

RETAIL ON ROOSEVELT ROW

1,600 SF
RETAIL in the
heart of downtown phoenix

1014 North 2nd Street
Phoenix, AZ 85004



Inquiries:

TJ Claassen
602-524-6000 cell
tj@oxurban.com
oxurban.com



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ROOSEVELT ROW (“RoRo”)

The thriving Roosevelt Row Artists’ District (“RoRo”) is a walkable, creative district in the urban core of downtown Phoenix. Nationally recognized for its arts and cultural events, award-winning restaurants, galleries, boutiques and live music. RoRo is a lead creative placemaker, fostering an urban renewal with rehabilitated bungalows and new infill projects. RoRo has been crucial in the usage of this area from the earliest days of the establishment of Phoenix. In the early 1940’s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along the Roosevelt Street. Now the corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

Over 50,000 vehicles per day drive in the district and tens of thousands of pedestrians frequent RoRo’s unique retail, office, and F&B experiences. Consumers spend over \$1.2MM annually within the 3 miles around RoRo and the Hardware Store/Bungalows each year.

RoRo is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects. The A.R.T.S. Market (First Fridays) takes place once a month, year-round, no matter what the weather brings and is open to the public. From unique gifts, a delicious meal, a new outfit, you’ll find it in the RoRo. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.

Additionally, the expansion of both Arizona State University and the University of Arizona campuses in the Downtown area has brought both students and their families who now call the RoRo district home. Over 437,466 people live within a 5-mile trade area and those residents boast average income over \$65,000.



Pemberton

House

THE GODFREY

CAMBRIA
hotels

PORTLAND ST

Sottise

RO2

office +
retail



KAHVI
COFFEE + CAFE

SAKE
HAUS

Land Yacht
Club

10-0-1
office + retail



lovebite



palma

Cham Pang
LANES

GHOST DONKEY

ROOSEVELT ST



GARFIELD ST



ENLIGHTENED

CENTRAL AVE

1ST ST



URBAN PROPERTIES

FOUND:RE

Portlands Restaurant
& Wine Bar



BAR COA
AGAVE

MANZANA

ARCADA

KUZA
TORI

LOVE
CALL

ADA

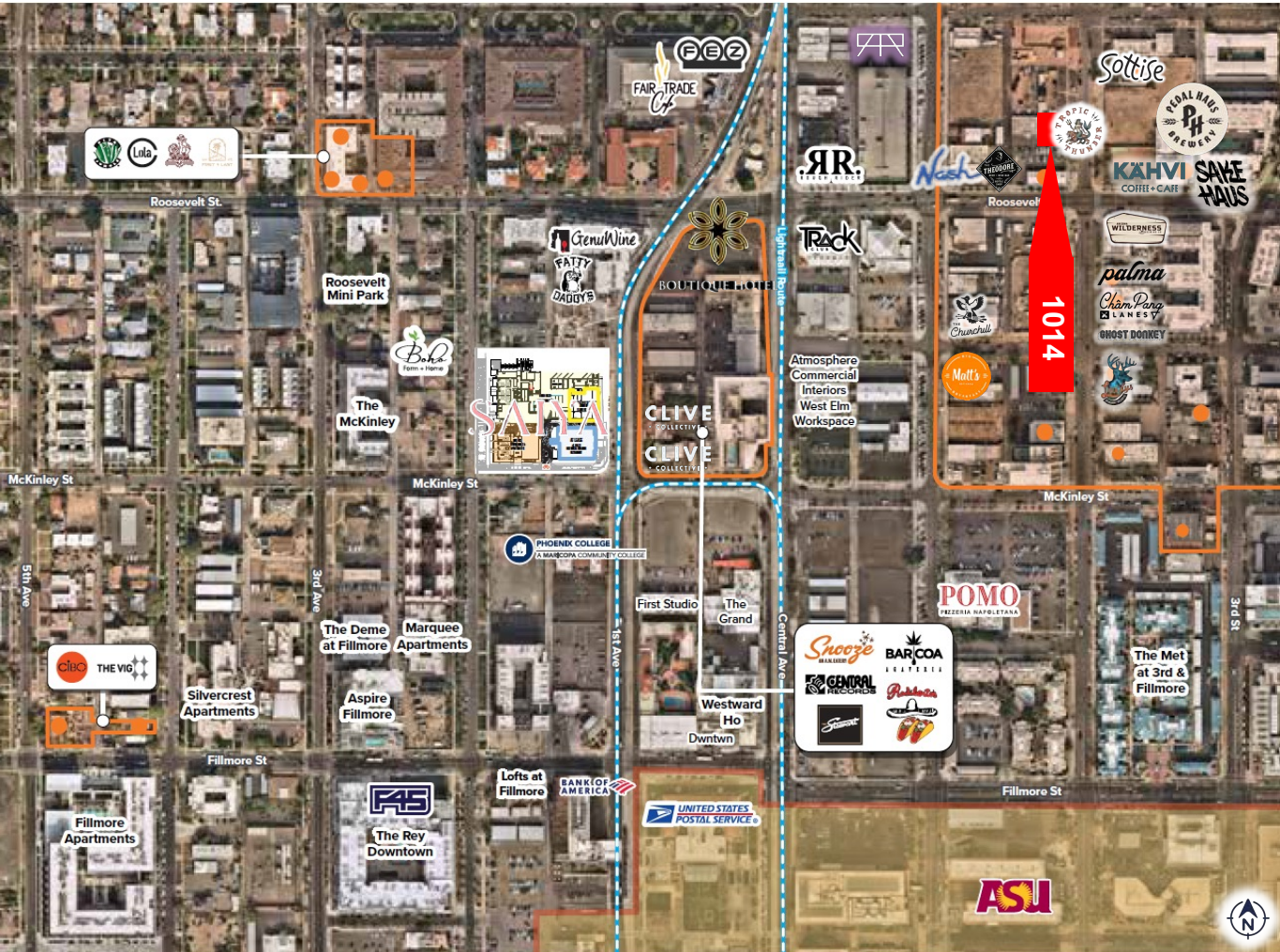
Snooze
AN A.M. EATERY

LIGHT RAIL

LIGHT RAIL

IST AVE

AREA OVERVIEW CONT...



Food & Drink

- Sottise
- Pedal Haus Brewery
- Sake Haus
- Kahvi Coffee & Cafe
- Carly's Bistro
- The Theodore
- Rough Rider
- FEZ
- Fair Trade Cafe
- SoSoBa Phoenix
- Lola Coffee
- Pita Jungle
- First & Last
- Fatty Daddy's Ice Cream
- BARCOA Agaveria
- Central Records
- Rodiberto's
- Snooze
- Futuro / Palabra
- Stoop Kid
- The Brill Line
- Arizona Wilderness
- Palma
- Ghost Donkey
- Champ Pang Lanes
- Sazerac
- Luckys Indoor Outdoor
- The Farish House
- Songbird Coffee & Tea
- Moira Sushi
- Cobra Arcade Bar
- Angel Trumpet Ale House
- Sin Muerte
- Matt's Big Breakfast
- POMO Pizzeria
- The Grand
- CIBO
- The Vig

Work Space

- Atmosphere Commercial Interiors
- West Elm Work Space
- First Studio

Education

- Arizona State University
- Phoenix College

Fitness

- F45 Training
- Track Club Fitness

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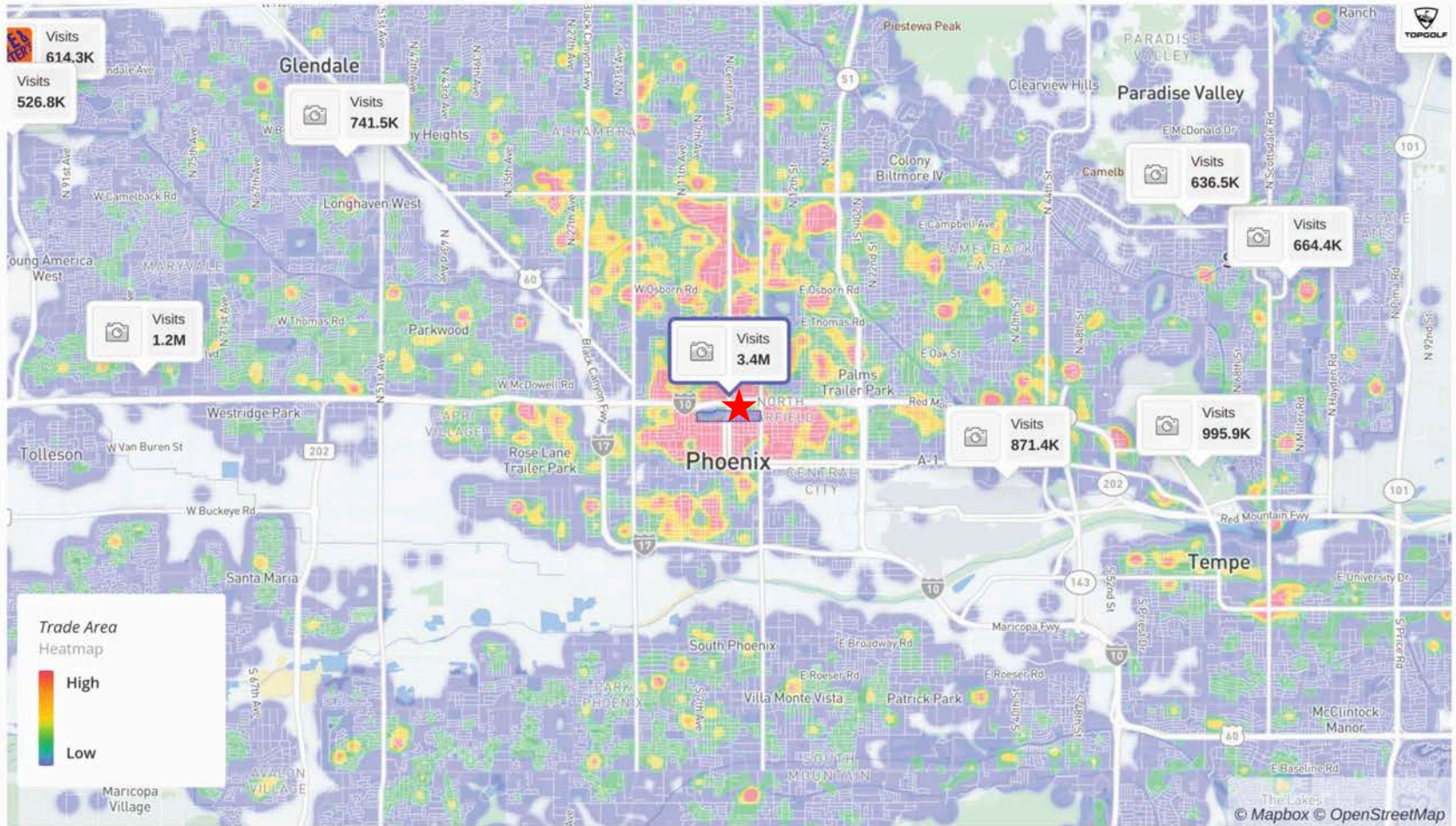




TOP
DOWNTOWN
EMPLOYERS

 City of Phoenix 4,270 Employees	 ASU 1,630 Employees	 PINNACLE WEST CAPITAL CORPORATION 1,250 Employees	 Banner Health 2,300 Employees
 12,160 Employees	 UnitedHealthcare 1,310 Employees	 7,220 Employees	 CARL T. HAYDEN MEDICAL RESEARCH FOUNDATION 3,350 Employees
 WELLS FARGO 1,360 Employees	 Dignity Health 4,680 Employees	 U-HAUL 4,580 Employees	 VA U.S. Department of Veterans Affairs 1,340 Employees

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2024 - Dec 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



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DEMOCRAPHICS

2024	1 MILE	3 MILE	5 MILE
Total Population	25,157	129,220	383,871
Daytime Population	68,122	194,013	347,452
Avg. HH Income	\$80,543	\$73,144	\$76,336
Avg. Family Size	1.60	2.2	2.4
Median Age	34.9	35.1	33.8
Annual Population Growth	6%	2.6%	1.2%

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FOR LEASE

1,600 SF

RETAIL

ROOSEVELT DISTRICT
DOWNTOWN PHOENIX

1014 N 2ND STREET
Phoenix, AZ 85003



AT THE END OF LIFE,
WE WILL NOT BE JUDGED
BY HOW MANY DIPLOMAS
WE HAVE RECEIVED,
HOW MUCH MONEY
WE HAVE MADE,
HOW MANY GREAT
THINGS WE HAVE DONE.
WE WILL BE JUDGED BY
"I WAS HUNGRY,
AND YOU GAVE ME
SOMETHING TO EAT,
I WAS NAKED, AND
YOU CLOTHED ME.
I WAS HOMELESS,
AND YOU TOOK ME IN"
-MOTHER TERESA-

