



 **Hilton**
Garden Inn[™]

15 E MONROE ST
Phoenix, AZ

RESTAURANT/RETAIL
OPPORTUNITY

CBRE

PROPERTY HIGHLIGHTS



50,000 employees within half a mile



170 renovated hotel rooms above



±1,481 SF fronting Monroe St



±1,753 SF fronting Central Ave



±4,608 SF basement/ former bank vault



±3,205 SF fully improved restaurant on prime corner of Central and Monroe
Now Leased to Nanaya Sushi



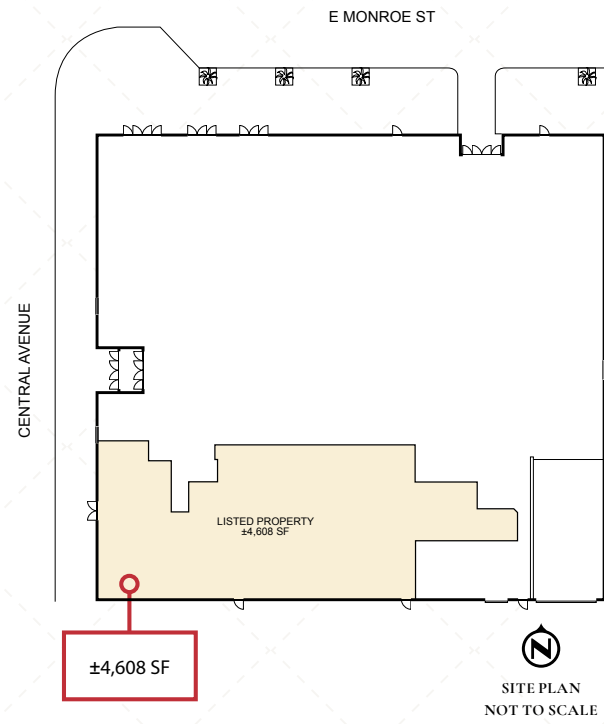
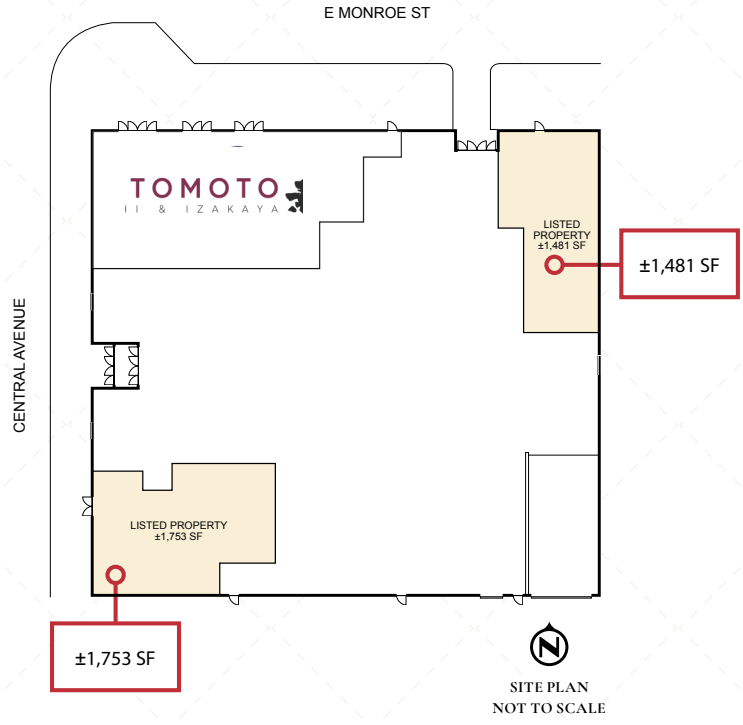
SITE PLAN



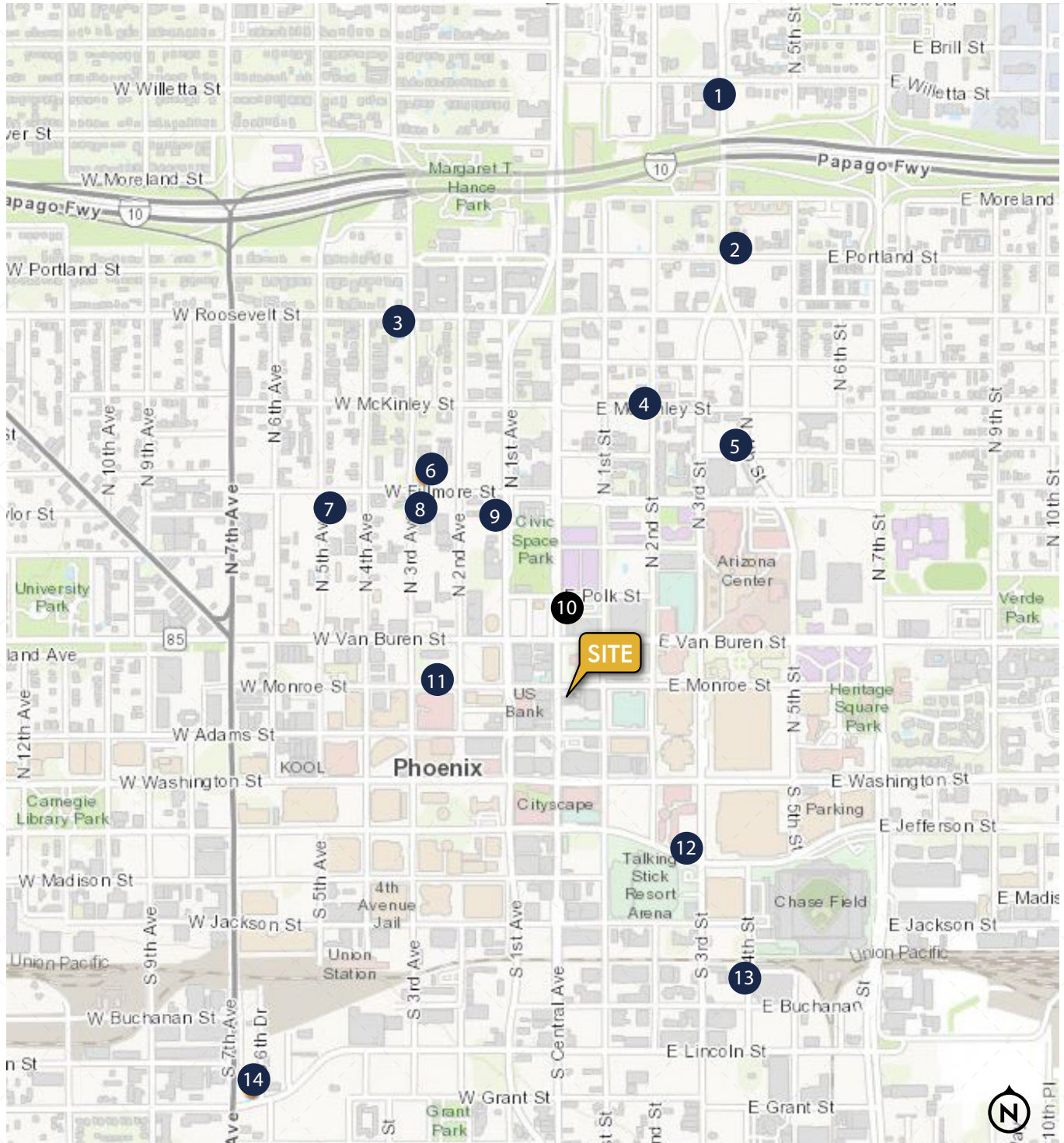
STREET
LEVEL
PLAN



BASEMENT
LEVEL
PLAN



RESIDENTIAL UNDER CONSTRUCTION



Legend on next page.



	PROJECT	ADDRESS	STAGE	HOUSING TYPE	UNITS	ESTIMATED COMPLETION
1	Portrait on Park-Phase III	1314 N 3rd St	Under Construction	5 Story Rental	209	N/A
2	Portland Broadstone	3rd St & Portland St	Under Construction	Stick on Podium	162	2020
3	EcoPhx	3rd Ave & Roosevelt	Under Construction	Mid Rise	70	2020
4	Derby	2nd St & McKinley	Under Construction	21 Story Micro Units	211	2018
5	The Link Phase II	4th St & Pierce St	Under Construction	30 Story High Rise	240	2021
6	Aspire on Fillmore	Fillmore & 3rd Ave	Under Construction	17 Stories	254	2020
7	The Fillmore Phase I	4th Ave & Fillmore St	Under Construction	Stick on Podium Apts.	342	2020
8	O'Neil Printing	3rd Ave & Fillmore St	Under Construction	Stick on Podium Apts.	322	2020
9	ASU Innovation Tower Dorms	1st Ave & Fillmore St	N/A	Dorms	400	N/A
10	Kenect	Central & Polk	Under Construction	Small Apt.-High Rise	299	2020
11	Society Phoenix	2nd Ave & Monroe	Under Construction	25 Stories	253	2021
12	The Adeline	Jefferson & 2nd St	Under Construction	High Rise Apt.	377	2020
13	The Battery	4th St & Buchanan	Under Construction	Wrap & Podium	276	2020-Q1
14	Alta Warehouse	402 W Lincoln St	Under Construction	4 Story Apt.	303	2020



DEMOGRAPHICS



Source:Esri

AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS	POPULATION
1 Mile \$62,512	1 Mile 7,957	1 Mile 20,306
3 Miles \$66,206	3 Miles 39,877	3 Miles 107,934
5 Miles \$60,836	5 Miles 131,734	5 Miles 388,397



EASY ACCESS to Downtown CBD, ASU, & Roosevelt District



ADJACENT TO LIGHT RAIL STATION / Surrounded by High Density Housing

CONTACTS

MAX BIPPUS
 Senior Vice President
 +1 602 753 5518
 Max.Bippus@cbre.com

CHRIS ACKEL
 Vice President
 +1 602 735 5254
 Chris.Ackel@cbre.com

SITE PLAN



STREET
LEVEL
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