



AMERICAN REALTY BROKERS

331  
NORTH 1ST AVE  
HISTORIC

8,080 SF AVAILABLE FOR LEASE





## PROPERTY DETAILS

+ 8,088 SF

+ Two Story Building

+ Office floor plan

+ Retail/Restaurant Potential

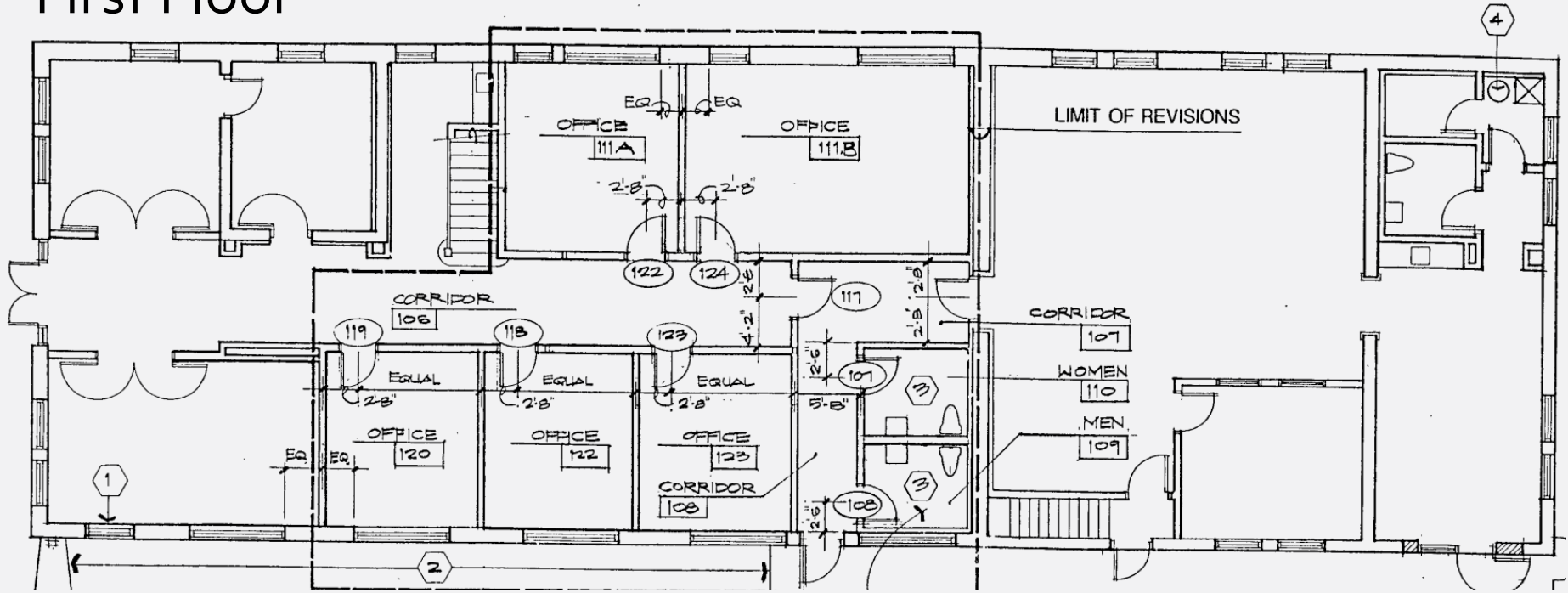
+ Rent: Contact broker



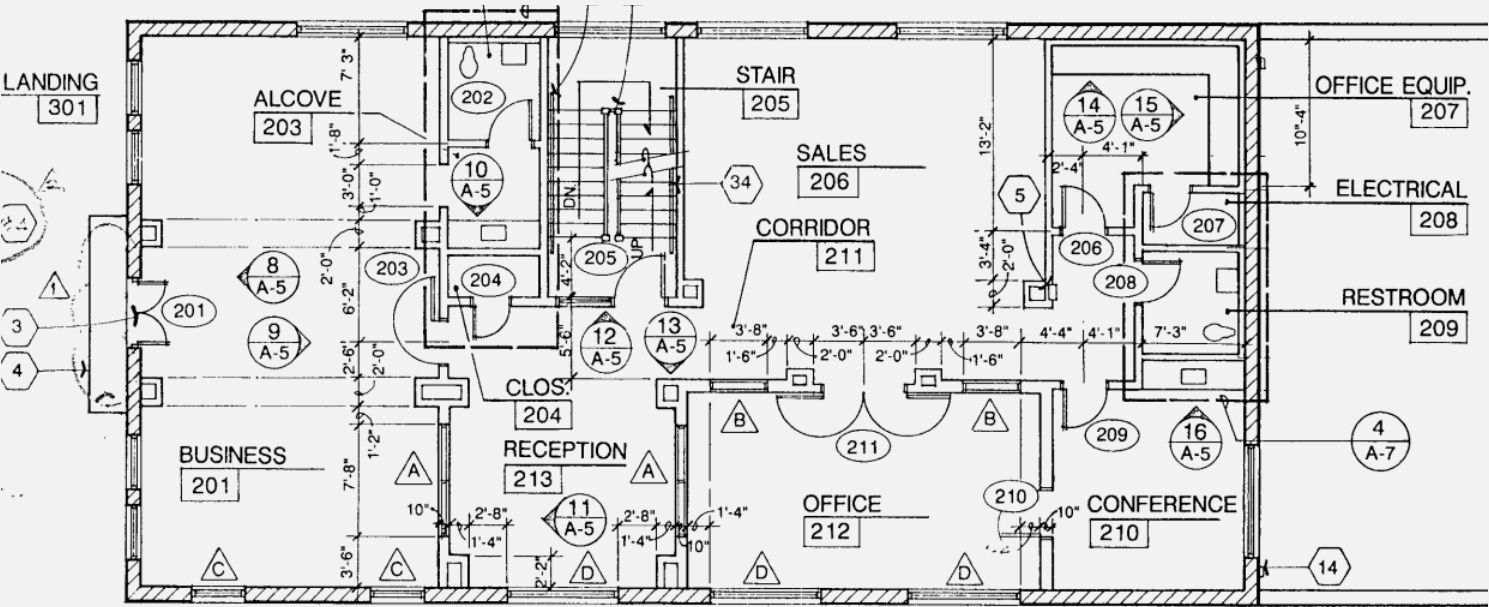


# FLOOR PLANS

First Floor



Second Floor



# AREA MAP

LIGHT RAIL

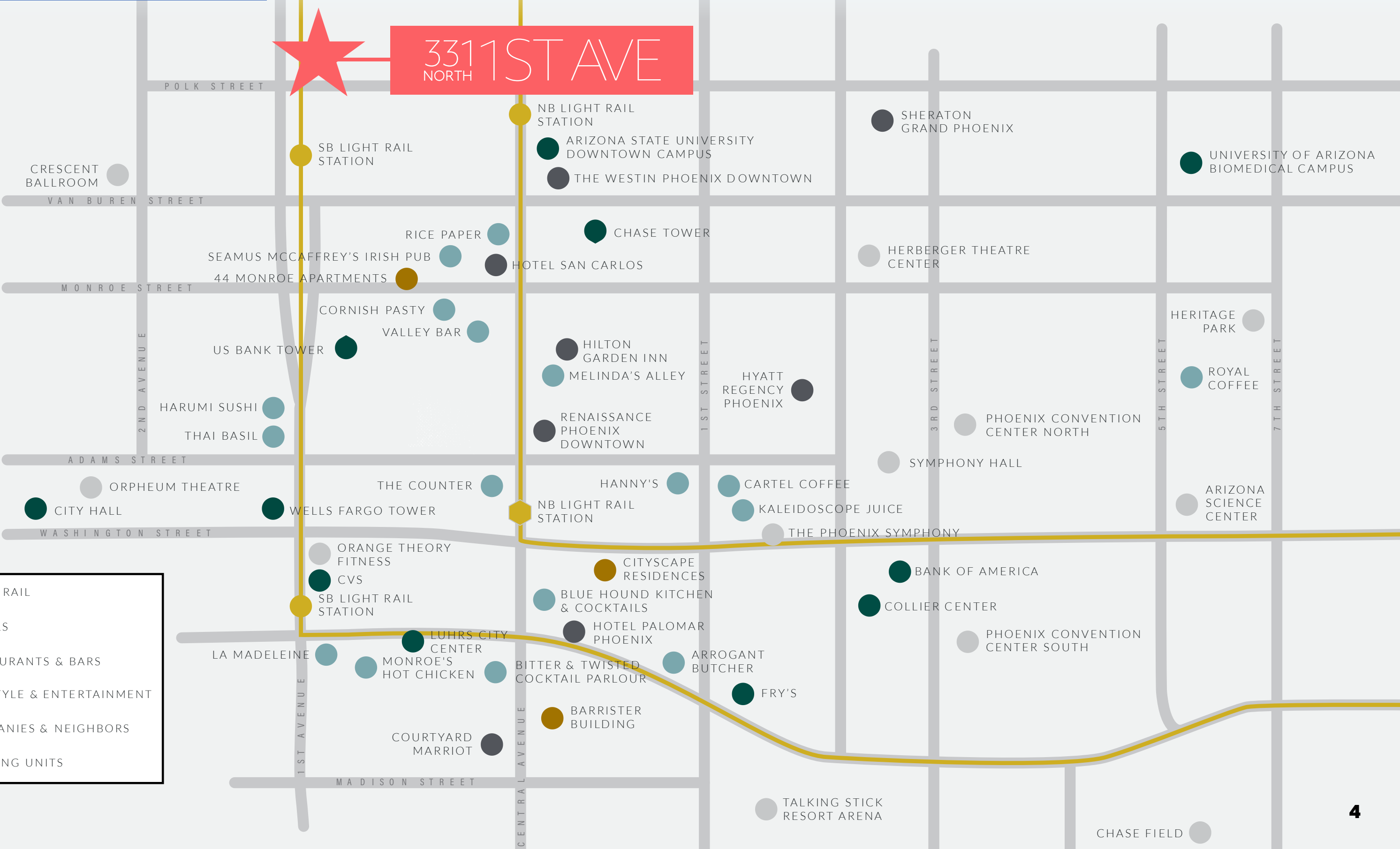
HOTELS

RESTAURANTS & BARS

LIFESTYLE & ENTERTAINMENT

COMPANIES & NEIGHBORS


HOUSING UNITS






# KEY FACTS

## DEMOGRAPHICS (1 MILE)

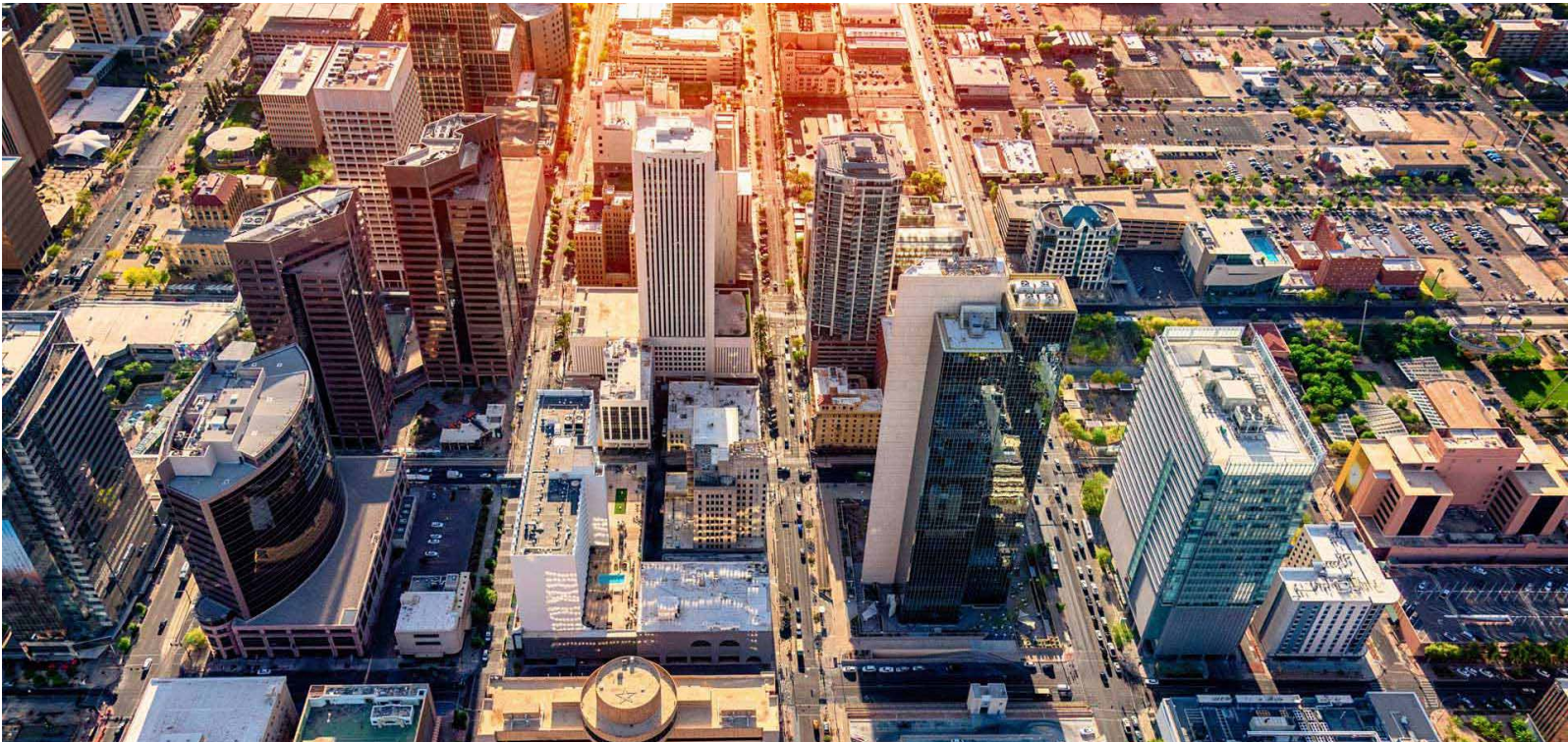
 **\$63,705**  
AVERAGE HH INCOME

 **66,369**  
DAYTIME POPULATION

 **1.70**  
AVERAGE FAMIL SIZE

 **36.6**  
AVERAGE AGE

- **245+** restaurants and bars
- **950,000** yearly visitors to Convention Center buildings, Symphony Hall and the Orpheum Theatre
- **4,769** hotel rooms
- **Freeway access** in all directions, hub of current & future transit system
- **10 minutes** from Sky Harbor International Airport
- Over **34,000** parking spaces in the Downtown core
- **8 miles** of additional light rail to be completed in 2024
- **7** Downtown parks
- Annual Sports Venue Attendance: **3,000,000**
- Theater seats: **12,421**
- 2019 Theater attendance: **1.1 million**
- Total yearly visitors to Downtown: **6 million**
- **14** Live music venues
- Students Currently at ASU Downtown Campus: **15,000**
- ASU student housing beds: **2,459**
- Northern Arizona University total students on campus: **400**
- University of Arizona: College of Medicine - Phoenix total students: **599**





**ASU** Arizona State University  
University Center

**WESTIN**  
HOTELS & RESORTS

THE  
**MAEVE**  
CENTRAL STATION  
338 Residential Units

**A N O V A**  
CENTRAL STATION  
431 Residential Units

**CENTRAL STATION**  
28,000 SF of Retail  
50,000 SF of Office

3311ST AVE  
NORTH

**CIVIC SPACE PARK**



SOL MODERN  
747 Residential Units

ASU Arizona State University  
University Center

ASU Arizona State University  
Walter Cronkite School of Journalism

CIVIC SPACE PARK

3311ST AVE  
NORTH





# AMERICAN REALTY BROKERS

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*Photographer unknown, 1953*

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