

**ROOSEVELT DISTRICT
DOWNTOWN PHOENIX**

**808 North 1ST Street
Phoenix, AZ 85004**

**OFFICE, RETAIL,
ENTERTAINMENT,
RESTAURANT for LEASE**



Inquiries:

TJ Claassen
602-524-6000 cell
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Jose Ramirez
602-363-4628 cell
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OFFICE, RETAIL,
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MCKINLEY ST

±3,300 SF

1ST ST

GARFIELD ST

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The thriving Roosevelt Row Artists' District ("RoRo") is a walkable, creative district in the urban core of downtown Phoenix. Nationally recognized 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. In the early 1940's, numerous businesses were established along the Roosevelt Street. 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.



ENLIGHTENED 1st.



ENLIGHTENED 1st.



RoRo is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. The A.R.T.S. Market (First Fridays) takes place once a month, year-round, no matter what the weather brings. From unique gifts, a delicious meal, a new outfit, you'll find it here. Best of all, you will discover a creative pulse in RoRo unlike anywhere else, where arts thrive on restaurant walls and gallery exhibits.

Over 50,000 vehicles per day drive in the district and tens of thousands of pedestrians frequent RoRo's unique retail, office, and F&B experiences. Consumers spend over \$1.2MM annually within the 3 miles around RoRo each year.

Additionally, the expansion of both Arizona State University and the University of Arizona campuses has brought both students and their families who now call RoRo. Over 437,466 people live within a 5-mile trade area and those residents boast average income over \$65,000.





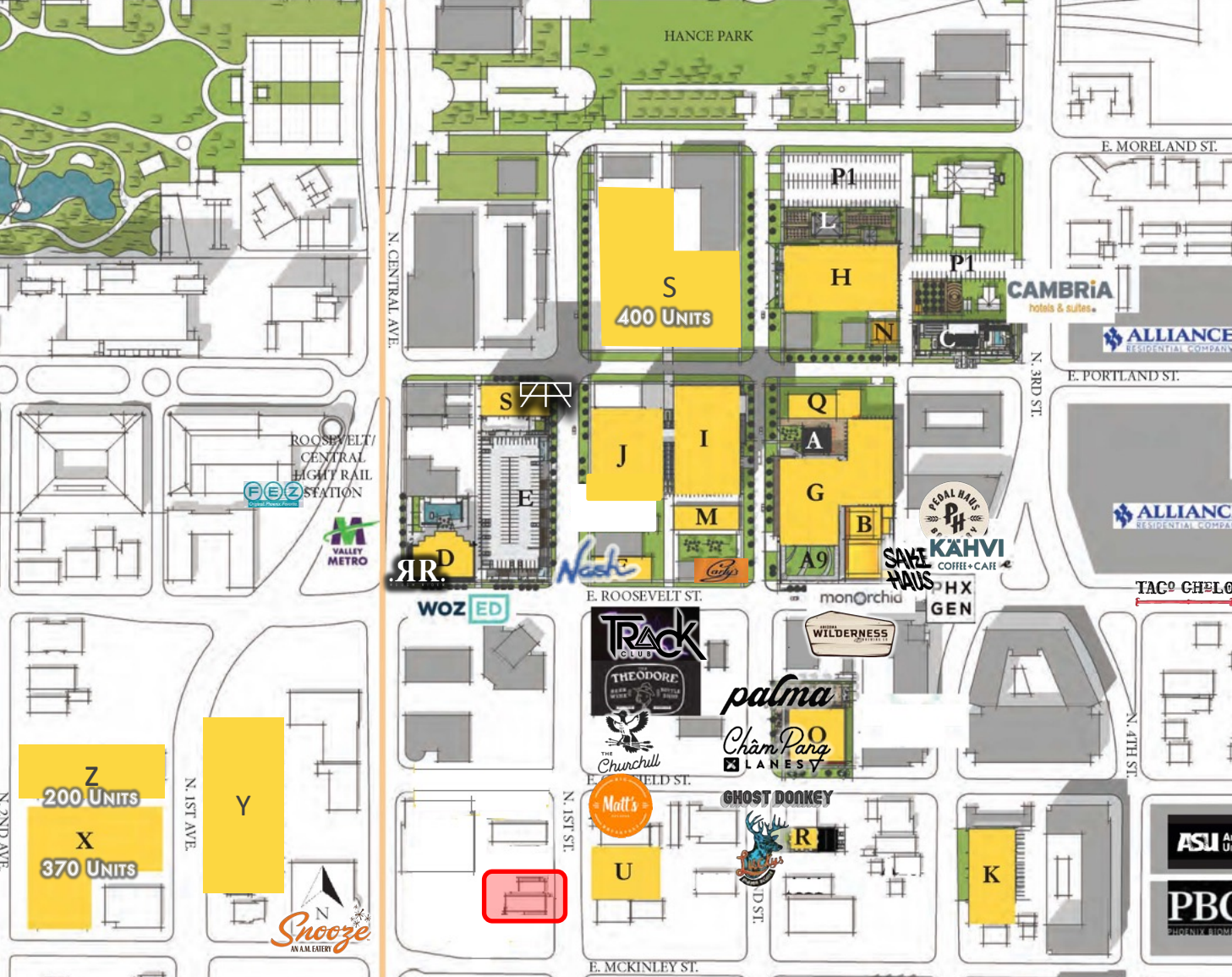
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- A: Knipe House – Future F&B
- B: monOrchid – Pedal House, Khavi Coffee, Saki Haus, PHX General
- C: Cambria Hotel – 127 keys
- D: Parking Garage – 334 stalls
- E: Ten-O-1 – lifestyle office, retail, rough rider
- F: The Nash – retail
- G: Knipe Village – Office
- H: CLT – office
- I: CLT 2 – office
- J: Parking Garage
- K: Student Housing
- L: Pemberton House – F&B + venue
- M: Awakenings – Mixologer, 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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Pemberton

House

THE GODFREY

CAMBRIA
hotels

PORTLAND ST

RO2
office +
retail

Knipe Village/House
retail + office



KAHVI
COFFEE + CAFE

SAKE
HAUS

WILDERNESS
OUTDOORS

palma

Cham Pang
LANES

GHOST DONKEY

GARFIELD ST



LIGHT RAIL

Portlands Restaurant
& Wine Bar



Land Yacht
Club

10-O-1
office + retail

.RR.
ROUGH RIDER



ROOSEVELT ST

CENTRAL AVE

1ST ST

BAR COA
AGAVE

Snooze
AN A.M. EATERY

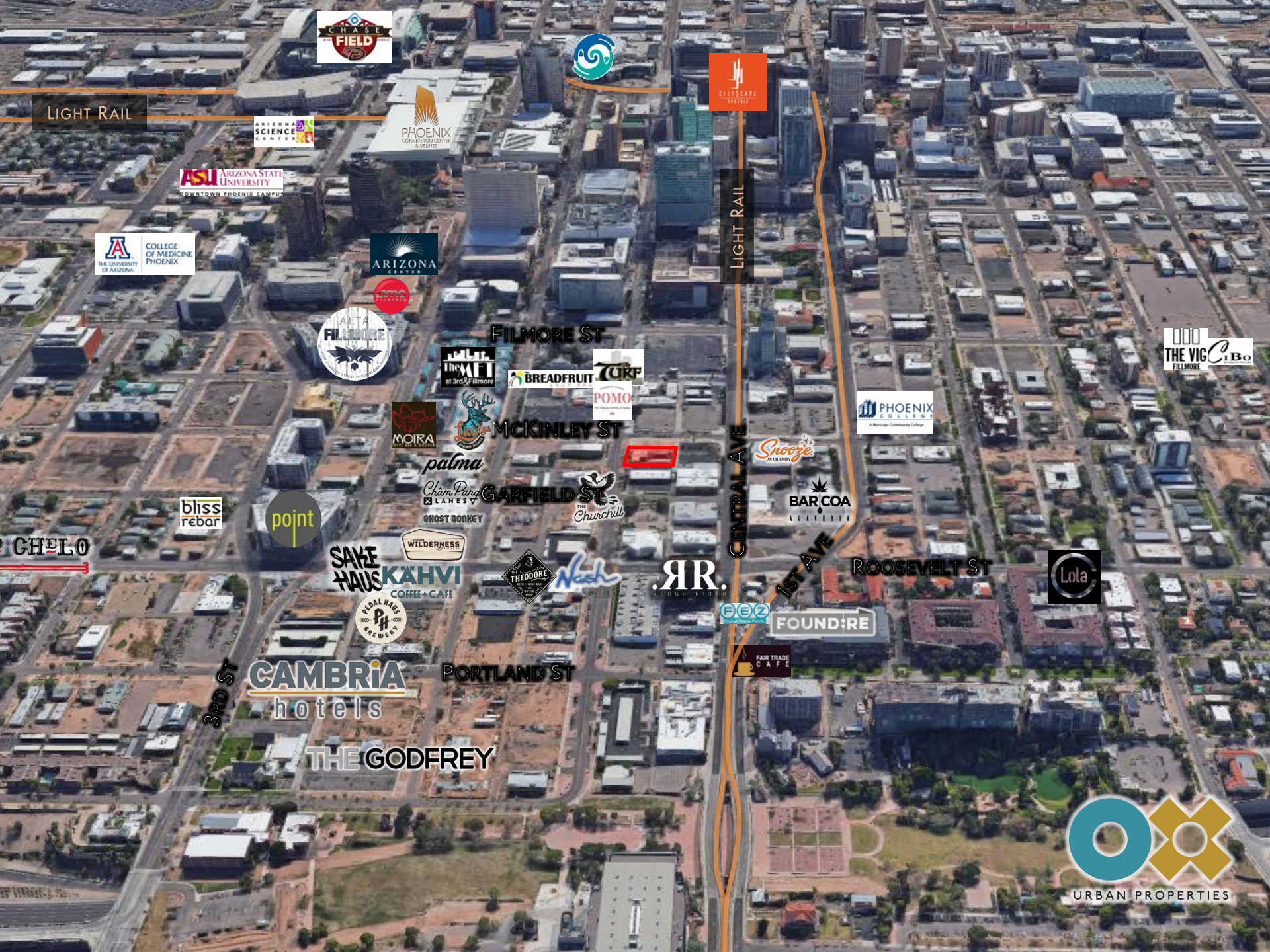


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LIGHT RAIL



MCKINLEY ST

palma

Cham Parag Lanes

GHOST DONKEY



KAHVI COFFEE + CAFE



Nash

.RR. KNOCK KITCHEN



FOUND:RE



PORTLAND ST

CAMBRIA hotels

THE GODFREY

CENTRAL AVE

LIGHT RAIL



Snooze

BAR COA

ROOSEVELT ST



URBAN PROPERTIES



TOP
DOWNTOWN
EMPLOYERS



4,270
Employees



1,630
Employees



1,250
Employees



2,300
Employees



12,160
Employees



1,310
Employees



7,220
Employees



3,350
Employees



1,360
Employees



4,680
Employees



4,580
Employees



1,340
Employees



DEMOGRAPHIC COMPARISON

ENLIGHTENED 1st. **V.S.**

44th Street and Camelback /
ARCADIA CORRIDOR

2022	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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FOR LEASE

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OR RESTAURANT

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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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