITHER

OWNER-USER

- Continue current operation as an event center.
- Occupy as office and conference space.
- Utilize as a private meeting and conference center.
- Repurpose to one of many possible uses.

SALE-LEASEBACK INVESTMENT

- 5.6% Cap Rate
- NOI of \$840,000
- Leaseback period of 5 to 7 years.



HOTEL
PARKING
SHOPPING

ENTERTAINMENT/THEATRE

Arizona Financial THEATRE
HERBERGER THEATER CENTER
ARIZONA SCIENCE CENTER
the duce
LAST EXIT Live
THE CROFT
ORPHEUM -THEATRE- PHOENIX • ARIZONA
THE VAN BUREN PHOENIX
children's museum of phoenix
museo de los niños #phoenix
The Phoenix Symphony
Crescent BALLROOM

RESTAURANTS < 1 mile

CROWN PUBLIC HOUSE
CHICO MALO
ROSSO ITALIAN
INGO'S TASTY FOOD ALL DAY
BLANCO COCINA • CANTINA
MANCUSO'S RESTAURANT
B X H
BLUE HOUND KITCHEN & COCKTAILS
MONROE'S HOT CHICKEN
Majors Les SPORTS GRILL
CORNISH PASTY CO
Seamus McCallreys IRISH PUB & RESTAURANT
BoSa DONUTS
HUSS BREWING CO. ARIZONA
RAMEN KAGAWA
THE KETTLE BLACK
WREN & WOLF
CASA VIVA
SUSHI
PIZZERIA BIANCO



E Van Buren St



E Jefferson St



7th St





\$7.6 BILLION INVESTED IN LAST **20 YEARS**



179,000 PERSON WORKFORCE WITHIN 3 MILES



DOWNTOWN CAMPUS OF **3** MAJOR UNIVERSITIES



20,000 DOWNTOWN UNIVERSITY STUDENTS



HOME TO **4** MAJOR PROFESSIONAL SPORTS TEAMS



225+ RESTAURANTS



45+ COFFEE SHOPS



16 LIVE MUSIC VENUES



9 THEATRE STAGES



5 NATIONS **5TH LARGEST CITY** WITH MORE THAN **5M PEOPLE**

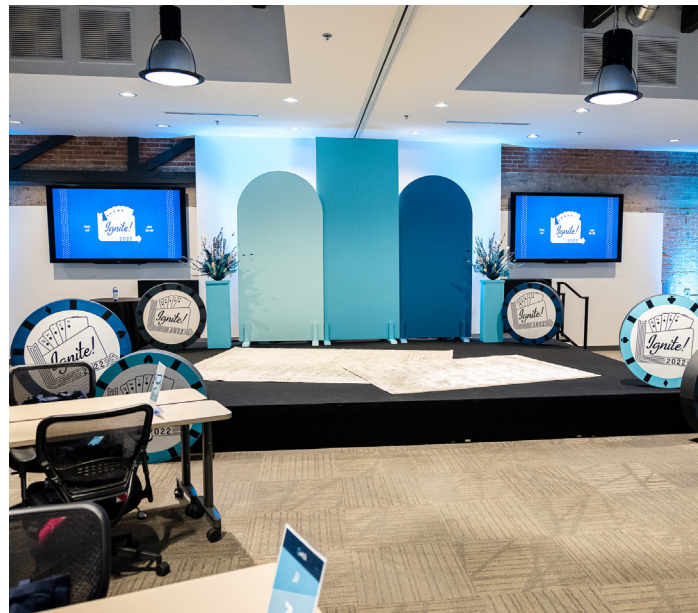
 CONSISTENTLY AMONG THE **TOP 10** FASTEST GROWING CITIES IN US

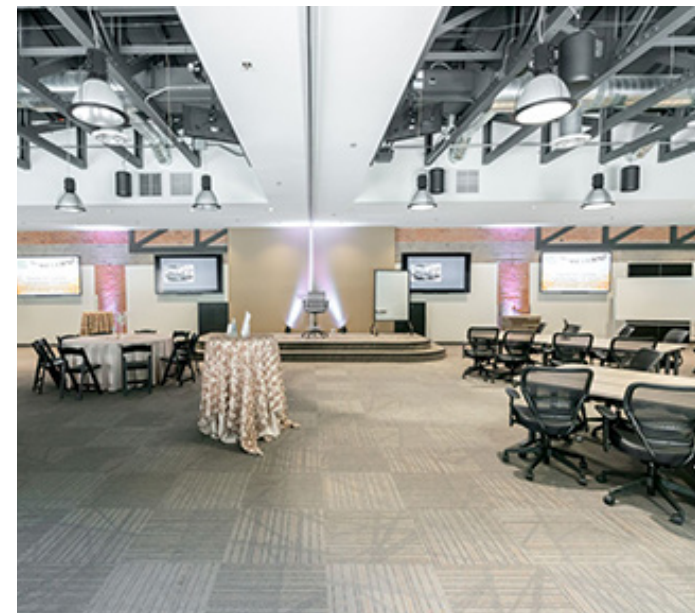
 **TOP REGION** IN THE NATION FOR SEMICONDUCTOR & TECH GROWTH

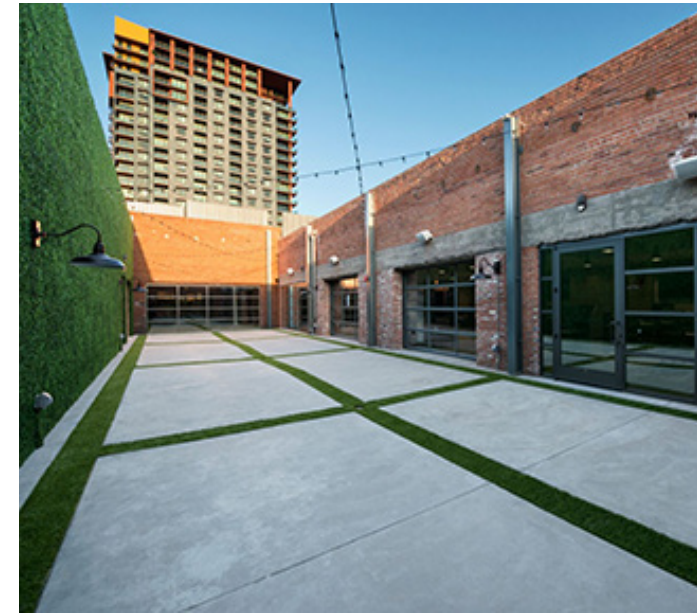
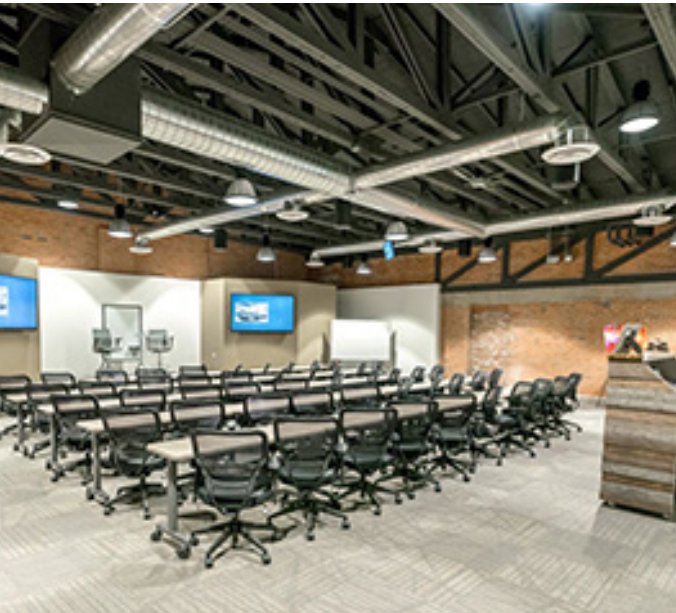
 **REGULAR HOST** OF TOP EVENTS INCLUDING:

- SUPER BOWL
- FINAL FOUR
- COLLEGE FOOTBALL CHAMPIONSHIP
- NBA/WNBA ALL STAR GAMES













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