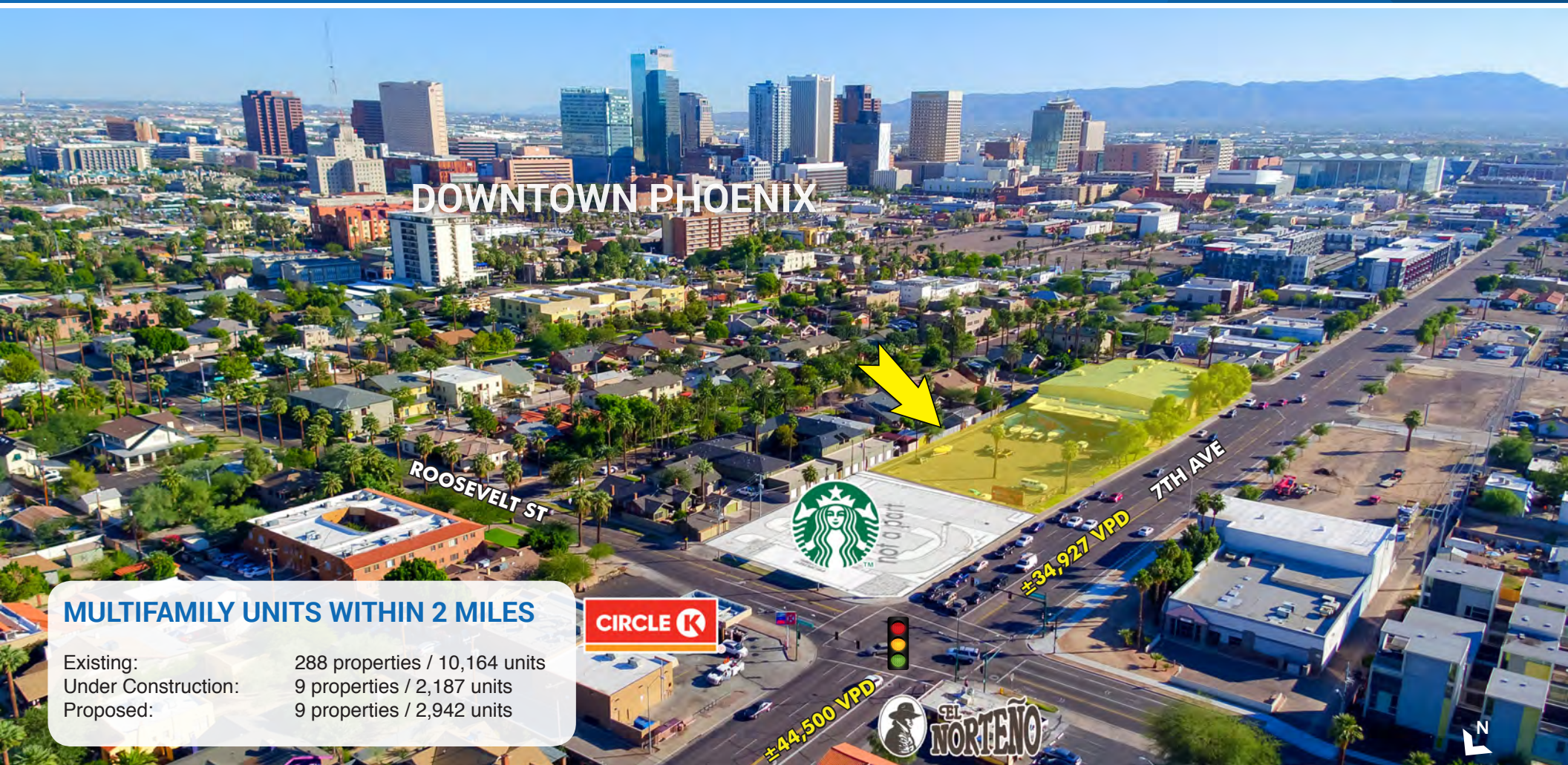


# Downtown Phoenix Redevelopment Opportunity

S/Southeast Corner of 7th Avenue & Roosevelt Street | Phoenix, AZ



## MULTIFAMILY UNITS WITHIN 2 MILES

Existing:	288 properties / 10,164 units
Under Construction:	9 properties / 2,187 units
Proposed:	9 properties / 2,942 units

For retail, please call:

**Zachary Pace**

602-734-7212

zpace@pcaemail.com

**Courtney Auther**

602-288-3466

cauther@pcaemail.com



For industrial/office, please call:

**Brandon Koplin**

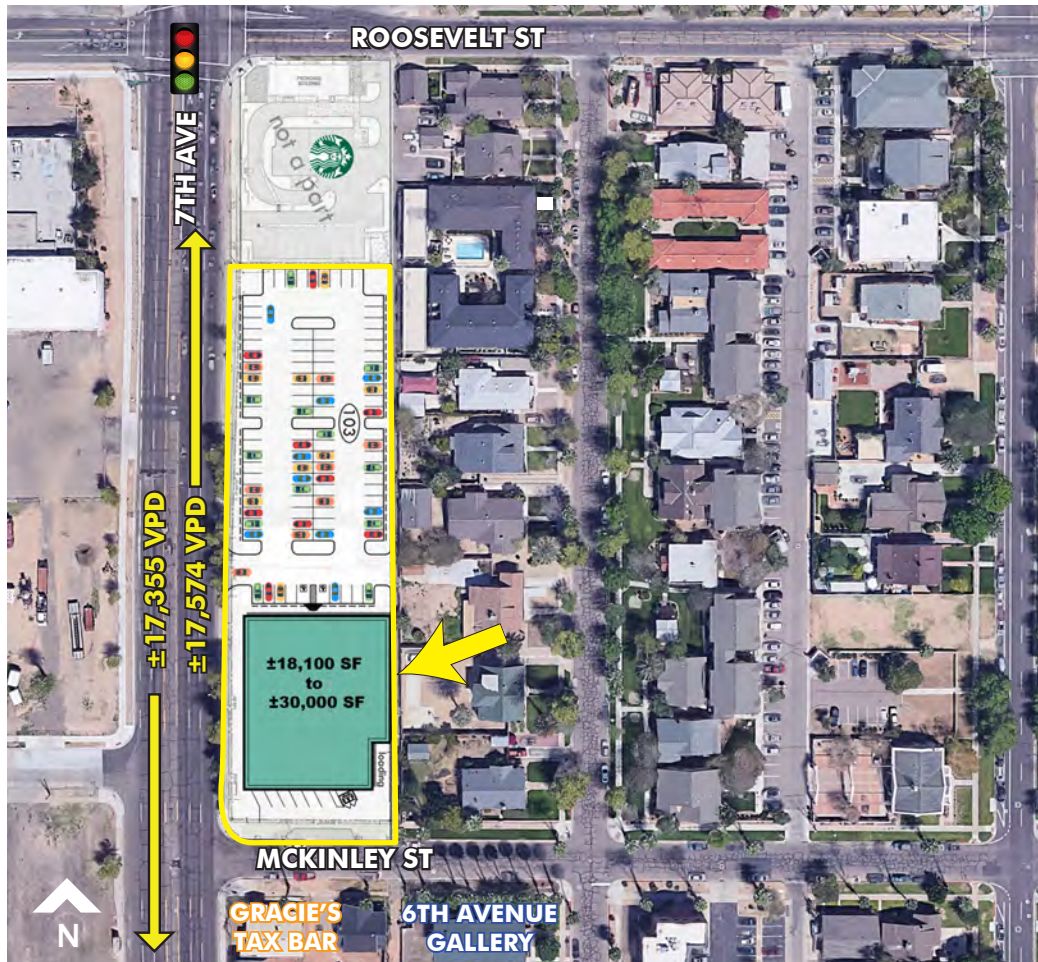
480-214-1103

bkoplin@cpiaz.com



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S/Southeast Corner of 7th Avenue & Roosevelt Street | Phoenix, AZ



## PROPERTY DETAILS

- Redevelopment opportunity
- + 30,000 Square foot building (including mezzanine) & high truss ceiling
- Pad opportunities
- Zoning: DTC-COMM-1, City of Phoenix
- Fronting heavily-trafficked 7th Avenue - entrance into Downtown Phoenix
- Just south of I-10 with a full-diamond interchange

## TRAFFIC COUNTS

### 7TH AVE & ROOSEVELT ST

N: ±44,500 VPD (NB & SB)

S: ±34,927 VPD (NB & SB)

\*Phoenix 2014 / ADOT 2017

### I-10

E: ±291,357 VPD (EB & WB)

W: ±213,088 VPD (EB & WB)

\*ADOT 2017 / ADOT 2016

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [142] AUG 20, 2018

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