

AARDEX · REPOSITIONED  
HISTORIC WAREHOUSE DISTRICT ·  
DOWNTOWN PHOENIX

# One West Madison.

*A century-old building, meticulously repositioned for today's most dynamic retail, food & beverage, and experiential concepts.*

## THE PROPERTY

1 W Madison St · Phoenix, AZ 85003

FOR LEASE · PHOENIX COMMERCIAL  
2026 ADVISORS



NOW LEASING  
±13,500 SF



ENTERTAINMENT DISTRICT  
Madison & Central · Phoenix

A DOWNTOWN ICON, REIMAGINED

# Move-in ready in the heart of the Entertainment District.

One West Madison offers a fully renovated, move-in ready retail and commercial opportunity in the heart of downtown Phoenix's Entertainment District.

Originally constructed more than a century ago, the building has been carefully repositioned by Aardex to deliver modern performance while preserving its historic character. With 13,500 square feet of flexible ground-floor space, the project is designed for today's most dynamic retail, food and beverage, and experiential concepts — all meticulously renovated and ready for your vision.

AVAILABLE	CEILING	FRONTAGE
±13,500 SF	Up to 22'	3 sides

## Highlights

WHY THIS BUILDING, WHY NOW

- Comprehensive renovation with significant investment in new systems and infrastructure — **tenants move in quickly with reduced upfront cost and timeline.**
- Fully upgraded plumbing, electrical, HVAC, and fire and life-safety systems.
- Energy-efficient cooling via the **Cordia chilled water loop.**
- Move-in ready condition with flexible layouts.
- Ceiling heights up to 22 feet with exposed structural elements.
- Storefront glass on three sides — **operable for full indoor-outdoor connectivity or configured as roll-up doors.**
- Patio potential on all three street-facing sides.

**Also available:** GPLET tax savings, dedicated on-site parking, and pre-plumbed infrastructure ready for tenant buildout.

HISTORY, PRESERVED

# A century of character. *Ready for what's next.*

Built more than 100 years ago in what is now the heart of downtown Phoenix, the single-story warehouse was quietly a piece of the city's past until Aardex took it on. The restoration preserves the building's defining features — expansive storefront glass, exposed structure, and generous ceiling heights — while bringing everything behind the walls fully up to modern standard.

The result is a rare downtown asset: a historically distinctive shell with new systems, flexible demising potential, and immediate availability. Plumbing, electrical, HVAC, and fire and life-safety are all in place — **all that's left is your tenant improvement.** Bring your concept, your brand, and your interior vision. We've done the rest.

1910s

ORIGINAL CONSTRUCTION

2026

REPOSITIONING COMPLETE

Historic

WAREHOUSE DISTRICT

Fully

DEMISABLE



CURRENT CONDITION · APRIL 2026



CENTRAL AVENUE FRONTAGE

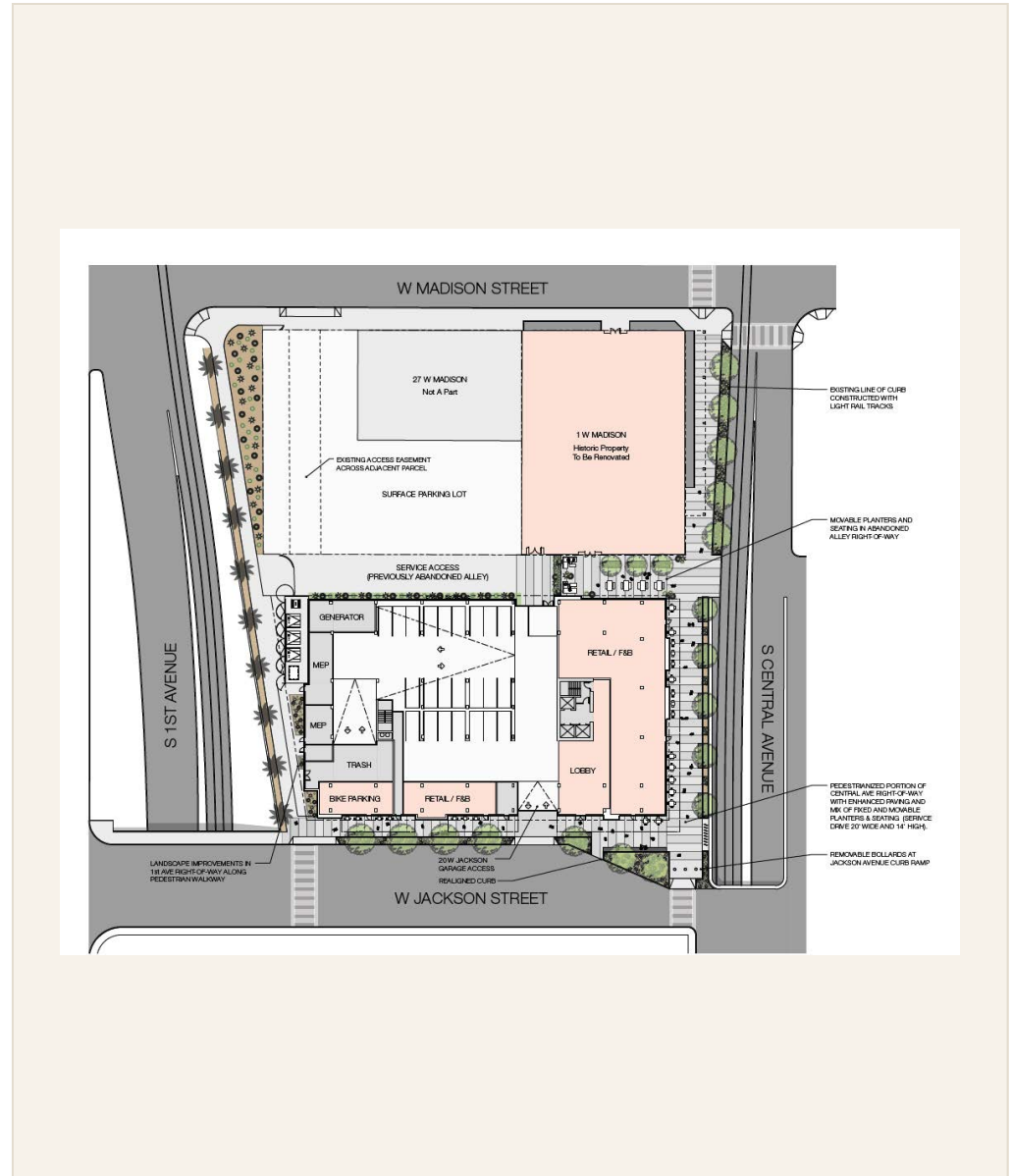
THE PARCEL

# Corner position on Madison & Central.

The available space sits at the hard corner of the block, fronting both W Madison Street and S Central Avenue with the Valley Metro light rail station steps away. An activated service alley on the south side provides a second patio edge and connection to the proposed future development.

A proposed 262-unit multi-family development wrapping the block (delivery targeted 2028) will deliver new rooftops and a built-in customer base within steps of the front door.

- **±13,500 SF available — can demise.**
- **±24,000 SF future development site** — includes ±7,000 SF multi-family building footprint
- Proposed future retail & multi-family (262 units)



WHAT'S POSSIBLE

# A shell built for *ambition.*

Ground-floor flexibility supports full-service restaurants, beverage-forward concepts, retail, entertainment, and hybrid experiential uses — anchored by ceiling height, storefront glass on three sides, and patio spillout potential.



FULL-SERVICE DINING



CREATIVE DINING



BAR & LOUNGE



ENTERTAINMENT



ACTIVATED PATIO

# A combination that is increasingly difficult to secure *in downtown Phoenix.*

*One West Madison brings together five things the market almost never delivers at once – a building that's move-in ready, a parcel with real parking, and a block positioned to keep growing.*

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01

## **Dedicated on-site parking**

Surface parking within the block and 953 controlled stalls within a one-block walk.

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02

## **Immediate availability**

Fully renovated and delivered – shell is complete. Only tenant TI is needed to open the doors.

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03

## **Historic meets modern**

Original warehouse character paired with fully upgraded mechanical, electrical, and life-safety systems.

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04

## **Scalable space**

13,500 SF of ground floor plus basement potential – demisable to fit concepts of varying size.

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05

## **Strong co-tenancy**

Valley Bar, Monroe's, Chico Malo, Blanco, The Duce, and more – already drawing traffic to the block.

BLOCK-LEVEL CAPACITY

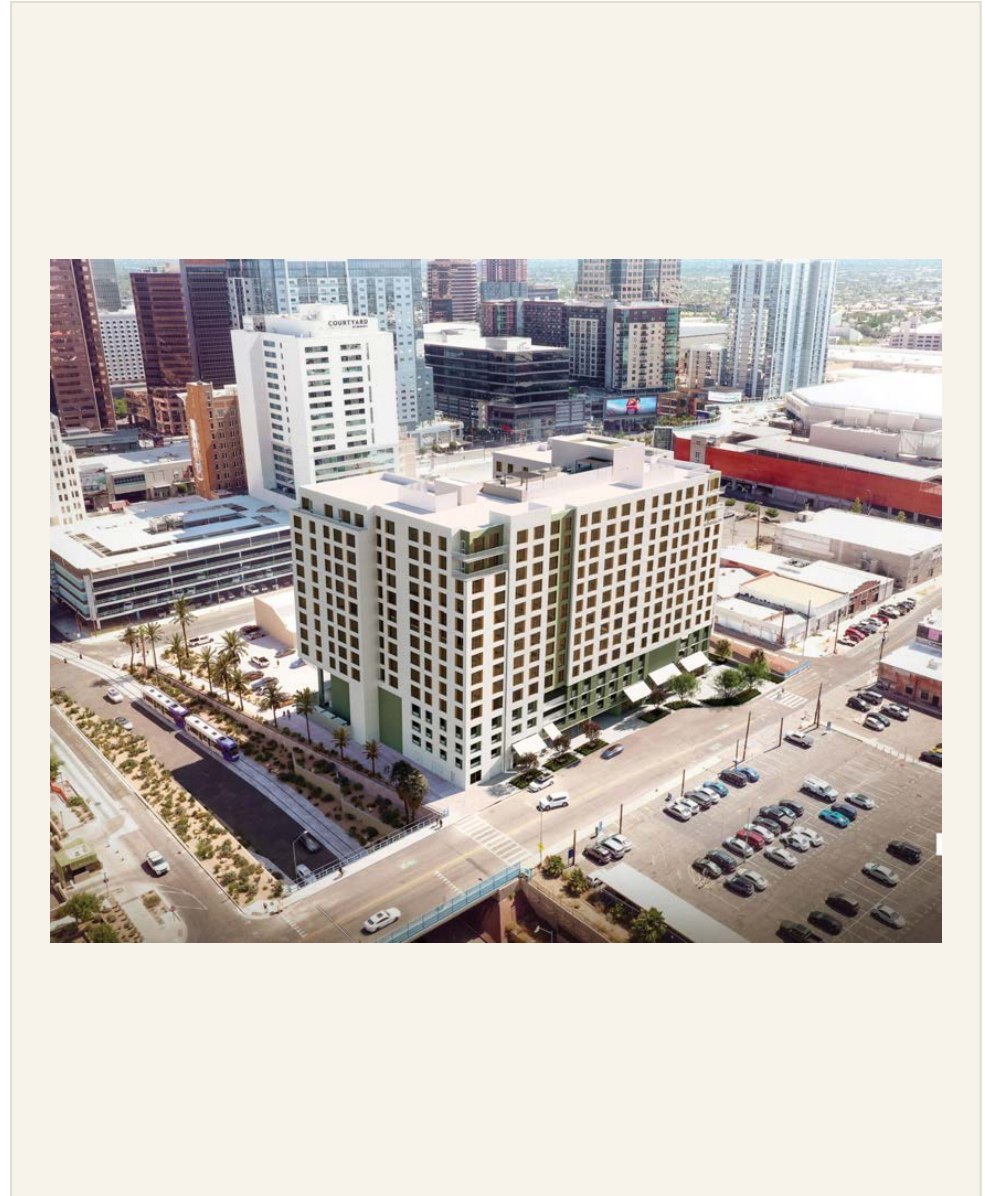
# Parking that *actually works.*

One of the most difficult things to secure in downtown Phoenix is real, walkable parking. One West Madison delivers it — structured, surface, and valet, all within a one-block walk of the front door.

**476** STALLS IN THE ADJACENT LUHRS GARAGE

**477** STALLS CONTROLLED BY LAZ (VALET, MONTHLY, EVENT)

**953** TOTAL PARKING STALLS WITHIN A ONE-BLOCK WALK



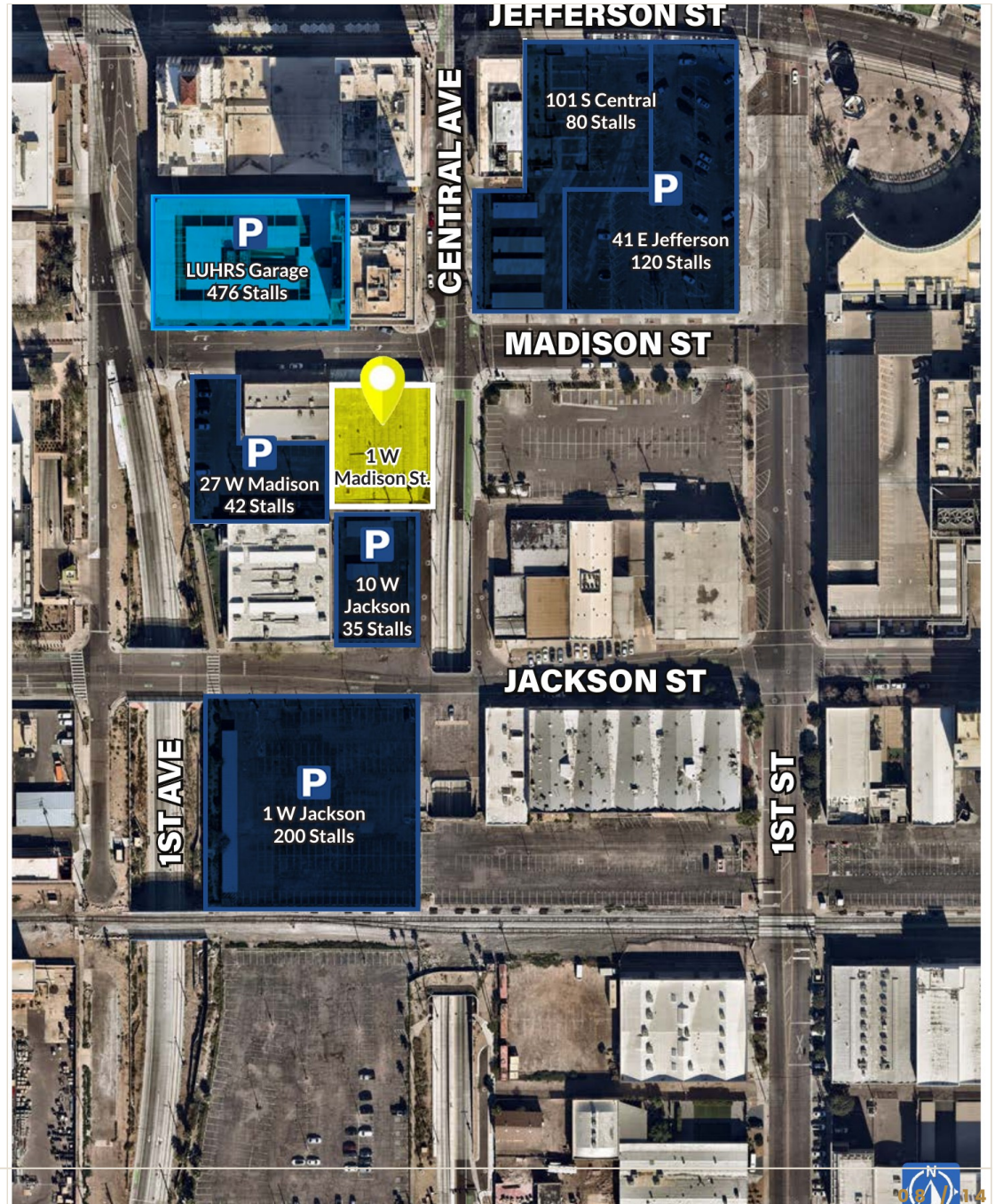
WHERE THE STALLS LIVE

# Six lots. *One block.*

Parking capacity around One West Madison is distributed across the Luhrs Garage, six surface and structured lots, and one LAZ-controlled valet operation — every lot within a one-block walk of the front door.

1 W Madison St	<b>On-site</b>
Luhrs Garage	<b>476 stalls</b>
1 W Jackson	<b>200 stalls</b>
41 E Jefferson	<b>120 stalls</b>
101 S Central	<b>80 stalls</b>
27 W Madison	<b>42 stalls</b>
10 W Jackson	<b>35 stalls</b>

**953** TOTAL PARKING STALLS WITHIN A ONE-BLOCK WALK



WITHIN WALKING DISTANCE

# Anchored by the city's biggest draws.

- Phoenix Symphony Hall, Herberger Theater, Dodge Theater, and the Orpheum Theater combine for more than 500,000 annual visitors.
- Arizona State University's Downtown Phoenix campus continues its expansion with enrollment approaching 12,000 students.
- The 24-acre Phoenix Convention Center offers more than 900,000 SF of meeting and exhibition space.
- Nearly 3,000 hotel rooms serve tourists, convention attendees, and business travelers – including the 1,000-room Sheraton, Westin Downtown Phoenix, Hyatt Regency, Renaissance Phoenix Downtown, Hotel Palomar, and the 320-room Marriott next door.
- Two blocks from the Mortgage Matchup Center (Phoenix Suns & Phoenix Mercury) and Chase Field (Arizona Diamondbacks) – combined, the venues bring an average of 17,071 fans per Suns game and 1.49 million attendees per Diamondbacks season, alongside concerts, WWE, AMA Supercross, and Monster Jam.

4.4 M

CONVENTION CENTER  
ATTENDEES (5 YR)

699,911

SUNS TICKETS  
2022-2023 SEASON

11,584

ASU DOWNTOWN  
PHOENIX STUDENTS

1.49 M

DIAMONDBACKS  
2023 ATTENDANCE

ON THE BLOCK

## Nearby tenants



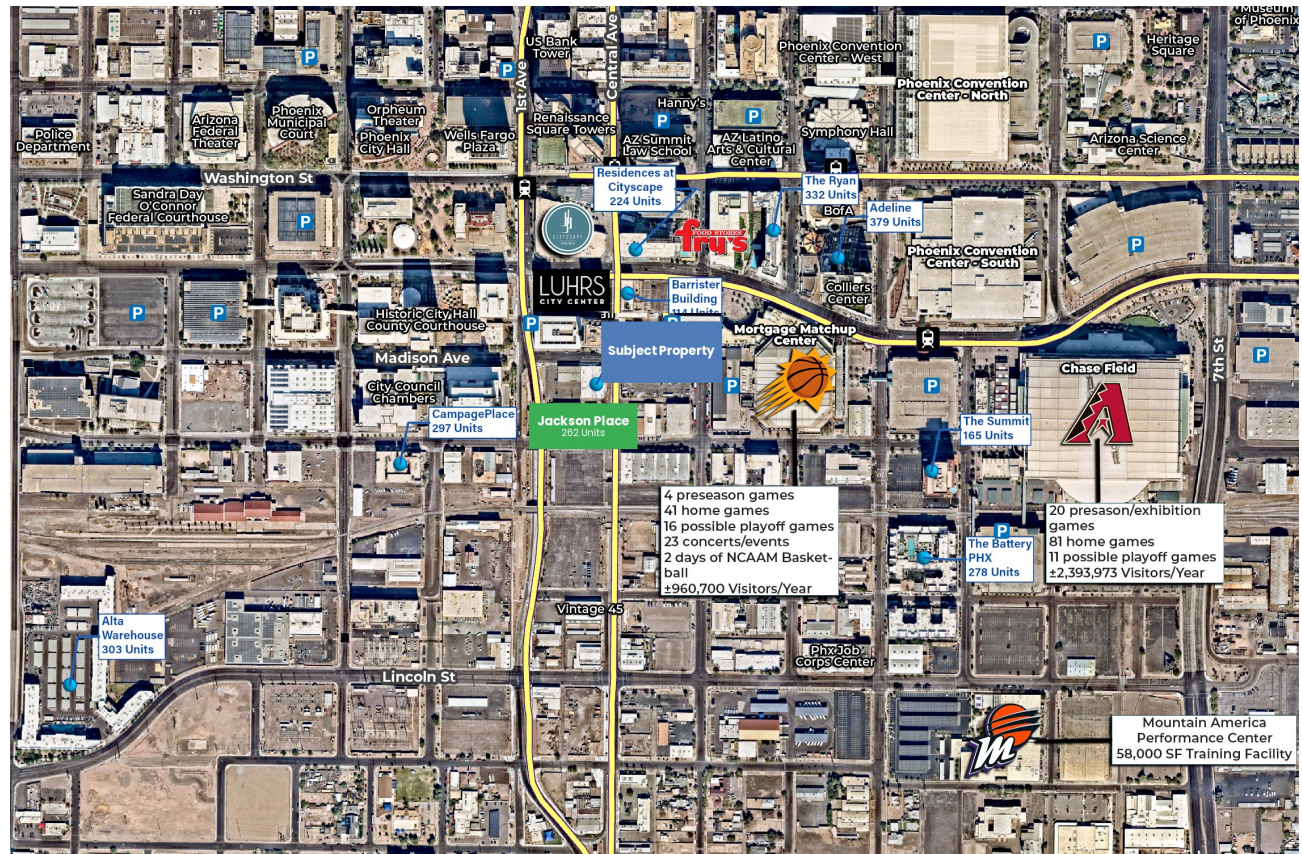
Strong co-tenancy within the building and surrounding block – a stack of proven operators already drawing traffic.

AT THE CENTER OF IT ALL

# Walkable, connected, growing.

One West Madison sits at the intersection of downtown Phoenix's densest employment, hospitality, and entertainment nodes – with the Valley Metro light rail at the door and the South Extension now open.

- Mortgage Matchup Center (Phoenix Suns)
- Chase Field (Arizona Diamondbacks)
- Luhrs City Center & garage
- Phoenix Convention Center (N & S halls)
- ASU Downtown Phoenix campus
- Historic City Hall & County Courthouse
- Orpheum Theater & Symphony Hall
- Light rail South Extension (now open)



THE CUSTOMER BASE

# A downtown with *real density*.

Downtown Phoenix has grown into one of the country's fastest-changing urban cores — driven by an expanding university campus, a booming convention calendar, a deep hotel stock, and a hard-to-find mix of office workers and full-time residents within walking distance.

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## 11,584

ASU STUDENTS

Full-time enrollment at ASU's Downtown Phoenix campus, with expansion continuing into 2026.

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## 225

BARS & RESTAURANTS

Creative concepts and longtime favorites within a five-minute walk. A thriving downtown dining scene.

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## 245,826

DAYTIME POPULATION

Within a three-mile radius — Phoenix's largest concentration of office workers, residents, and students.

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## 194,931

OFFICE WORKERS

Within a three-mile radius (U.S. Census 2020 · Esri 2022–2027 forecast).

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## 12,421

THEATER SEATS

Music and performance woven into the urban fabric — a half-million annual visitors between Symphony Hall, Herberger, Orpheum, and Dodge.

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## 20,208

FULL-TIME ENROLLMENT

Across ASU Downtown Phoenix (2019) — a fast-paced, pre-professional customer base.

ESRI 2025

# The ring around *the block.*

POPULATION · HOUSEHOLDS · DAYTIME WORKERS · INCOME · HOUSING · BUSINESS

## POPULATION

	1 MI	3 MI	5 MI
2025 total	23,534	100,580	368,359
2030 total	31,899	112,450	386,270

## 2025 DAYTIME POPULATION

	1 MI	3 MI	5 MI
Total	75,143	255,922	561,728
Workers	64,108	206,641	381,545
Residents	11,035	49,281	180,183

## 2025 INCOMES

	1 MI	3 MI	5 MI
Median HH	\$53,078	\$61,068	\$64,099
Average HH	\$91,172	\$92,737	\$92,926
Per capita	\$43,680	\$39,503	\$35,526

## HOUSEHOLDS

	1 MI	3 MI	5 MI
2025 total	11,203	42,439	140,166
2030 total	16,738	50,275	152,243

## 2025 HOUSING UNITS

	1 MI	3 MI	5 MI
Total	13,882	48,836	154,328
Owner occupied	11.2%	33.8%	42.0%
Renter occupied	88.8%	66.2%	58.0%
Vacant	2,679	6,397	14,162

## 2025 BUSINESSES (NAICS)

	1 MI	3 MI	5 MI
Total businesses	2,214	8,399	18,424
Total employees	58,201	180,555	326,586

# One West Madison

● In Const (Under 100 Units)  
Name Planned  
● Planned (Under 100 Units)

**Total Existing Units: 17,159**  
**Total In Const Units: 2,305**  
**MULTI-FAMILY**

**TOTAL UNITS**  
**PLANNED/PROPOSED**  
 1 MILE - 2,374 • 3 MILE - 3,939 • 5 MILE - 6,978

\*INCLUDES EXISTING, UNDER CONSTRUCTION, PLANNED

## THE RESIDENTIAL TIDE

# Rooftops are rising.

Downtown Phoenix is in the middle of its densest multi-family cycle in a generation. Existing, under-construction, and planned unit totals within one, three, and five miles of the property – a customer base being built block by block.

### EXISTING UNITS

1 mile	14,793
3 mile	31,372
5 mile	84,706

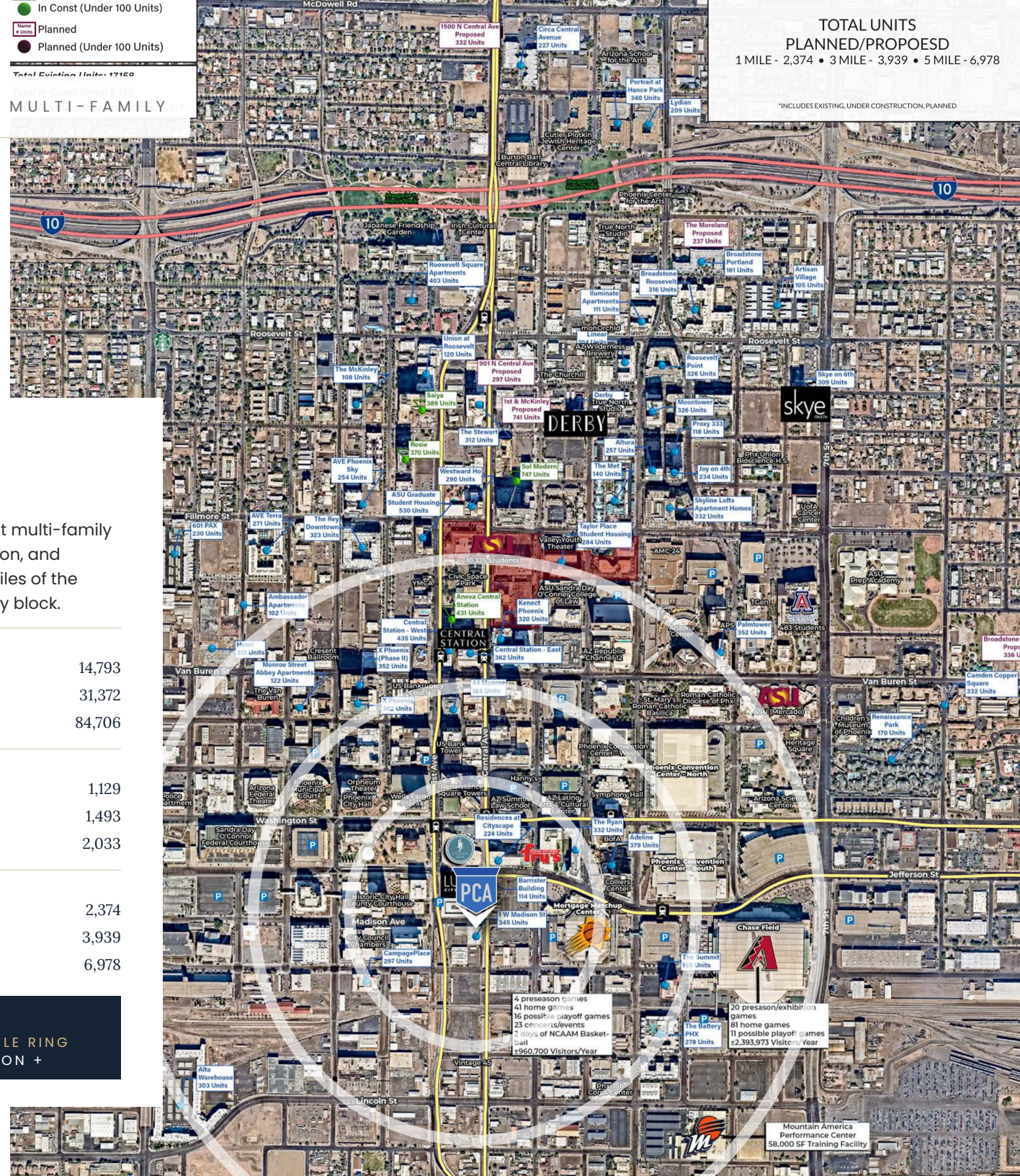
### UNDER CONSTRUCTION

1 mile	1,129
3 mile	1,493
5 mile	2,033

### PLANNED / PROPOSED

1 mile	2,374
3 mile	3,939
5 mile	6,978

21,644 TOTAL UNITS WITHIN A 1-MILE RING  
 EXISTING + IN CONSTRUCTION + PLANNED



4 preseason games  
 41 home games  
 16 possible playoff games  
 23 concerts/events  
 2 days of NCAA Basketball  
 +960,700 Visitors/Year

20 preseason/exhibition games  
 81 home games  
 11 possible playoff games  
 +2,393,973 Visitors/Year

Mountain America  
 Performance Center  
 58,000 SF Training Facility

START THE CONVERSATION

# Bring your *concept*. We'll bring *the building*.

*One West Madison is ready for the right operator. For tours, floor plans, or a pre-lease conversation, contact the leasing team at Phoenix Commercial Advisors.*

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