

 **Hilton**
Garden Inn™



RESTAURANT/RETAIL
OPPORTUNITY

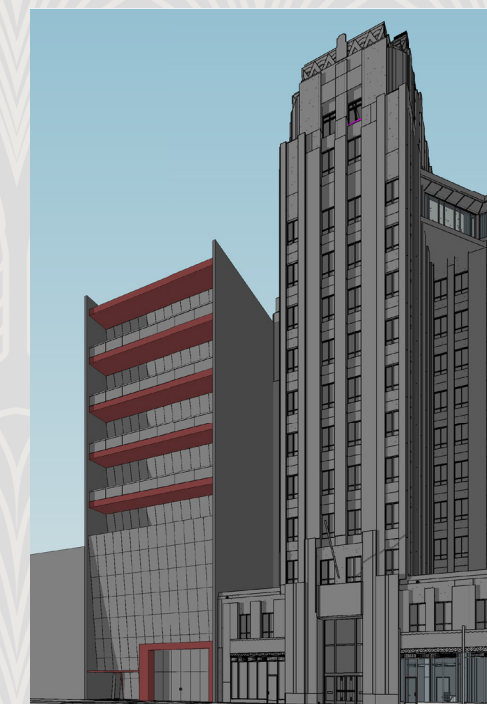
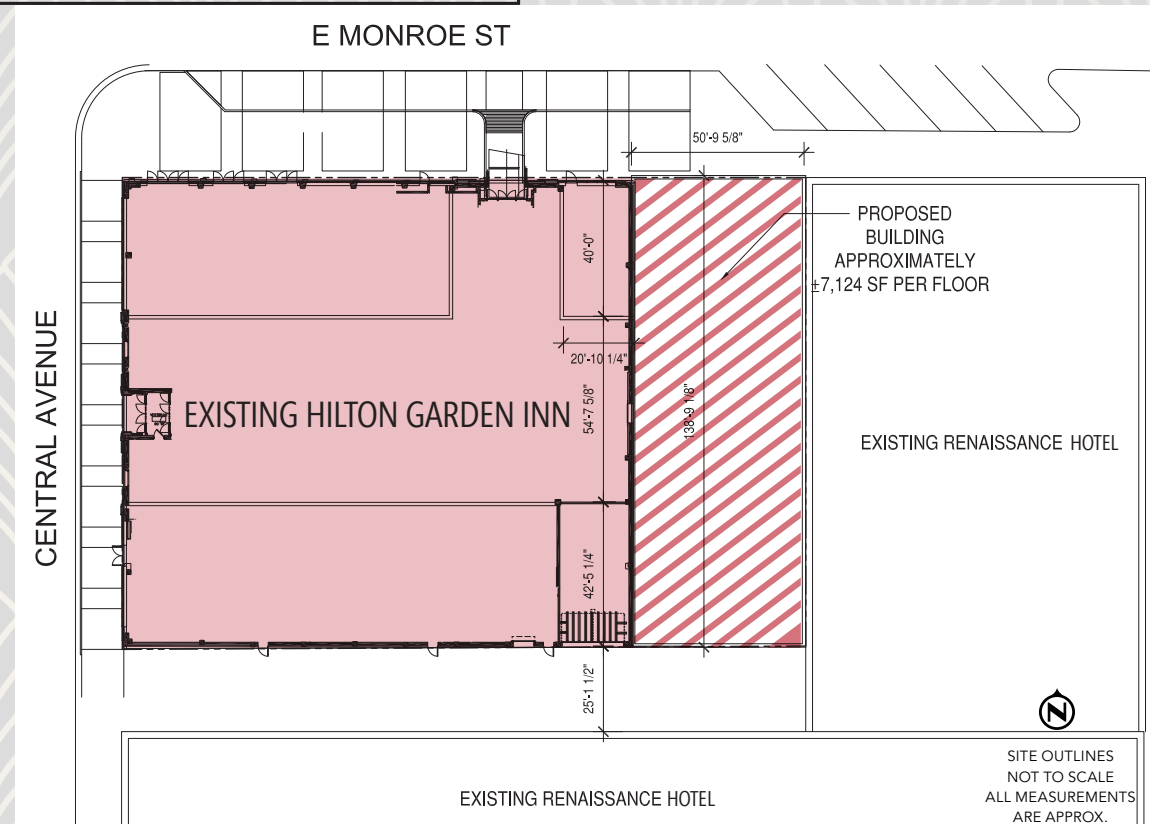
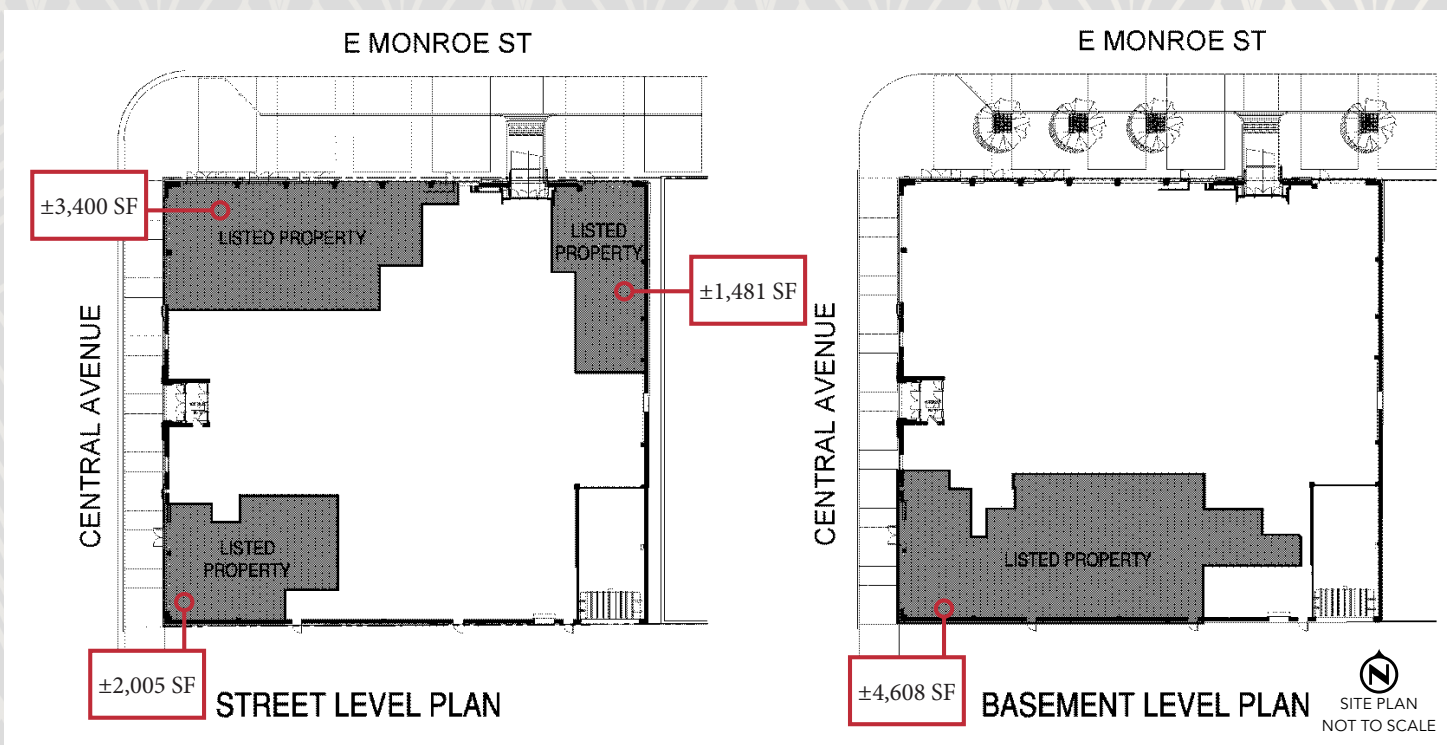
CBRE



PROPERTY HIGHLIGHTS

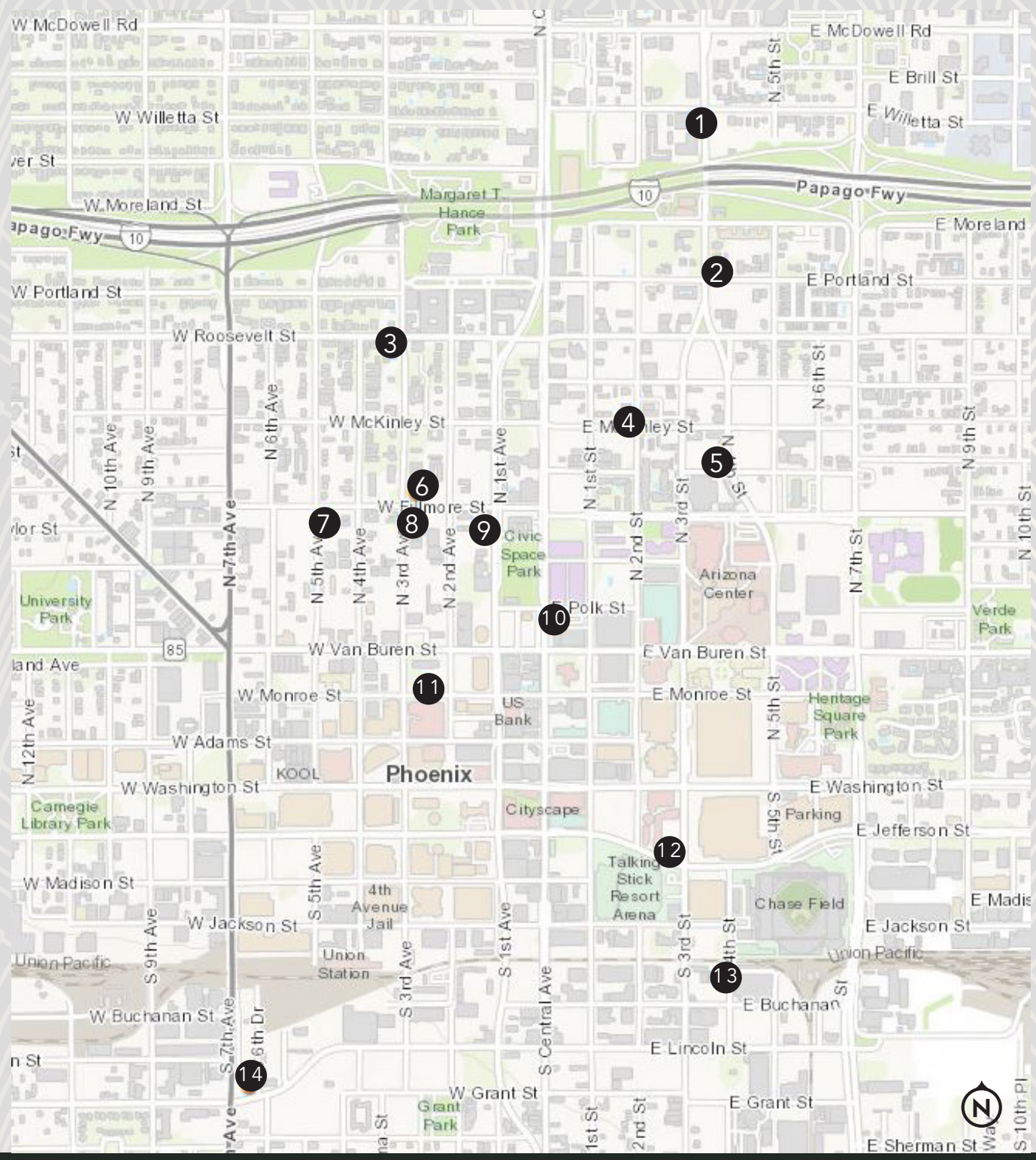
FUTURE AVAILABLE/
PROPOSED MULTIFAMILY

- 50,000 employees within half a mile
- 170 renovated hotel rooms above
- ± 1,481 SF fronting Monroe St
- ± 1,753 SF fronting Central Ave
- ± 3,731 SF basement/ former Bank Vault
- ± 3,400 SF Fully Improved Restaurant on Prime Corner of Central and Monroe





RESIDENTIAL UNDER CONSTRUCTION



	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



CITY SCOPE

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1 Mile \$62,512
 3 Miles \$66,206
 5 Miles \$60,836

NUMBER OF HOUSEHOLDS

1 Mile 7,957
 3 Miles 39,877
 5 Miles 131,734

POPULATION

1 Mile 20,306
 3 Miles 107,934
 5 Miles 388,397

EASY ACCESS TO DOWNTOWN CBD, ASU,
 & ROOSEVELT DISTRICT

ADJACENT TO LIGHT RAIL STATION /
SURROUNDED BY HIGH DENSITY HOUSING

Source: Esri

CONTACTS

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