

est. 1888

THE BLOCKS

OF ROOSEVELT ROW

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Imagine a place that is conveniently located within one of the most sought-after neighborhoods in downtown Phoenix. Known for its unique walkability, eclectic vibe, and thriving artist community, it provides the perfect backdrop for those eager to shop, dine, explore, connect and indulge their creative and cultural cravings.

Welcome to The Blocks of Roosevelt Row. An exciting renaissance of the last two contiguous blocks of the original 1888 Churchill Addition -- located along 5th Street and Roosevelt in downtown Phoenix's historic Roosevelt Row Arts District. Set to be complete in Q1 2019, this large, urban renewal project will continue in the footsteps of those artists, architects and craftsmen before them, carefully preserving and re-imagining bungalow-style homes and adding over 9,000 sq. ft. of new commercial space alongside the completed Flowers commercial building. Each space will be converted into a mixed-use, special character locale that includes restaurants and bars with ample communal patios, as well as creative loft and market-style retail spaces -- perfect for local artisans, makers, artists, and small business owners.

NEARBY AMENITIES

▶ RESTAURANTS & BARS

Carly's Bistro / Short Leash Hot Dogs / Phoenix Public Market
Desoto Market / Fair Trade Cafe / Bliss / ReBAR / CIBO
The Vig Fillmore / Pita Jungle / Lost Leaf / Welcome Diner
Angels Trumpet / Pomo / FEZ / MELT Ice Cream

▶ COFFEE SHOPS

Lola's Coffee / Jobot Coffee / Songbird Coffee & Tea House

▶ GALLERIES

Monorchild Creative Studios / 6th Avenue Gallery
New City Studio / Coe House Gallery / Modified Arts
Misconstrued Boutique & Gallery / Circle 6 Studios

▶ SHOPS & RETAIL

Annie Boomer Vintage / Bunky Boutique / Bud's Glass Shop
Draperies by Muriel / MADE Art Boutique / Vox Curvy Couture
Mercantile Hair Salon and Vintage Boutique

▶ ARTS & CULTURE

Local First Arizona / Jewish Historical Museum
Irish Cultural Center / Phoenix Center for the Arts
Phoenix Youth Hostel and Cultural Center
Japanese Friendship Garden / Burton Barr Central Library

▶ MUSIC & THEATER

The Nash Film Bar / Great Arizona Puppet Theater
Youth Theater Administration / 5th Row Studios
Revolver Records



MEDIAN AGE - 33.3



RETAIL / RESTAURANTS - 101



14-20K FIRST FRIDAY
MONTHLY VISITORS



65K+ DTPHX
EMPLOYMENT



LIGHT RAIL
1/2 mile

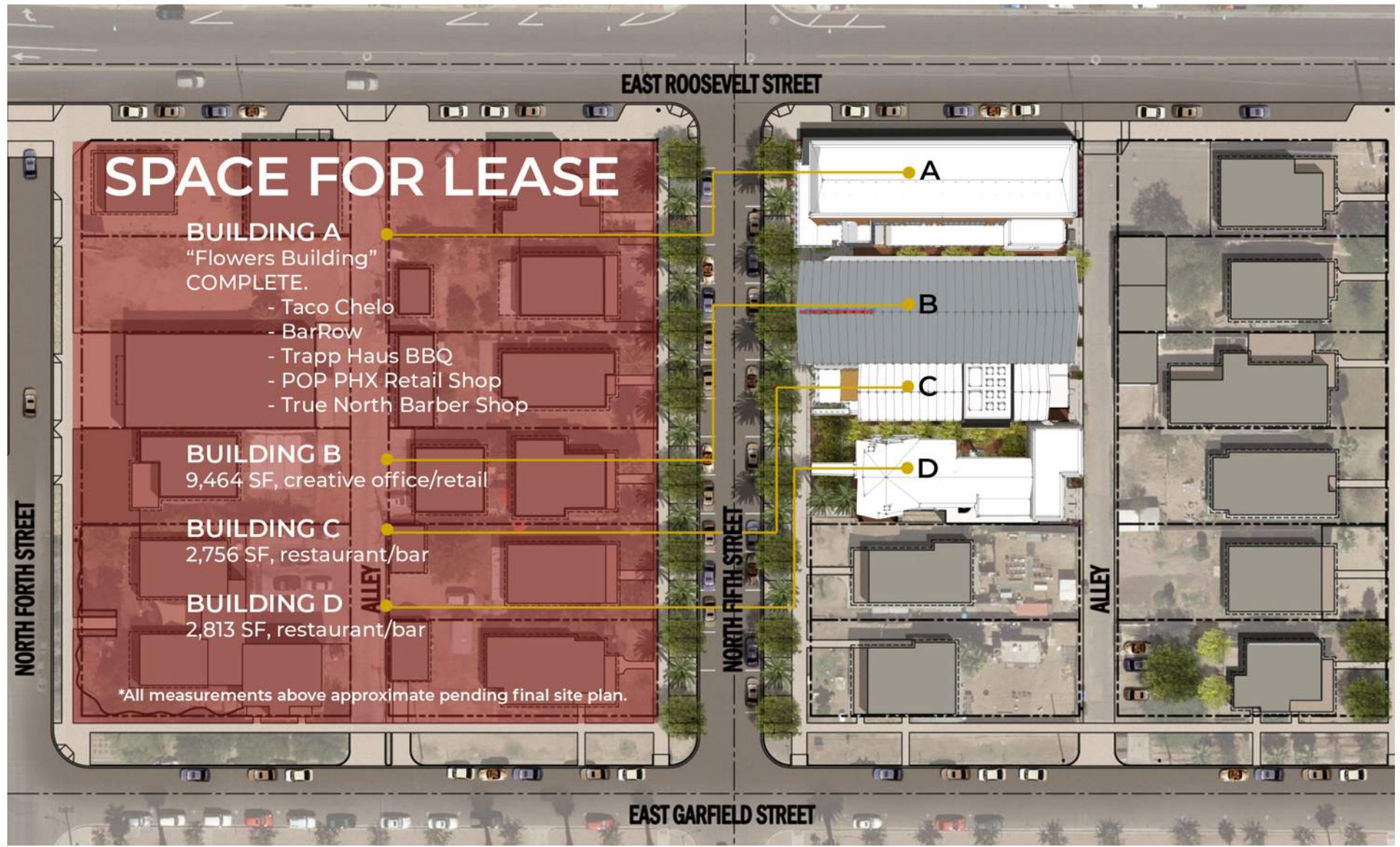


WALKING DISTANCE
15K people within 1-mile radius

THE NEIGHBORS



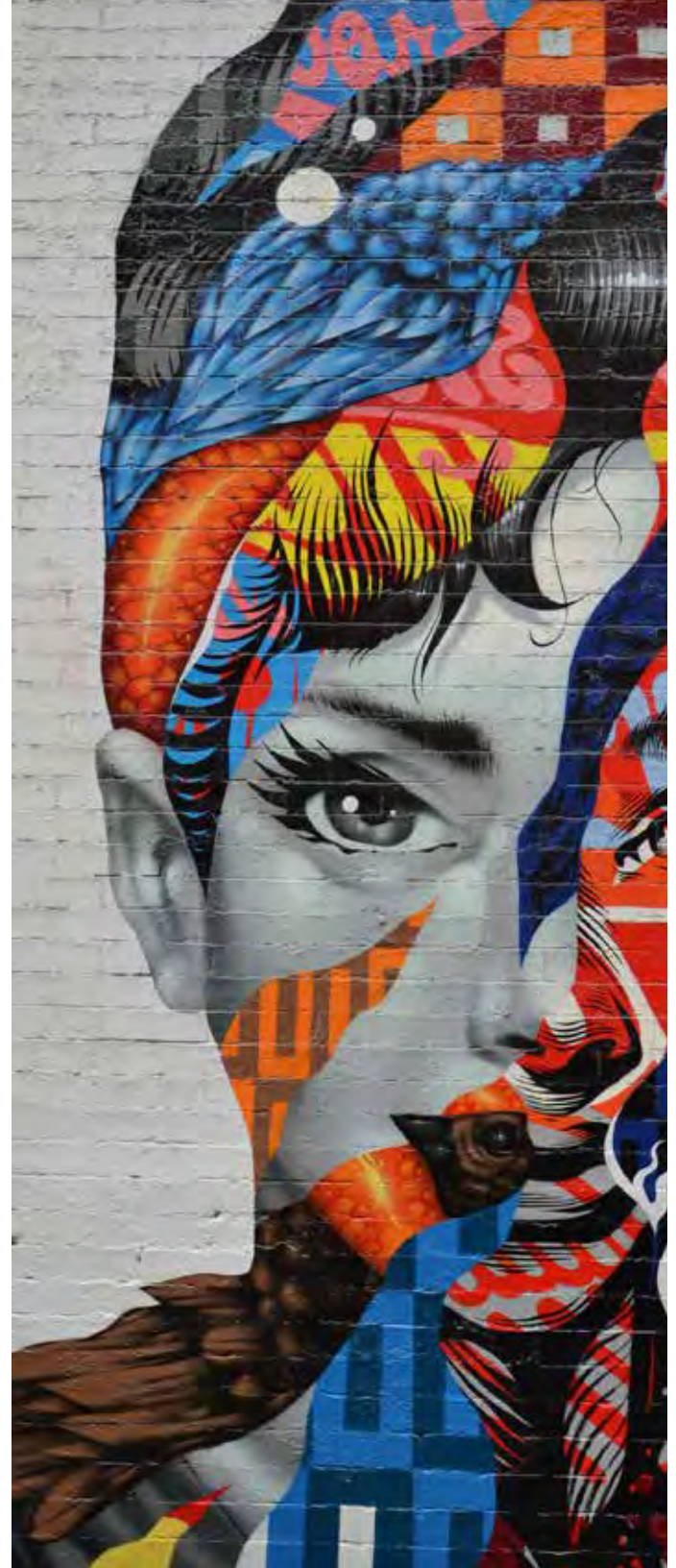
SITE PLAN



SITE SUMMARY

Location	The properties are located in heart of Roosevelt Row District and are the last two contiguous blocks of the 1888 original Churchill Addition
Address	915 - 925 N. 5th Street., Phoenix, AZ 85004
Building B	9,464 Sq. Ft. Lower Level 6,464 Sq. Ft. Mezzanine Level 3,000 Sq. Ft.
Building C	2,756 Sq. Ft. Exclusive Patio 432 Sq. Ft.
Building D	2,813 Sq. Ft. Exclusive Patio 800 Sq. Ft.

*All measurements above approximate pending final site plan



DRIVERS FOR DEVELOPMENT

4,915

DTPHX Multi-Family
Dev. Units Constructed

2,153

DTPHX Multi-Family Dev.
Units Under Construction

2,573

DTPHX Multi-Family Dev.
Units Planned / Proposed

4,371

Housing Units Built
Since 2000

>7M

Annual Visitors
to DTPHX

\$4.6B

Phoenix RDA
Investments ('04-'15)

\$3.1B

2025 Est. PBC
Economic Impact

6M

Est. Sq. Ft.
PBC Buildout

3,094

DTPHX Hotel Rooms
(+435 by 2017)

15K

DT ASU Campus
Students by 2020



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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Population	15, 288	119, 596	370,519
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Average HH Income	49,591	47,847	49,455
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Median Age	33.3	32.0	30.9
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Daytime Employees	65,216	196,097	360,679
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DAILY TRAFFIC COUNTS

5th Street & Roosevelt	11,652
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3rd Street & Roosevelt	13,300
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3rd Street & Portland	54,742
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CONCEPT

Building B



CONCEPT

Building C/D



CONCEPT

Additional Project Renderings



The Developer

Founded in 1997 by Niels Kreipke, Desert Viking Development is a leading real estate development firm based in Arizona and recognized for investment in the restoration of historic properties, adaptive reuse projects and ground up construction developments. As a company, Desert Viking has acquired and/or rehabilitated over 20 National Register Historic properties and completed numerous mixed-use projects throughout the Phoenix metro area. Renowned for their ability to revitalize time-honored neighborhood structures while maintaining the characteristics that make each neighborhood unique and sought-after, Desert Viking's portfolio includes more than a half dozen buildings in Historic Downtown Chandler, as well as the Lamar and Guilding Star buildings in Phoenix and the historic Gold Spot neighborhood center located within the Roosevelt Row District at 3rd Avenue and Roosevelt. With a vast array of experience in all facets of real estate including commercial, retail and residential properties, Desert Viking has become an industry leader in the Phoenix real estate market.

The Real Estate Team

Venture REI is a full-service real estate brokerage and advisory firm specializing in the purchase, sale, rental and marketing of select residential new developments and premier resale properties. Headquartered in Arizona, Venture REI is a boutique firm with international reach, delivering a brand of service based on integrity, informed by expertise and practiced in efficiency. For developers, investors, and other sellers of real estate, Venture's unique marketing approach ensures that our clients earn the highest market-driven prices. Having introduced numerous properties to the Arizona real estate market, we partner closely with our clients from the earliest stages of a project through to completion.

For more info, please contact:

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Or visit our website at: www.theblocksroosevelt.com

