



NOW OPEN

**TOM'S**  
WATCH BAR

THE ANSWER  
MANCINI & CO RESTAURANT  
TACO BELL  
CANTINA  
TRANSWESTERN  
LEASING  
602-956-5000

201 E. WASHINGTON

FORMER RESTAURANT & RETAIL SPACES AVAILABLE

SEC

2<sup>ND</sup> ST  
WASHINGTON

PHOENIX, AZ



AVAILABLE ±683 SF FORMER COFFEE SHOP  
 ±2,225 SF FORMER RESTAURANT  
 ±2,979 SF

(±683 SF - ±2,979 SF)

### PROPERTY HIGHLIGHTS

- » ±683 SF - ±2,979 SF Available
- » Former restaurant space available.
- » Patio Opportunities.
- » Project parking underneath with easy access to space.
- » New restaurant announcement coming soon.
- » Across from Footprint Center.
- » Visibility to new Block 23, The Ryan & Adeline.
- » Next door to a ±900,000 SF convention center.



### TRAFFIC COUNT

#### Washington St

E: ±14,651 VPD (EB/WB)

W: ±8,718 VPD (EB/WB)

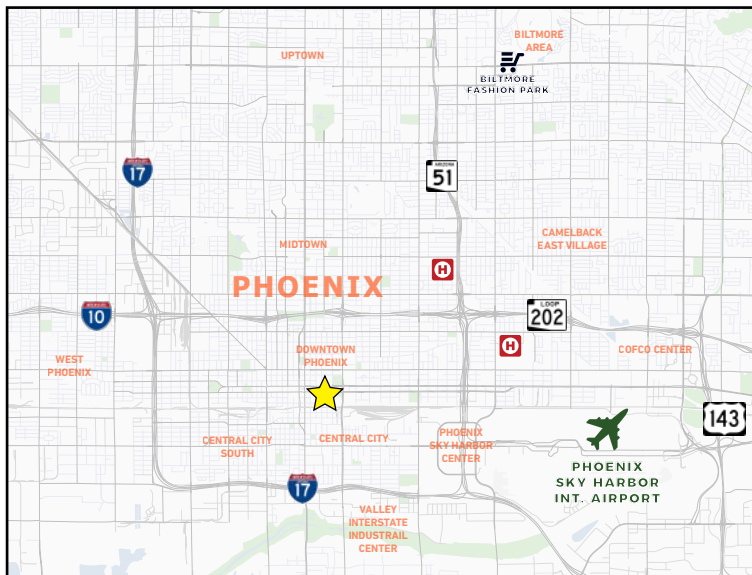
ADOT 2023

#### Valley Metro Lightrail

TOTAL RIDERSHIP

±10,121,194

Valley Metro 2023





Central Station - West  
In Const  
435 Units

Central Station - East  
In Const  
362 Units

44 Monroe  
184 Units

URBAN  
OUTFITTERS

FIVE GUYS  
BURGERS and FRIES

OrangeTheory  
Fitness

CHICO MALO  
STAND UP  
LIVE

800

Residence INN  
BY MARRIOTT

1 W Madison St  
Proposed  
345 Units

Kenect  
Phoenix  
320 Units

THE WESTIN  
KIERLAND  
RESORT & SPA  
PHOENIX-SCOTTSDALE

Hilton  
Garden Inn

RENAISSANCE  
HOTELS

±15K  
Boardings Per Month

± 8,718 VPD

Barrister Building  
114 Units

Jefferson Place  
Proposed  
88 Units

MADISON ST

± 8,139 VPD

Hampton  
Inn & Suites

Hotel  
San Carlos

± 11,996 VPD

CRC  
MORNING  
SQUEEZE

PA'LA  
WOOD-FIRED COOKING

1ST ST

2ND ST

3RD ST

± 8,139 VPD

INGOS  
FAST FOOD  
BEER WINE & COCKTAILS

BLANCO

The Ryan  
332 Units

JEFFERSON ST

FOOTPRINT  
CENTER

Phoenix Suns

TACO BELL  
cantina

Adeline  
379 Units

TOM'S  
WATCH BAR

±10K  
Boardings Per Month

± 14,651 VPD

±15K  
Boardings Per Month

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

Sheraton

HERBERGER  
THEATER CENTER

the phoenix  
symphony

ARIZONA  
CENTER

Palmtower  
In Const  
352 Units

VAN BUREN ST

PHOENIX  
CONVENTION CENTER  
& VENUES

PHOENIX  
CONVENTION CENTER  
& VENUES

±15K  
Boardings Per Month

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

± 14,651 VPD

CAESARS  
SPORTSBOOK

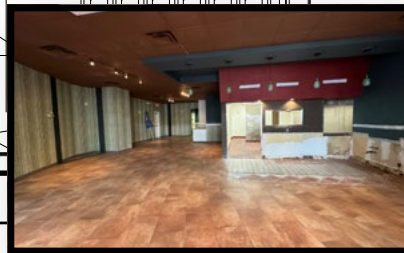
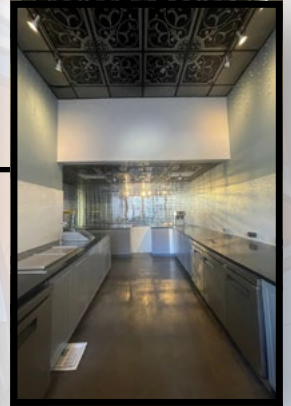
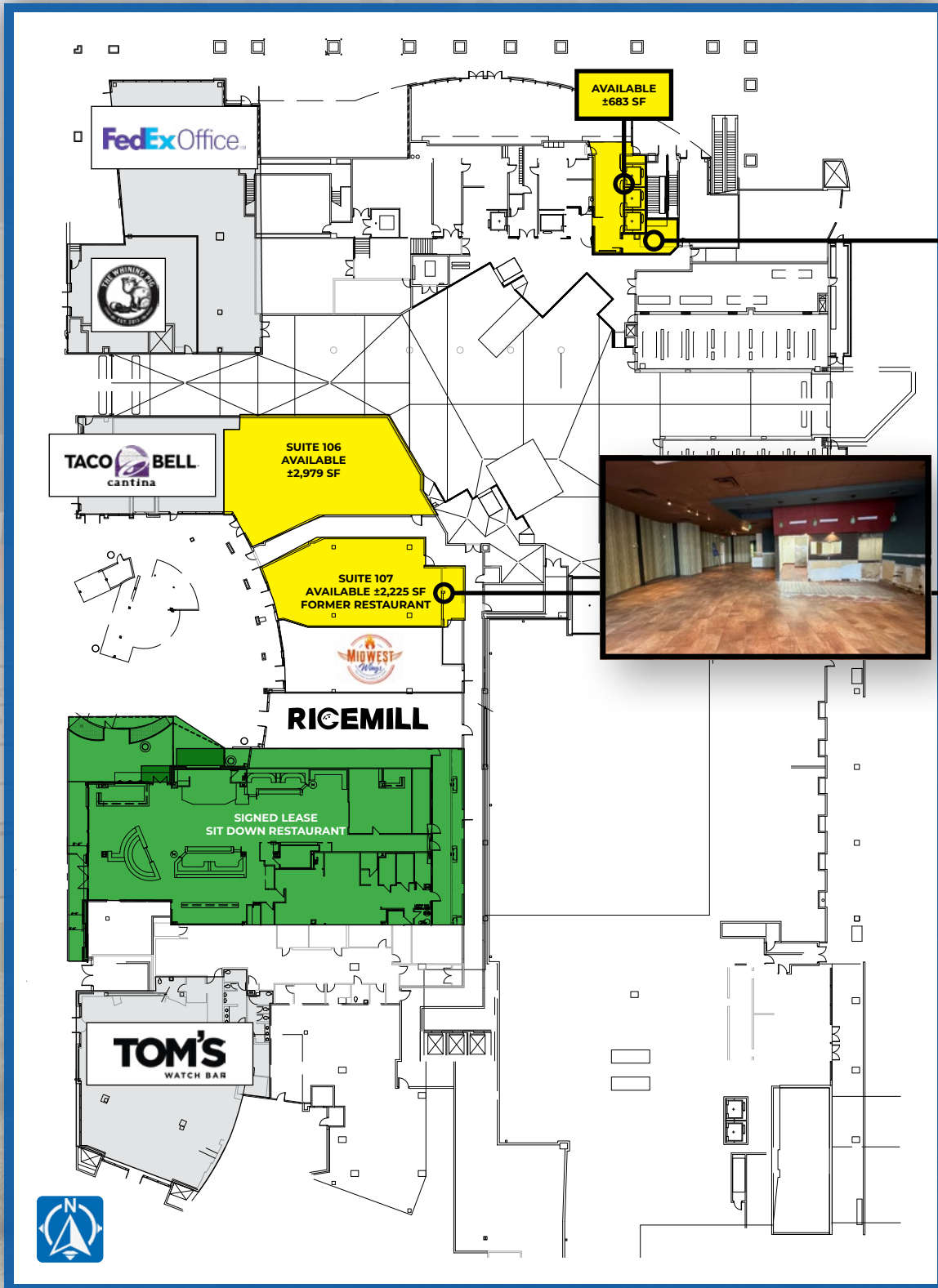
Arizona  
Diamondbacks

The Summit  
165 Units

zoom aerial

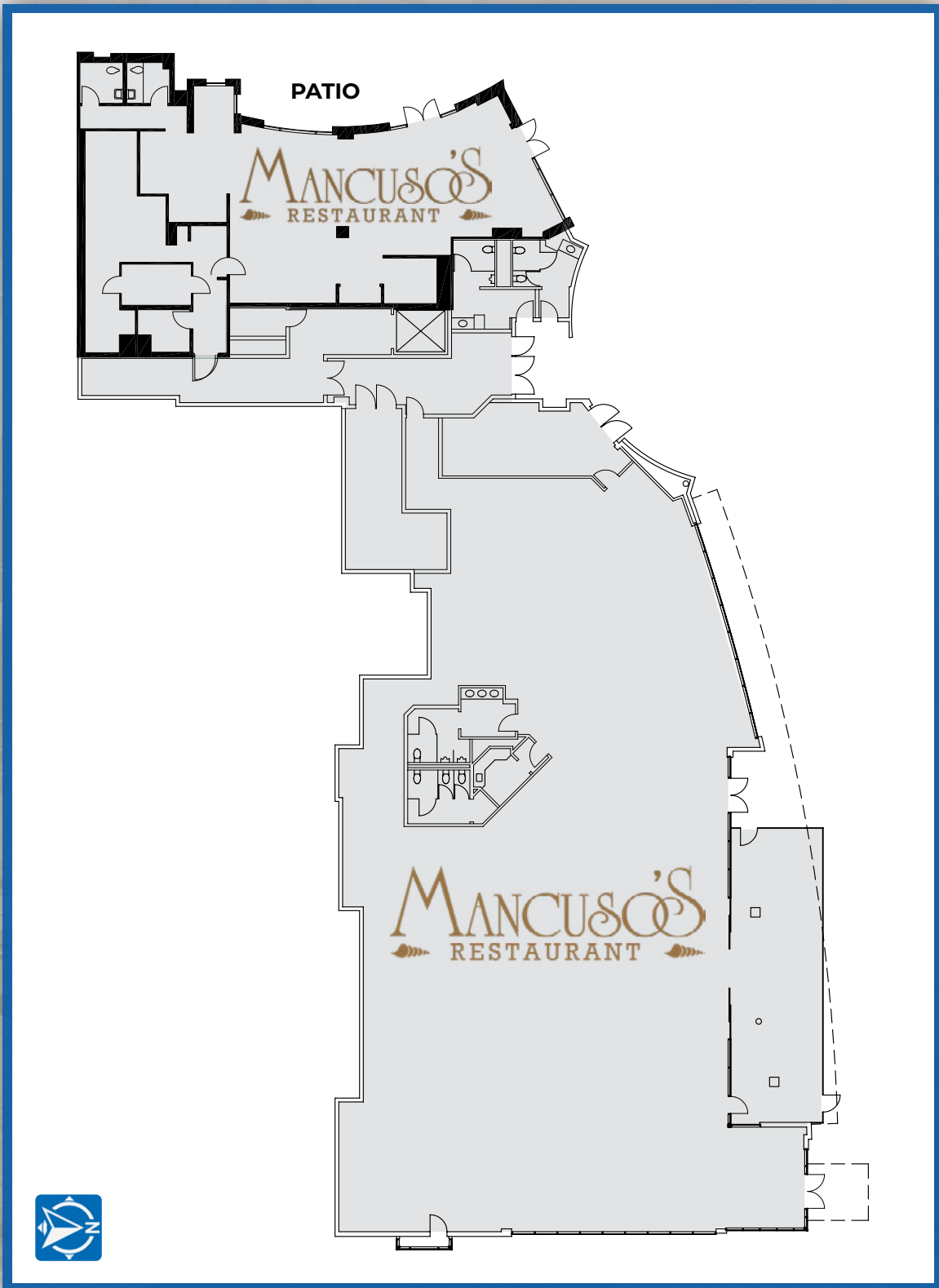
# site plan

ground floor



# site plan

2<sup>nd</sup> floor



# nearby tenants



# nearby attractions

11,584  
students

ASU projecting record enrollment numbers for fall 2023 semester

4.4 Million  
Attendees

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

1,492,538  
attendance

2023 Season of the Arizona Diamondbacks

±10 Million  
people

Valley Metro Route Ridership 2023

metro  
lightrail

extension will run near property

699,911  
tickets

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

- 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 over 20,000 students.
- The 24-acre Phoenix Convention Center with over 900,000 SF of meeting and exhibition space.

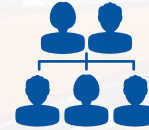
# demographics

2023 ESRI ESTIMATES



## 2024 TOTAL DAYTIME POPULATION

1-Mile	3-Mile	5-Mile
80,742	260,458	568,306



## 2024 TOTAL POPULATION

1-Mile	3-Mile	5-Mile
22,410	99,815	367,227



## 2024 HOUSING UNITS

1-Mile	3-Mile	5-Mile
10,610	42,023	138,158



## 2024 BUSINESSES

1-Mile	3-Mile	5-Mile
2,258	8,791	18,689

# downtown demos



stats from dtphx.org

## 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.

## 11,584 STUDENTS

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



**DOWNTOWN PHOENIX CAMPUS**

stats from asu.edu

## 20,208 FULL-TIME ENROLLMENT

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

# MULTI-FAMILY

## TOTAL UNITS EXISTING

1 MILE - 10,072  
 3 MILE - 23,057  
 5 MILE - 68,254

## TOTAL UNITS UNDER CONSTRUCTION

1 MILE - 3,177  
 3 MILE - 4,090  
 5 MILE - 5,760

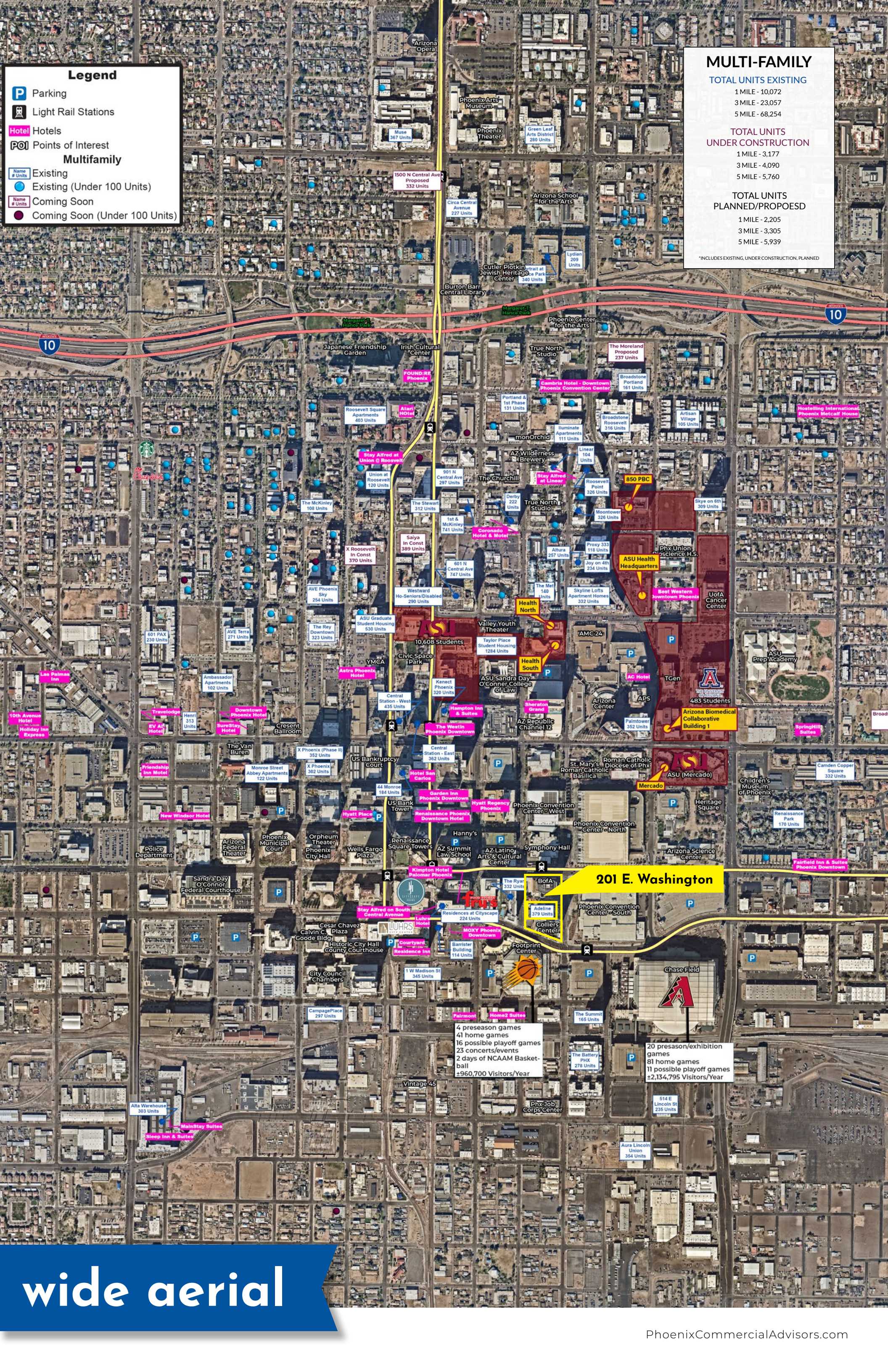
## TOTAL UNITS PLANNED/PROPOSED

1 MILE - 2,205  
 3 MILE - 3,305  
 5 MILE - 5,939

\*INCLUDES EXISTING, UNDER CONSTRUCTION, PLANNED

**Legend**

- Parking
- Light Rail Stations
- Hotels
- Points of Interest
- Multifamily**
  - Existing
  - Existing (Under 100 Units)
  - Coming Soon
  - Coming Soon (Under 100 Units)



**201 E. Washington**

4 preseason games  
 41 home games  
 16 possible playoff games  
 23 concerts/events  
 2 days of NCAA Basketball  
 ±960,700 Visitors/Year

20 preseason/exhibition games  
 81 home games  
 11 possible playoff games  
 ±2,134,795 Visitors/Year

**wide aerial**



# contact us

exclusively listed by

**COURTNEY AUTHER VAN LOO**

(602) 288-3466  
cauther@pcaemail.com

**TEALE BLOOM**

(602) 288-3476  
tbloom@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. August 19, 2025 7:26 AM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com