

825 NORTH 7<sup>TH</sup> STREET  
Phoenix, AZ 85004

1,600 SF  
RETAIL, SERVICE RETAIL, LIFESTYLE CREATIVE  
OFFICE IN THE  
HEART OF DOWNTOWN PHOENIX



Inquiries:

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



URBAN PROPERTIES  
oxurban.com



**825 NORTH 7<sup>TH</sup> STREET**  
**Phoenix, AZ 85004**

- Only 1,600 SF remaining
- Perfect for retail, service retail, or creative/lifestyle office
- Building is listed on the National Historic Register
- 14' clear height
- Open ceiling with wooden trusses
- Right across from Roosevelt Row
- CALL FOR RATES

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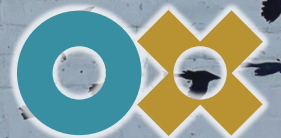
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RETAIL, SERVICE RETAIL, LIFESTYLE CREATIVE  
OFFICE IN THE  
HEART OF DOWNTOWN PHOENIX  
RIGHT ACROSS FROM ROOSEVELT ROW



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-

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# Roosevelt Row

Hotel



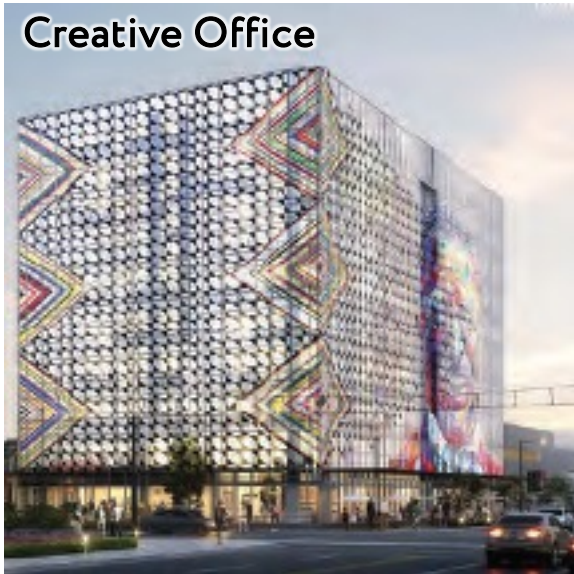
Multi-Family Residential



Class-A Office



Creative Office



Adaptive Reuse



Ground Floor Retail



# Roosevelt Row

Dining & Nightlife



Music



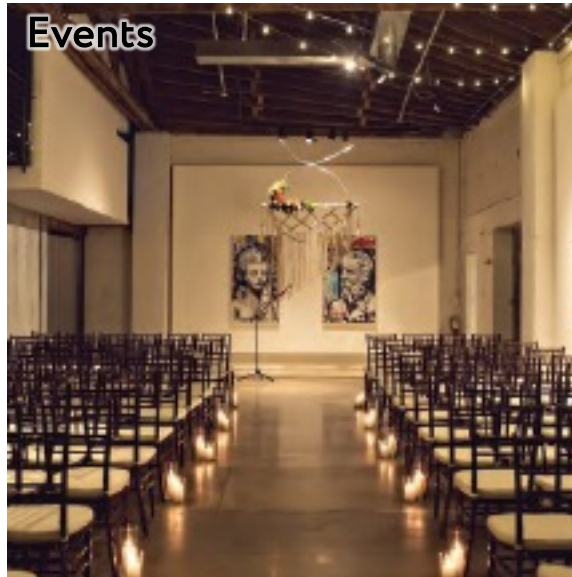
Fashion



Community Space



Events



Art





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## SITE PLAN

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## MEET THE LOCALS - DUSTIN & AMY

RED BRICK'S ON 7<sup>TH</sup> attracts desirable customers in the Downtown Phoenix market and Roosevelt Row Arts District. The local demographic loves the possibility that Downtown Phoenix has to offer. The opportunity to Live, Work, and Play in one area. Dustin and Amy have been in Downtown Phoenix since college, where they attended the Walter Cronkite School of Broadcast Journalism. They love the Downtown atmosphere and have been living together for 3 years. Dustin & Amy don't have kids, some may even call them friends, but they are inseparable. They go to the Cheba Hut for lunch, enjoy beers at The Theodore and AZ Wilderness for Happy Hour, and most importantly- they thrive on local experience driven retailers and restaurants. Dustin and Amy support local through and through. They both enjoy First Friday's and are looking for a long term job in a unique environment. They aren't interested in your typical 9-5. Job retention is crucial these days and having the last remaining office space at RED BRICKS ON 7<sup>TH</sup> will help secure job retention for people like Dustin and Amy for years to come.



DEMOGRAPHIC  
COMPARISON

RED BRICKS ON 7<sup>TH</sup>

**V.S.**

44<sup>th</sup> Street and Camelback /  
ARCADIA CORRIDOR

2025	1 MILE	3 MILE	5 MILE		1MILE	3 MILE	5 MILE
Total Population	26,873	129,140	385,490		10,731	93,570	297,217
Daytime Population	48,932	181,394	331,106		7,098	62,919	200,108
Avg. HH Income	\$91,751	\$84,897	\$89,567		\$152,731	\$133,303	\$118,312
Avg. Family Size	1.70	2.20	2.40		2.10	2.10	2.10
Median Age	35.8	36.2	35.2		42	40.8	38.9

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