



est. 1888

THE BLOCKS

OF ROOSEVELT ROW



THE PROJECT

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 carefully preserve and re-image bungalow style homes and add 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 and small business owners.



SPACE FOR LEASE

BUILDING A
"Flowers Building"
COMPLETE.

- Taco Chelo
- BarRow
- Trapp Haus BBQ
- POP PHX Retail Shop
- True North Barber Shop

BUILDING B
9,464 SF, creative office/retail

BUILDING C
2,756 SF, restaurant/bar

BUILDING D
2,813 SF, restaurant/bar

*All measurements above approximate pending final site plan.

ROOSEVELT ROW 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

\$4.6B

Phoenix RDA
Investments ('04-'15)

4,371

Housing Units
Built Since 2000

\$3.1B

2025 Est. PBC
Economic Impact

3,094

DTPHX Hotel Rooms
(+435 by 2017)

15K

DT ASU Campus
Students by 2020

>7M

Annual Visitors
to DTPHX

Demographics	1-mile	3-miles	5-miles
Population	15,288	119,596	370,519
Average HH Income	49,591	47,847	49,455
Median Age	33.3	32.0	30.9
Daytime Employees	65,216	196,097	360,679

Daily Traffic Counts
5th Street & Roosevelt - 11,652
3rd Street & Roosevelt - 13,300
3rd Street & Portland - 54,742



Sources: DTPHX.org and ESRI Community Analyst



VENTURE REI
REAL ESTATE & INVESTMENT

FOR MORE INFO CONTACT DAN NOMA, JR.
480.269.8499 | dan@dannomajr.com