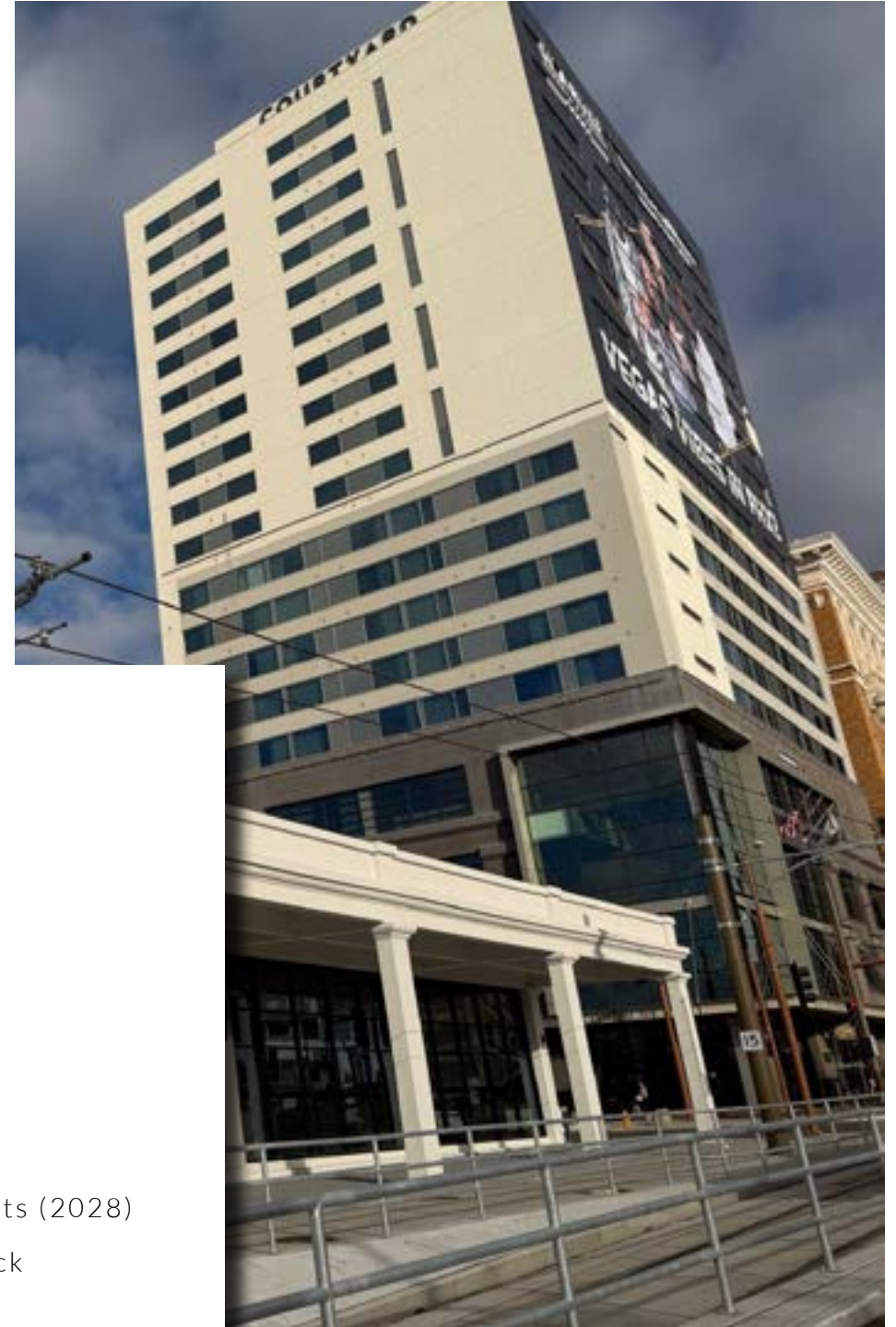


# MADISON

1 WEST Madison - FOR LEASE

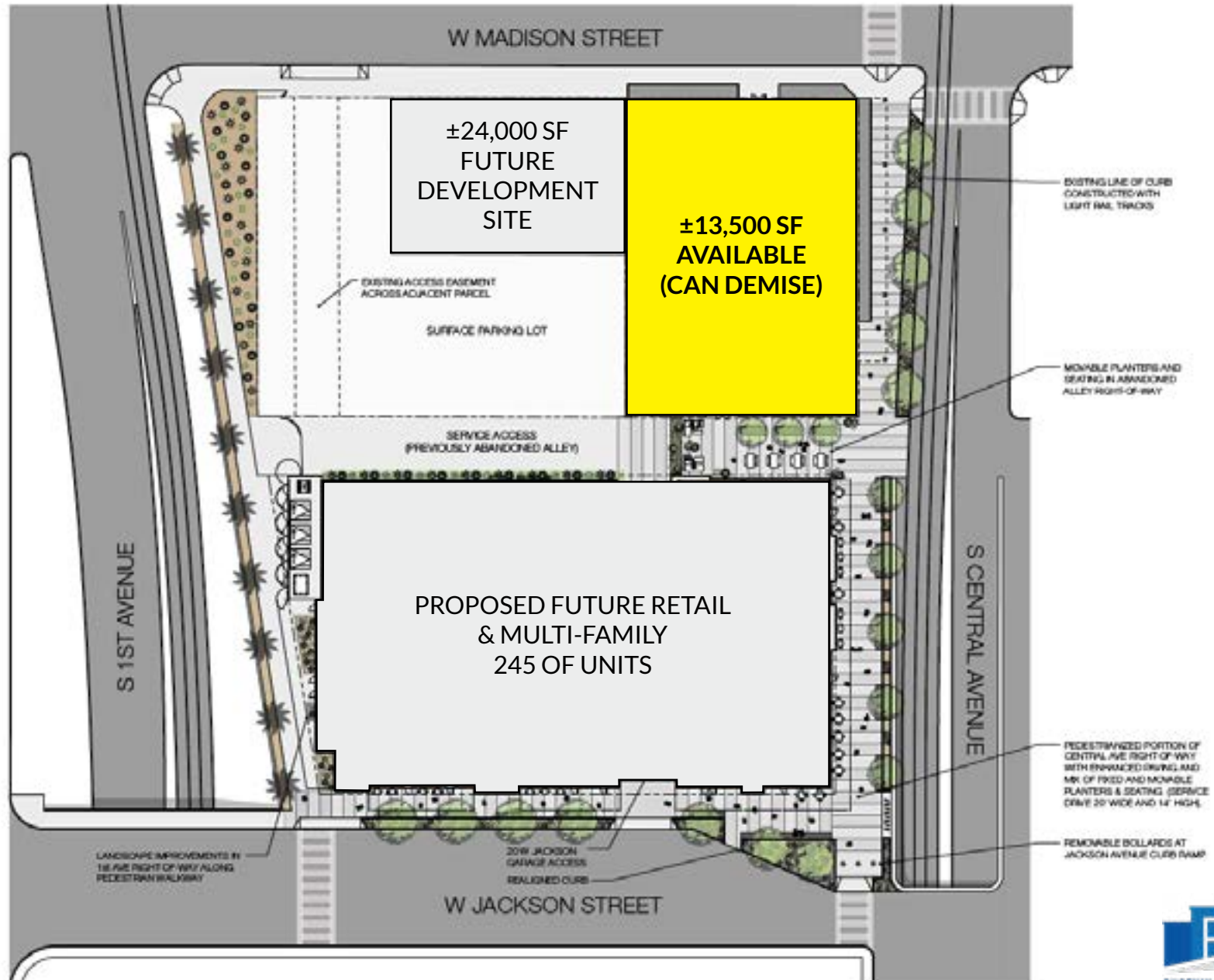




# HIGHLIGHTS

- ±13,500 SF + basement potential (can demise)
- 1 West Madison - Redevelopment available for lease
- Activated Alley with seating
- Patio Opportunity
- Reuse of a historic building in the Warehouse District
- Grease trap and building improvements complete
- Light Rail at property
- Proposed Multi-family wrapping the project with 245 units (2028)
- Connectivity with Proposed Development within the Block

# siteplan



# NEARBY ATTRACTIONS

- Phoenix Symphony Hall, Herberger Theater, Dodge Theater, and the Orpheum Theater combine for over 500,000 visitors annually.
- Arizona State University Downtown Campus continues expansion with enrollment at nearly 12,000 students.
- The 24-acre Phoenix Convention Center with over 900,000 SF of meeting and exhibition space.
- The 1,000-room Sheraton Hotel, the Westin DownTown Phoenix, The Hyatt Regency, the Renaissance Phoenix Downtown, the 242-room Hotel Palomar, and 320-room Marriott, located next to the property, offer nearly 3,000 rooms to serve tourists, convention attendees and business travelers.
- Located within two blocks of Footprint Center - home of the Phoenix Suns & Chase Field - home of the Arizona Diamondbacks.
- Conveniently located along light rail, Chase Field and Talking Stick Resort Arena are home to Arizona Diamondbacks baseball, Phoenix Suns and Phoenix Mercury basketball, and Arizona Rattlers arena football, which between them, boast a combined nine championships. Downtown's sports venues also attract AMA Supercross, Monster Jam truck series, WWE wrestling events and major concerts.

11,584  
students

ASU projecting record enrollment numbers for fall 2023 semester

4.4  
Million

in the past 5 years attendees have walked through the Convention Center doors

metro  
lightrail

extension will run near property

699,911  
tickets

During The Suns 2022-2023 Season an average of 17,071 per game

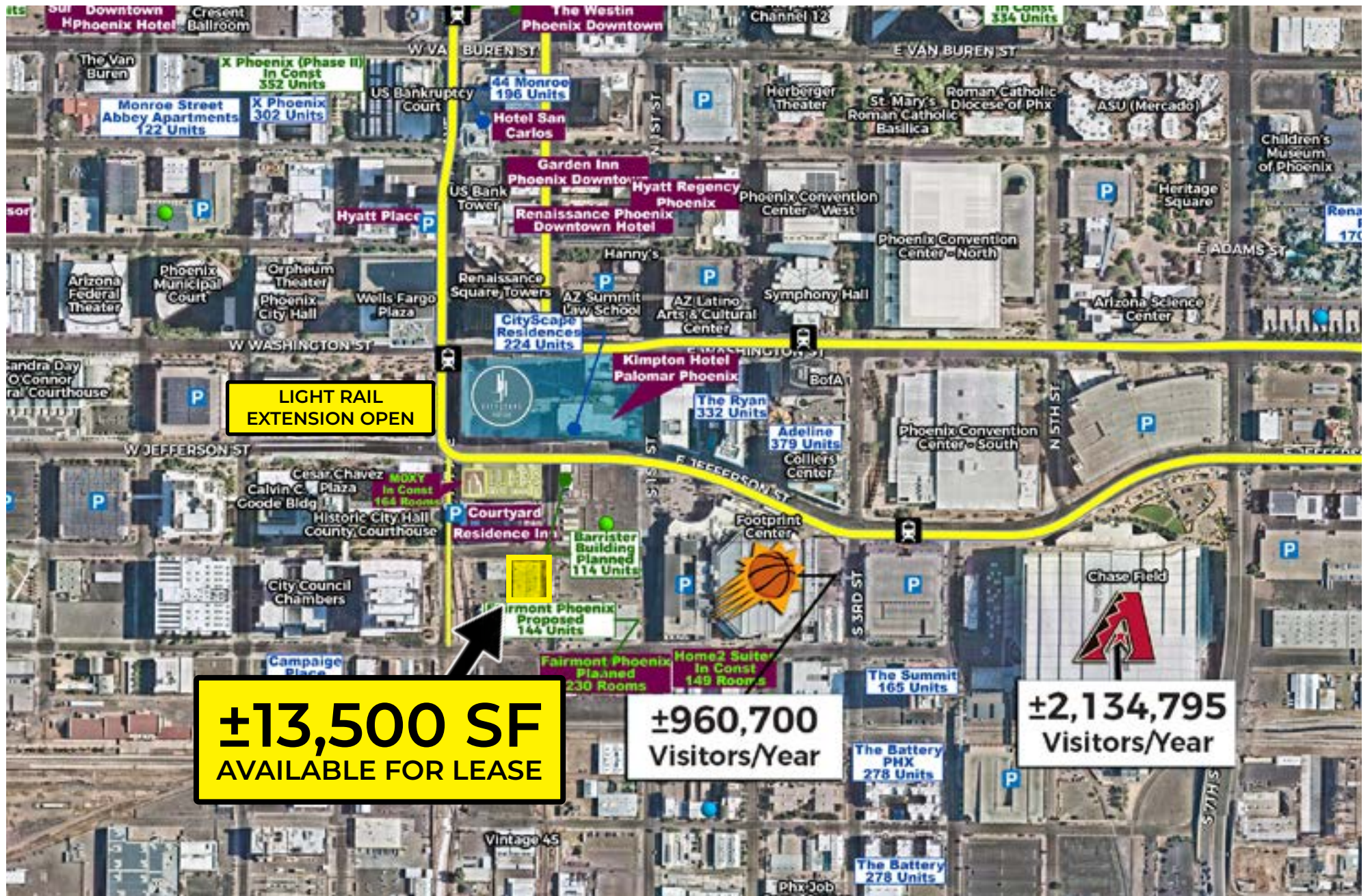
1,492,538  
attendance

2023 Season of the Arizona Diamondbacks

# NEARBY TENANTS



# aerial



# downtown demographics



**11,584**  
**STUDENTS**

A professional, fast-paced downtown environment provides a multitude of academic and professional connections for students.

**20,208**  
**FULL-TIME ENROLLMENT**

In 2019 the full-time enrollment at Arizona State University-Downtown Phoenix is 20,208 students



**225**

**BARS & RESTAURANTS**

The Downtown Phoenix dining scene is thriving, as creative concepts continue to join the likes of longtime favorites. This is the place for both traditionalists and adventurers, all within a five-minute walk.

**12,421**  
**THEATER SEATS**

Music is woven into the urban fabric of Downtown Phoenix. Finding great live music is easy – it's deciding where to go that's hard.



**245,826**

**DAYTIME POPULATION**

3 MILE RADIUS  
Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2022 and 2027

**194,931**  
**OFFICE WORKERS**

3 MILE RADIUS  
Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2022 and 2027

# demographics

ESRI 2025



## POPULATION

	1-Mile	3-Mile	5-Mile
2025 Total Population	23,534	100,580	368,359
2030 Total Population	31,899	112,450	386,270



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Total Households	11,203	42,439	140,166
2030 Total Households	16,738	50,275	152,243



## 2025 DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
Total	75,143	255,922	561,728
Workers	64,108	206,641	381,545
Residents	11,035	49,281	180,183



## 2025 HOUSING UNITS

	1-Mile	3-Mile	5-Mile
Total	13,882	48,836	154,328
Owner Occupied	11.2%	33.8%	42.0%
Renter Occupied	88.8%	66.2%	58.0%
Vacant	2,679	6,397	14,162



## 2025 INCOMES

	1-Mile	3-Mile	5-Mile
Median Household	\$53,078	\$61,068	\$64,099
Average Household	\$91,172	\$92,737	\$92,926
Per Capita	\$43,680	\$39,503	\$35,526



## 2025 BUSINESSES

	1-Mile	3-Mile	5-Mile
Total Businesses (NAICS)	2,214	8,399	18,424
Total Employees (NAICS)	58,201	180,555	326,586



**Legend**

- Parking
- Light Rail Stations
- Points of Interest
- ASU Health

**Multifamily**

- Existing
- Existing (Under 100 Units)
- In Const
- In Const (Under 100 Units)
- Planned
- Planned (Under 100 Units)

Total Existing Units: 17,158  
 Total In Const Units: 2,169  
 Total Planned/Proposed Units: 2,317

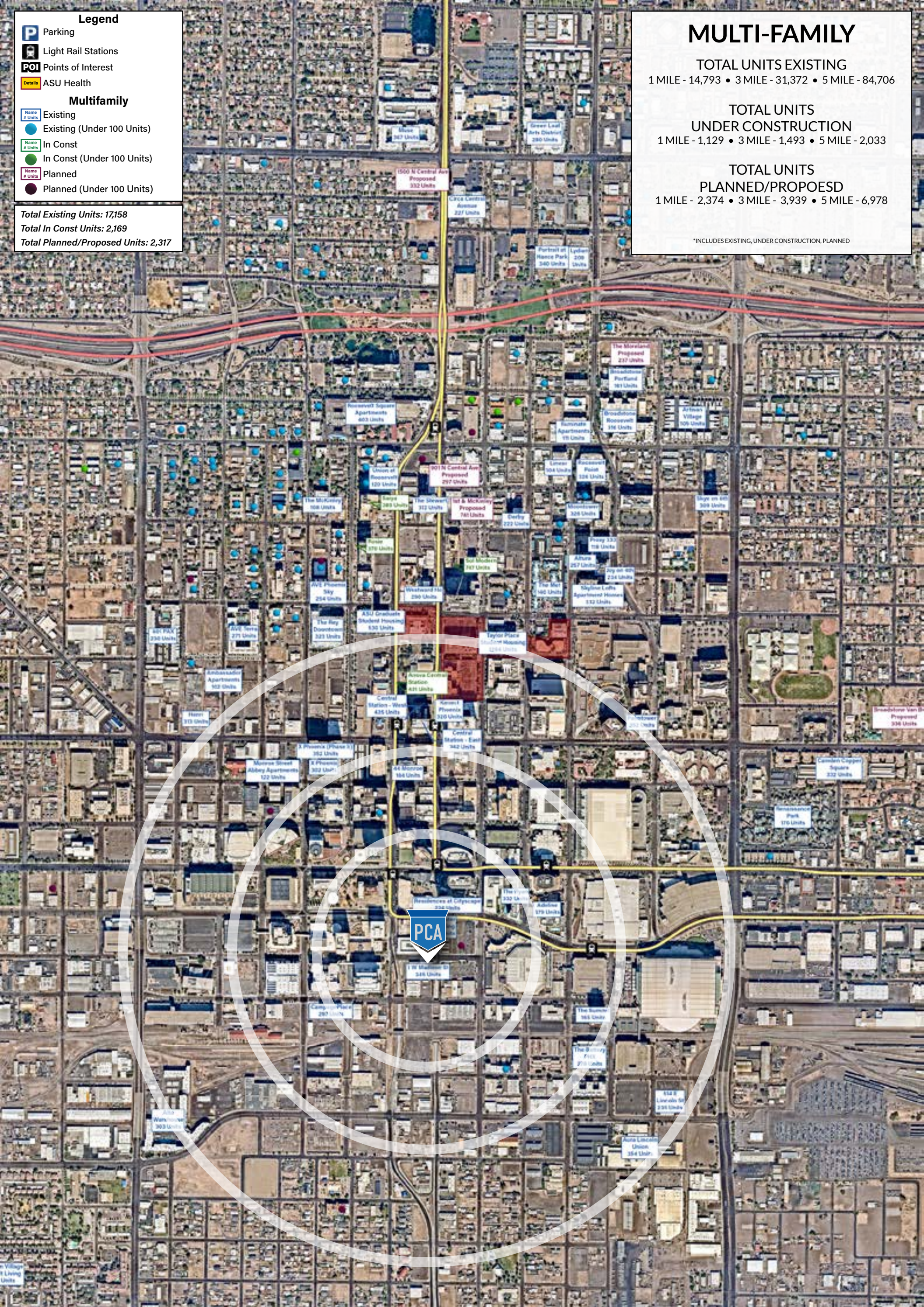
**MULTI-FAMILY**

**TOTAL UNITS EXISTING**  
 1 MILE - 14,793 • 3 MILE - 31,372 • 5 MILE - 84,706

**TOTAL UNITS UNDER CONSTRUCTION**  
 1 MILE - 1,129 • 3 MILE - 1,493 • 5 MILE - 2,033

**TOTAL UNITS PLANNED/PROPOSED**  
 1 MILE - 2,374 • 3 MILE - 3,939 • 5 MILE - 6,978

\*INCLUDES EXISTING, UNDER CONSTRUCTION, PLANNED







**Teale Bloom**

Associate Vice President  
(602) 288-3476

[tbloom@pcaemail.com](mailto:tbloom@pcaemail.com)

**Courtney Auther Van Loo**

Associate Vice President  
(602) 288-3466

[cauther@pcaemail.com](mailto:cauther@pcaemail.com)

**Dillon Young**

Associate  
(602) 288-3474

[dyoung@pcaemail.com](mailto:dyoung@pcaemail.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

