



SHERIDAN SQUARE

2317-2337
North 7th
Street Phoenix,
Arizona 85006

7th Street Corridor/
Coronado District
Investment
Opportunity



N 7th Street

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EXECUTIVE SUMMARY



Retail Investment
Featuring Successful Local
Phoenix Concepts Including
The Main Ingredient
Restaurant and Urban
Cookies - A Culinary
Destination for the
Coronado District



Centrally located in a
Dense Area of Phoenix
just a few miles from
Downtown Phoenix



Tremendous Traffic
Counts on 7th Street with
over 46k Cars Per Day
with excellent visibility
and access



Strong Residential Market
with Highly Sought after
Neighborhoods and New
Multi Family Projects



Newly developed
apartments across the
street adds hundreds of
potential customers
within walking distance
while highlighting the
ongoing investment
throughout the trade area

SHERIDAN SQUARE



**THE MAIN
INGREDIENT**
ale house & cafe

Tatemados
TACOS AL CARBON

urbancookies
Bakeshop.

THE VELO
BIKE SHOP

PROPERTY OVERVIEW

TYPE	RETAIL
SALE PRICE	\$3,500,000
PRICE-PER-SF	\$331
CAP RATE	6.5%
NOI	\$228,000
OCCUPANCY	80%
SIZE	10,546 SF
PARCEL	117-30-101 117-30-102 117-30-105 117-30-107A 117-30-111 117-30-113A 117-30-197
LOT SIZE	39,953 SF
CROSS STREETS	7TH STREET & SHERIDAN

The Coronado Historic District in Phoenix, Arizona, is a stunning neighborhood that offers a unique blend of historical charm and modern amenities. Nestled in the heart of Central Phoenix, Coronado is a desirable area for those seeking an authentic living experience in one of the city's oldest districts.

This neighborhood, known for its 1920s bungalows and 1940s ranch-style homes, has evolved into a hub of creativity, community involvement, and vibrant architectural diversity. Whether you're considering a move or just exploring, the Coronado Historic District provides an unmatched glimpse into the past, paired with the convenience and style of today.





TENANT ROSTER

THE MAIN INGREDIENT
ale house & cafe

Tatemados
TACOS AL CARBON

urbancookies
Bakeshop

VACANT
2,141 SF

THE VELO
BIKE SHOP

01 THE MAIN INGREDIENT

The Main Ingredient is a Coronado favorite known for its laid-back atmosphere, elevated sandwiches and salads, craft cocktails, and rotating local beer selection. Housed in a restored 1922 brick home with original wood floors, the restaurant features a scratch kitchen, spacious dog-friendly patio, live music, and a strong sense of community.

[WEBSITE](#) [INSTAGRAM](#)

02 URBAN COOKIES

Urban Cookies is a highly popular, award-winning bakeshop in the Phoenix metropolitan area, renowned for its high-quality, home-made cookies, cupcakes, and extensive vegan/gluten-free options. With a 92% recommendation rate on Facebook and high ratings on Yelp, it is considered a local staple for treats.

[WEBSITE](#) [INSTAGRAM](#)

03 TATEMADOS

Tatemados Tacos al Carbon is a well-regarded, high-energy taco shop known for its authentic Sonoran-style mesquite-grilled meats and expansive salsa bar. Since opening in January 2023, the restaurant has built a strong local following for its flavorful tatemado meats, menudo, and birria. The brand operates two Phoenix locations, with additional affiliated locations in Mexico, and the lease is backed by both the original operator and current tenant, providing dual guarantor strength.

[INSTAGRAM](#)

04 THE VELO

The Velo is dedicated to growing ridership throughout central Phoenix. Located on 7th Street to better serve the surrounding neighborhoods, the shop provides exceptional service to the local cycling community and hosts weekly group rides where cyclists can explore new routes, compete on local segments, and ride together.

[WEBSITE](#) [INSTAGRAM](#)

CORONADO DISTRICT

The Coronado District is one of Central Phoenix's most established and character-rich historic neighborhoods, located just east of Downtown Phoenix and generally bounded by 7th Street, State Route 51, Thomas Road, and Interstate 10. Known for its walkable streets, eclectic architecture, and strong sense of community, Coronado offers a unique blend of historic charm and urban accessibility. The neighborhood is centrally positioned with convenient access to Downtown Phoenix, Midtown, the Central Avenue employment corridor, and major transportation routes including Interstate 10, State Route 51, and the Valley Metro Light Rail.

According to the [Coronado Neighborhood Association](#), the neighborhood is centered around "building a united and informed neighborhood" while promoting local culture, community events, and neighborhood connectivity.

Over the past decade, Coronado has become one of Phoenix's most desirable urban infill neighborhoods, driven by continued revitalization, adaptive reuse projects, and growing demand for centrally located housing with authentic character. The area is recognized for its diverse collection of restored Craftsman bungalows, Spanish Colonial Revival homes, and mid-century residences, alongside a growing concentration of locally owned restaurants, coffee shops, creative businesses, and neighborhood retail. Community-oriented destinations along the 7th Street corridor and nearby pockets such as Roosevelt Row and Midtown further reinforce the neighborhood's appeal to young professionals, creatives, and renter-heavy demographics seeking a more walkable and connected urban lifestyle.





SITE PHOTOS



AERIAL VIEW

CENTRAL HIGH SCHOOL
BROPHY COLLEGE PREPARATORY
Steele Indian School Park

Best Donuts In Arizona
BoSa DONUTS
Coffee & Smoothies

DOUBLE TREE BY HILTON

The Clarendon Hotel

Walgreens

Chop Shop

Holiday Inn Express

SAFeway

QT

EoS FITNESS

St. Joseph's Hospital and Medical Center
A Dignity Health Member

K

EMBASSY SUITES

Panera BREAD

FIRST WATCH

BARRO'S PIZZA

Durant's STEAKHOUSE

PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE

PHOENIX CC
1899

NT
NORTH High School

PHOENIX CHILDREN'S Hospital

SUBJECT PROPERTY

hm
Heard Museum

Phoenix Art Museum

Banner University Medical Center
Phoenix

Encanto Park

N 7TH STREET

E ROOSEVELT ST

E VAN BUREN ST

PEMBERTON

Spring Hill Suites
Marriott

Sheraton

HYATT REGENCY

FILLMORE COFFEE CO.

Arizona X CENTER

THE VIG
AMC THEATRES

ASU

BLANCO

CORNISH PASTY

Arizona Science Center

PHOENIX CONVENTION CENTER & VENUES

Jojo COFFEEHOUSE

PHOENIX BREWERY

PHOENIX



PHOENIX

Phoenix is one of the fastest-growing major metropolitan areas in the United States and serves as the economic and cultural anchor of the Southwest. With a population exceeding 1.6 million residents in the city and over 5 million across the broader metro, Phoenix benefits from sustained in-migration driven by its affordability relative to coastal markets, pro-business climate, and high quality of life. The region's economy is highly diversified, with key industries including technology, advanced manufacturing, healthcare, financial services, and logistics. Major employers such as Intel, Taiwan Semiconductor Manufacturing Company, and Banner Health continue to expand their presence, reinforcing Phoenix's position as a national growth market.

Strategically located with access to major transportation corridors including Interstates 10 and 17, as well as Phoenix Sky Harbor International Airport, the city offers exceptional connectivity for both business and leisure travel. Phoenix also boasts a strong demographic profile supported by a young and growing workforce, with continued population and job growth fueling demand across residential and commercial real estate sectors. Ongoing infrastructure investment, a favorable tax environment, and a steady pipeline of corporate relocations further position Phoenix as a top-tier market for long-term economic expansion.



mortgage
matchup
center

DTPHX

CHASE FIELD

HYATT
REGENCY

Sheraton

ASU

VAN BUREN

SEVEN OAKS
LUXURY APARTMENTS

AREA HIGHLIGHTS

CARTEL
ROASTING CO.

COLADOS

SITE

N 7TH STREET - ±46,000 VPD

LOCATED MINUTES FROM THE HEART OF DOWNTOWN PHOENIX

The property offers immediate access to **Downtown Phoenix**—the Valley's primary hub for employment, culture, and entertainment—featuring a dense mix of offices, dining, nightlife, and walkable amenities. Major venues like Mortgage Matchup Center and Chase Field are just minutes away, supporting year-round activity.

Located ± 7 minutes away from **Roosevelt Row**—a vibrant arts district known for galleries, murals, and First Friday events—the property also sits within the historic Coronado Neighborhood, offering a unique blend of character, community, and close-in urban living.

DEMOGRAPHICS

2025 SUMMARY (SITESUSA)	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	48,564	333,456	699,137
ESTIMATED POPULATION	16,389	170,173	397,776
AVERAGE HOUSEHOLD INCOME	\$124,727	\$97,241	\$106,475
TOTAL RETAIL EXPENDITURE	\$439.99 M	\$3.63 B	\$7.75 B
TOTAL HOUSEHOLD EXPENDITURE	\$935.74 M	\$7.59 B	\$16.06 B
MEDIAN AGE	36.8	33.9	33.7
AVERAGE HOUSEHOLD SIZE	1.8	2.0	2.3
TOTAL HOUSEHOLDS	9,091	81,191	164,371
TOTAL BUSINESSES	3,007	14,660	29,161





EXCLUSIVELY LISTED BY:

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