

OFFERING SUMMARY

Lease Rate:	\$2,000 per month (NNN)
Available SF:	0.161 Acres
Lot Size:	0.16 Acres
Zoning:	[DTC-E-ROO] Downtown Code - Roosevelt East
Market:	Downtown Phoenix
Submarket:	Central Corridor

PROPERTY OVERVIEW

Vacant corner lot, 0.16 acres; adjacent to many new MultiFamily, next to ASU Downtown Campus, Circle K gas station, light rail less than 200 ft.
Construction storage yard, parking, Food Truck

PROPERTY HIGHLIGHTS

- Hard Corner
- Lots of foot traffic
- Vacant dirt lot
- Most recent use is contractor construction staging
- Can be a Food Truck site
- Property Tax was \$5,688 in 2025



FOR LEASE | DOWNTOWN BUSINESS DISTRICT
601 N 2nd Ave, Vacant Lot

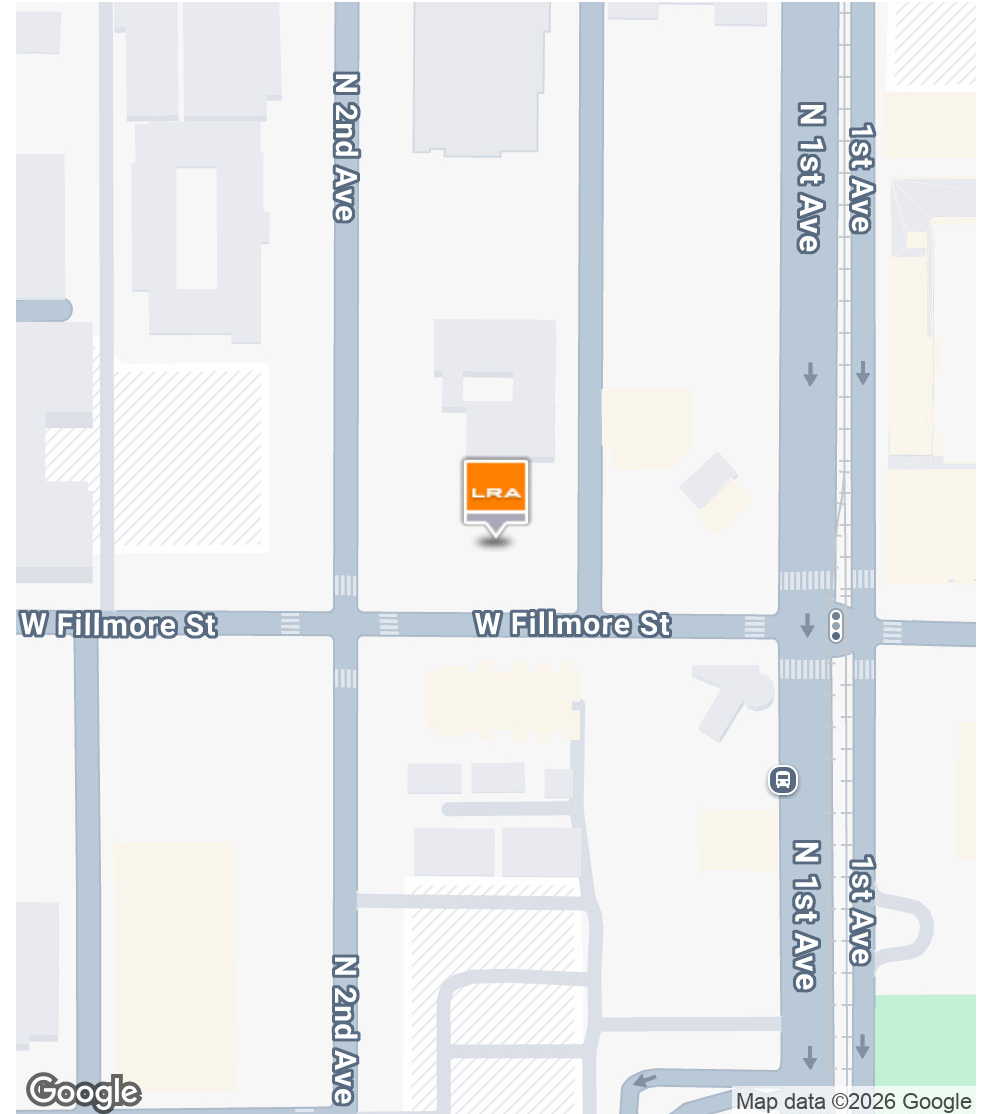
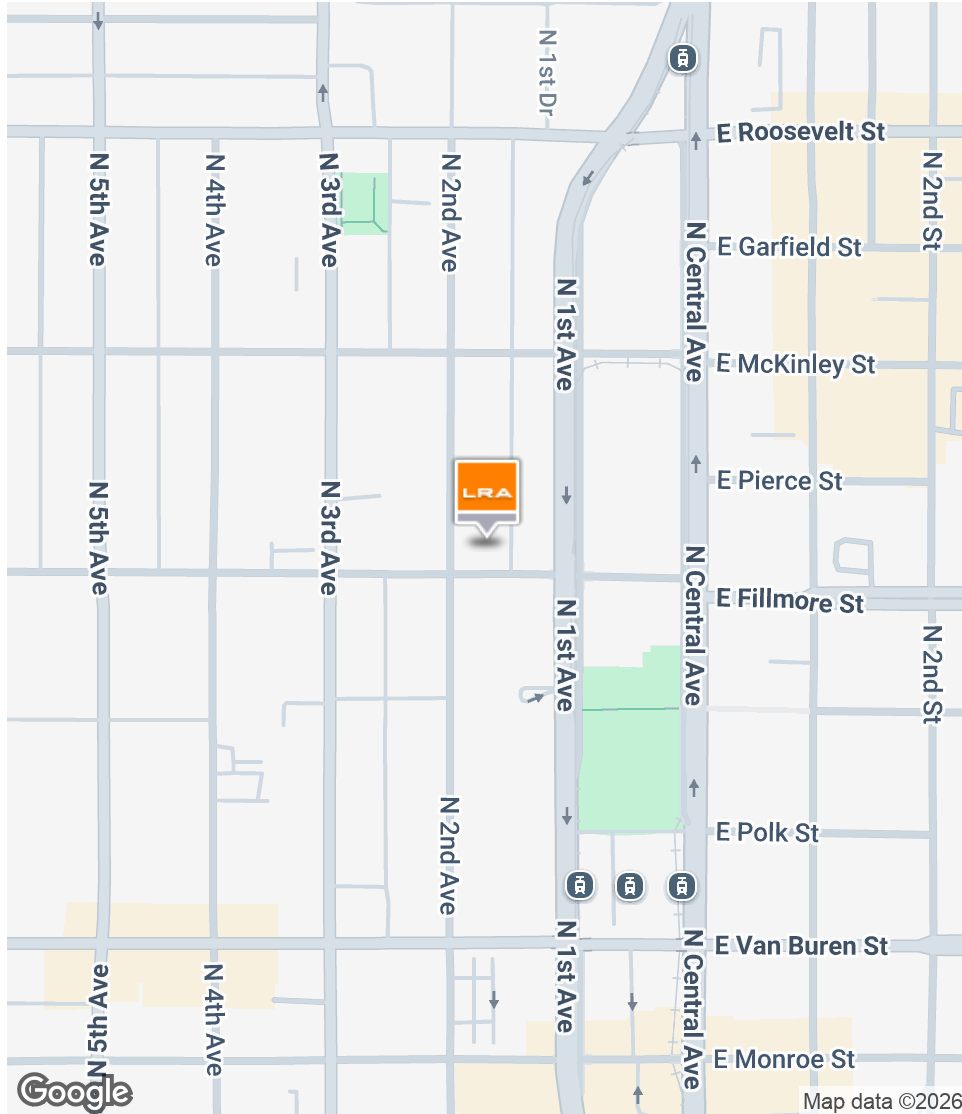
601 N 2nd Ave | Phoenix, AZ 85003





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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,044	6,181	17,277
Average Age	23.6	27.9	31.2
Average Age (Male)	27.1	31.2	33.2
Average Age (Female)	21.5	26.0	29.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	829	3,500	9,659
# of Persons per HH	2.5	1.8	1.8
Average HH Income	\$34,236	\$52,590	\$58,332
Average House Value	\$91,879	\$207,005	\$263,913

2020 American Community Survey (ACS)

