

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a blend of urban living and cultural charm at the location, just steps from downtown Phoenix. Nestled within an area known for its vibrant arts scene, residents and customers will enjoy easy access to the Phoenix Art Museum, Heard Museum, and Herberger Theater Center. The neighborhood offers an array of dining options, from trendy eateries to local classics, and is a short skip from the lively entertainment district of Roosevelt Row. With close proximity to major employers, universities, and public transportation, the area provides a dynamic and convenient lifestyle for those seeking a thriving community in the heart of Phoenix, AZ.

PROPERTY HIGHLIGHTS

- - Versatile layouts for retail, office, or dining establishments
- - Historic properties with large outdoor shaded patios.
- - High visibility and foot traffic
- - Strategic location for business exposure
- - Historic charm with contemporary design

OFFERING SUMMARY

Lease Rate:	\$7,000.00 - 12,000.00 per month (NNN)
Number of Units:	5
Available SF:	850 - 2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,048	4,006	11,675
Total Population	1,757	7,264	22,177
Average HH Income	\$94,918	\$83,630	\$88,248

LOCATION MAP



LEASE SPACES



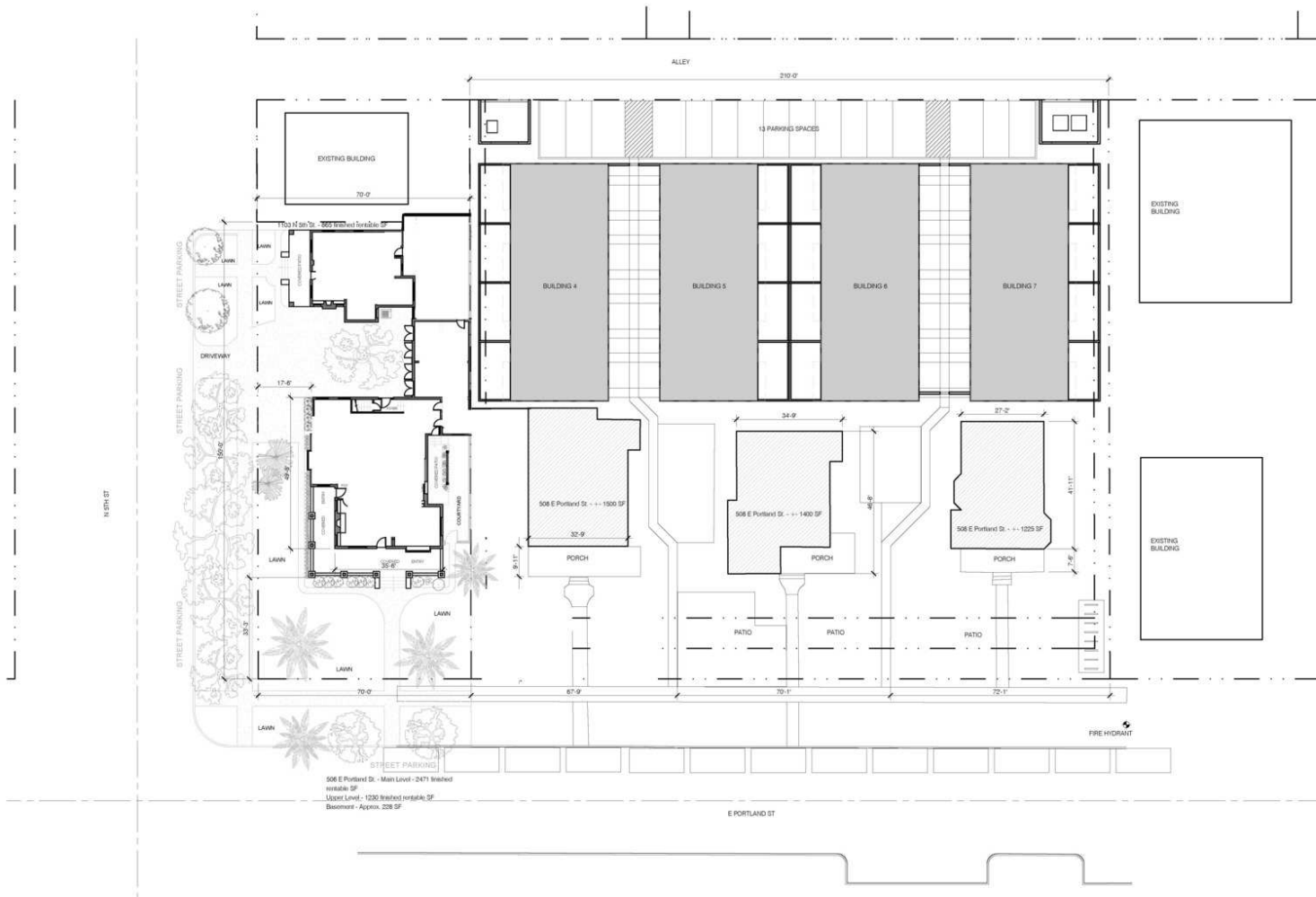
LEASE INFORMATION

Lease Type: NNN; NN Lease Term: Negotiable
 Total Space: 850 - 2,800 SF Lease Rate: \$7,000.00 - \$12,000.00 per month

AVAILABLE SPACES

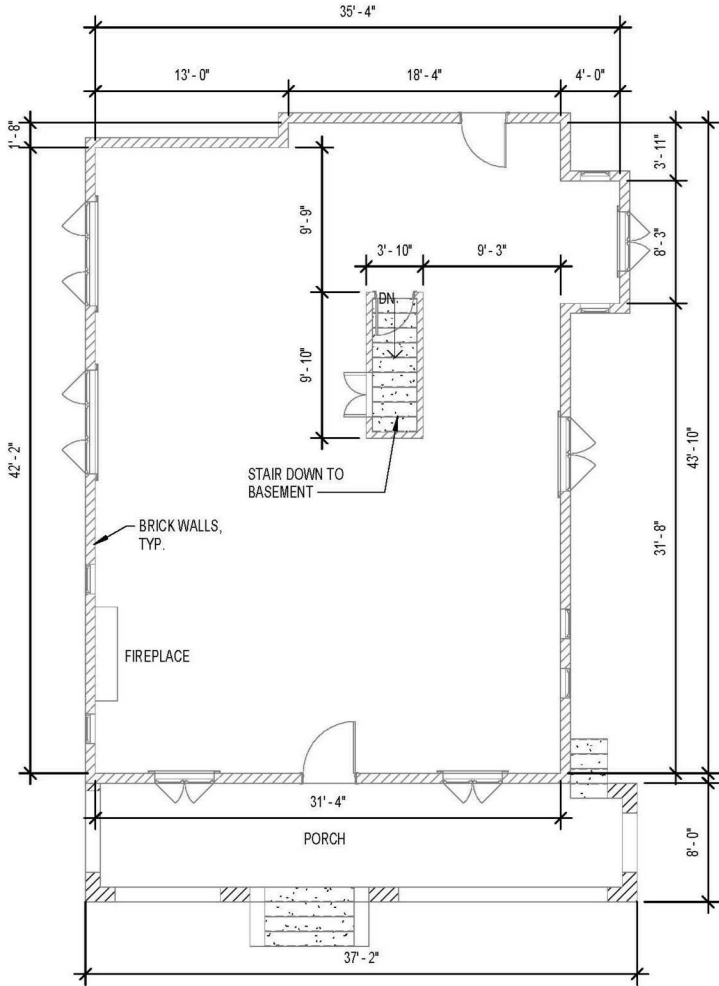
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
508 E Portland	Available	1,935 SF	NNN	\$10,000 per month	-
516 E Portland	Available	2,254 SF	NNN	\$12,000 per month	-
520 E Portland	Available	1,794 SF	NNN	\$10,000 per month	-
506 E Portland	Available	2,800 SF	NNN	Negotiable	-
1103 N 5th	Available	850 SF	Modified Net	\$7,000 per month	-

SITE PLANS



BUNGALOWS + CORNER SITE
 SITE PLAN
 SCALE = 1/16" = 1'-0" (24X36 SHEET)

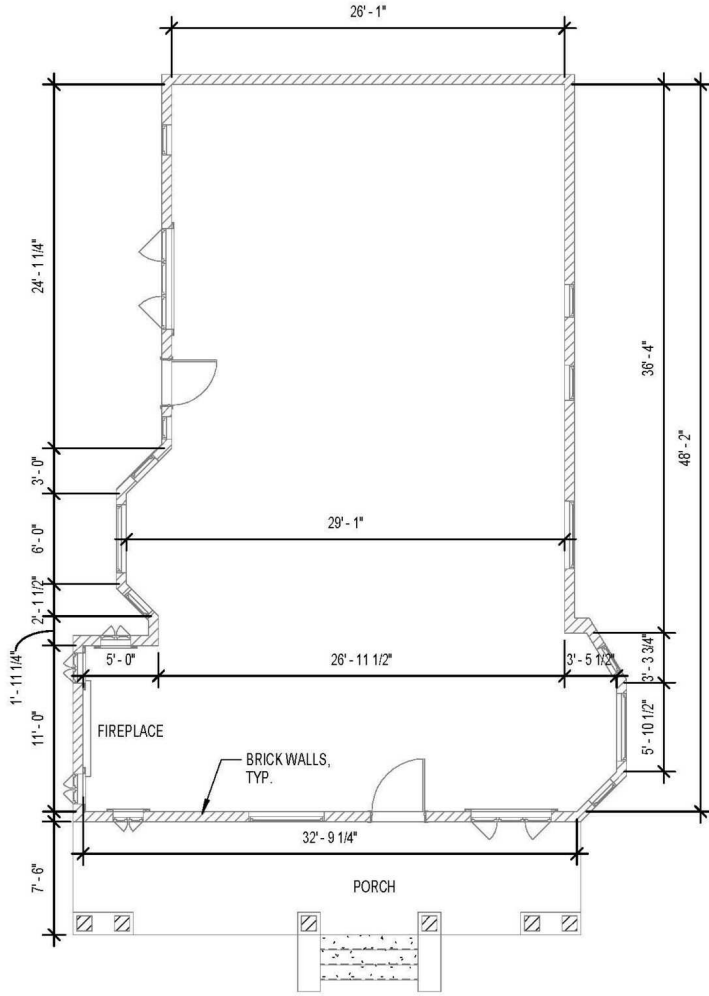
508 FLOOR PLANS



1 508 E. PORTLAND
SCALE: 1/8" = 1'-0"

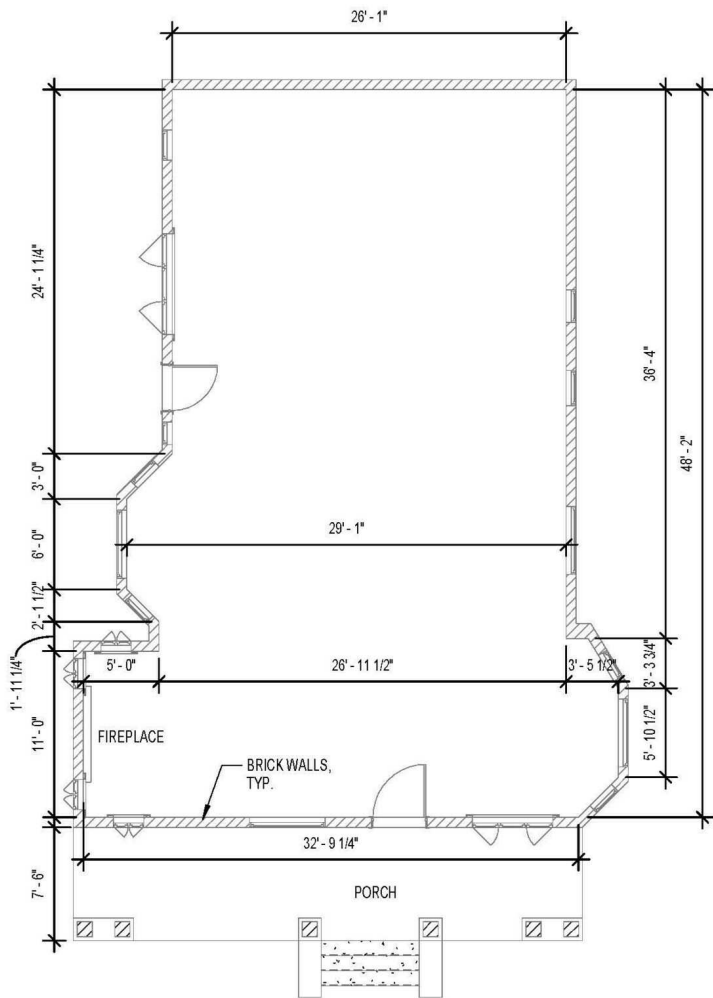


516 FLOOR PLANS



1 520 E. PORTLAND
SCALE: 1/8" = 1'-0"

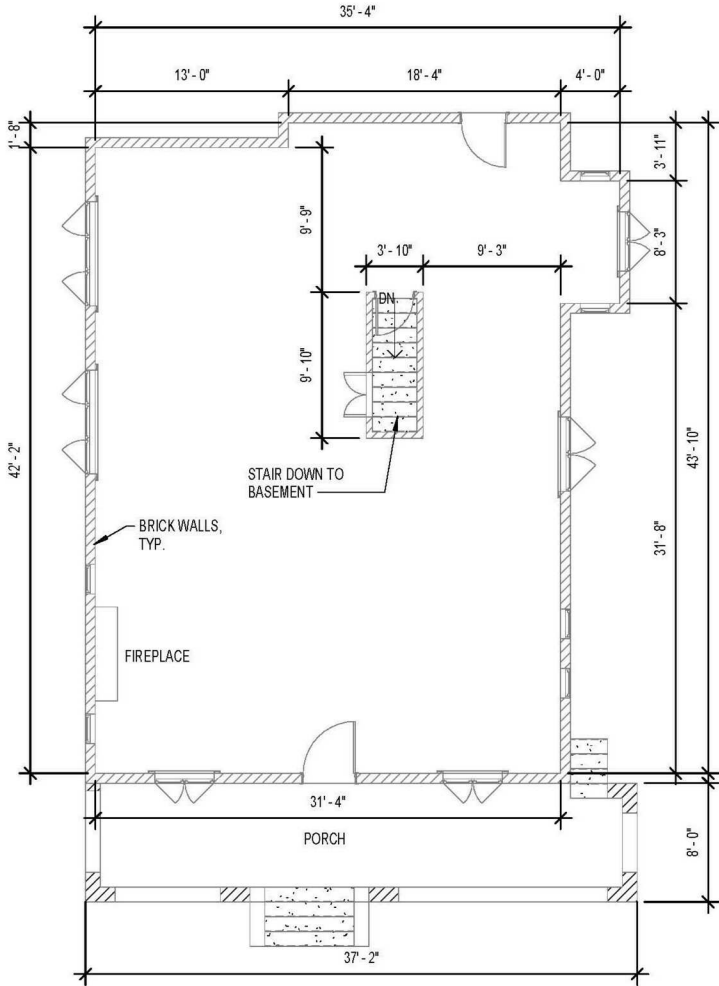
520 FLOOR PLANS



1 520 E. PORTLAND
SCALE: 1/8" = 1'-0"



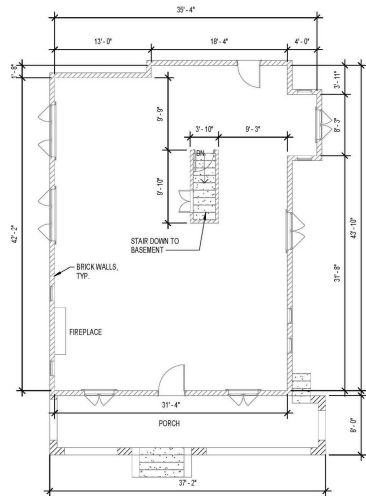
506 FLOOR PLANS



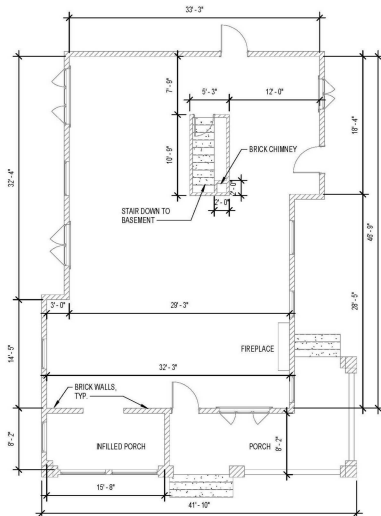
1 508 E. PORTLAND
SCALE: 1/8" = 1'-0"



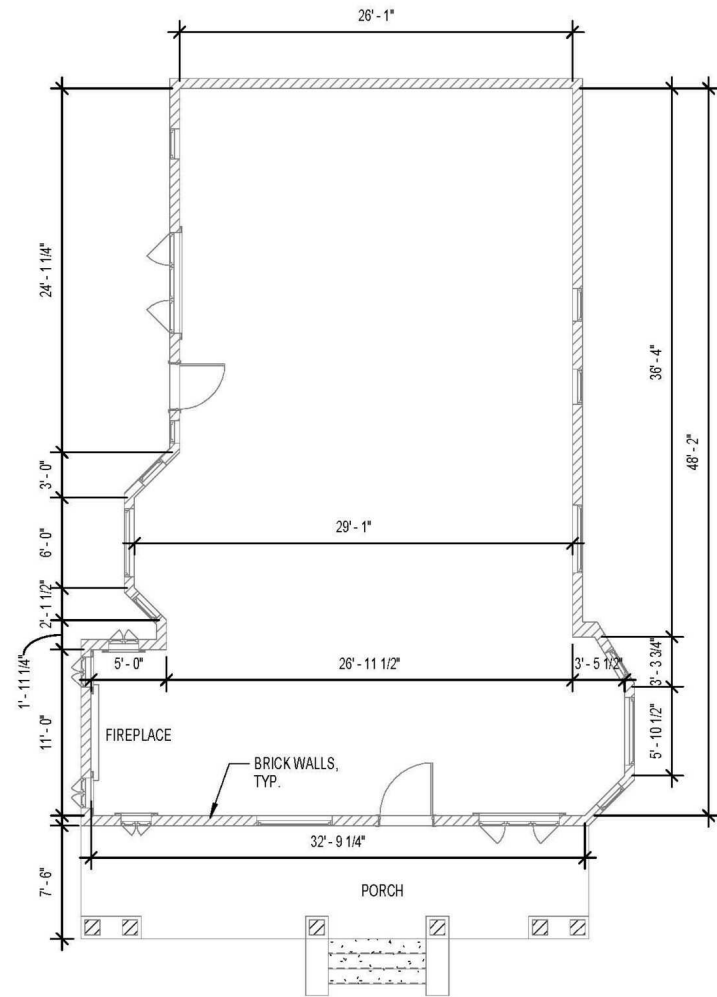
FLOOR PLANS



① 508 E. PORTLAND
SCALE: 1/8" = 1'-0"



① 516 E. PORTLAND
SCALE: 1/8" = 1'-0"

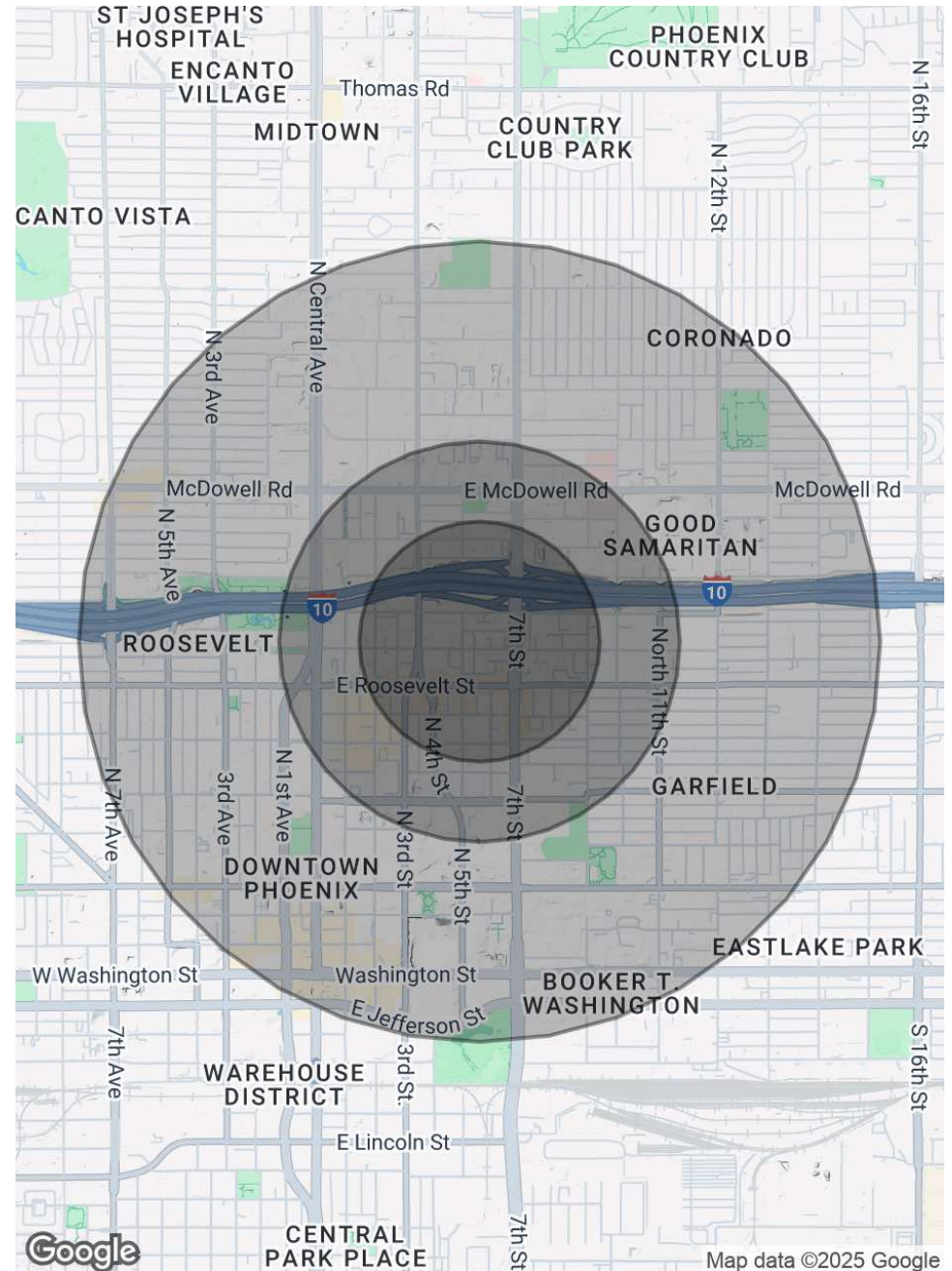


① 520 E. PORTLAND
SCALE: 1/8" = 1'-0"

DEMOGRAPHICS MAP & REPORT

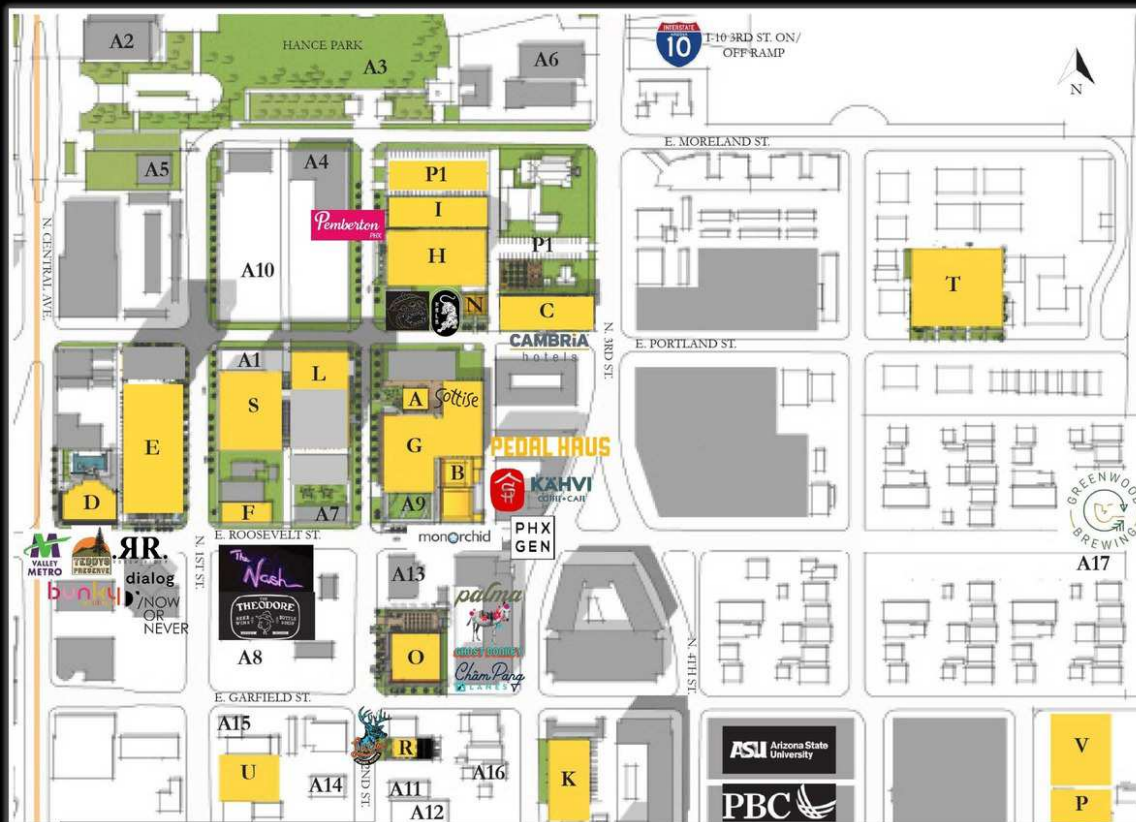
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,757	7,264	22,177
Average Age	37	36	38
Average Age (Male)	37	37	38
Average Age (Female)	36	35	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,048	4,006	11,675
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$94,918	\$83,630	\$88,248
Average House Value	\$611,280	\$562,411	\$569,256

Demographics data derived from AlphaMap



TRUE NORTH PROJECTS

CONTEXT MAP



CURRENT DEVELOPMENT PROJECTS

- A Knipe House - Sottise
- B monOrchid
- C CAMBRIA Hotel
- D 1001 N. Central - Office/Retail
- E Parking Garage - 334 stalls
- F 110 E. Roosevelt - Nash/Retail
- G Knipe Village
- H Pemberton House/F&B/Venue
- I Pemberton House/F&B/Venue
- K Moon Tower
- L Future Project
- N Lom Wong / Khla
- O Ghost Donkey, Palma & Cham Pang Lanes
- P Future Townhomes
- R Lucky's - Bar/Restaurant
- S The Burton Townhomes
- T The Bungalows
- U The Herrera Townhomes
- V Skye on 6th

TRUE NORTH

TEN-O-ONE



CAMBRIA HOTEL
DOWNTOWN PHOENIX



PEMBERTON



CAMBRIA HOTEL
DOWNTOWN PHOENIX



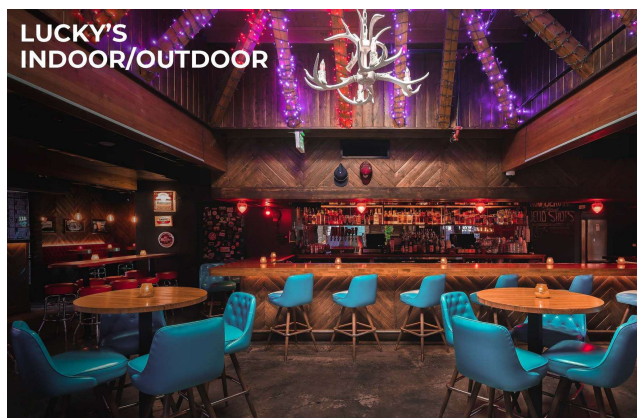
LOM WONG & KHILA



MONORCHID



LUCKY'S
INDOOR/OUTDOOR



MEET THE TEAM



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