

# Portrait at Hance Park

RETAIL SPACE AVAILABLE  
±1,000 SF & ±4,500 SF



2nd Street & Willetta Street  
**DOWNTOWN PHOENIX**





## PROPERTY HIGHLIGHTS

- ✓ ±1,000 SF available at the southwest corner of 2nd Street & Willetta Street
- ✓ ±4,500 SF available at the northeast corner of 2nd Street and Hance Park - can demise
- ✓ Ground floor of the 350-unit Portrait at Hance Park multifamily development
- ✓ Street & garage parking available

## LOCATION HIGHLIGHTS

- ✓ Adjacent to the 32-acre Hance Park, home to many events and undergoing a \$118 million upgrade
- ✓ Multifamily planned within 1 mile:
  - 157 existing buildings with 5,543 units
  - 6 buildings under construction with 1,584 units
  - 12 proposed buildings with 3,422 units
- ✓ Over 2,000 daily boardings and departures at the McDowell Light Rail Station
- ✓ Walking distance to Burton Barr Library, Phoenix Art Museum, Arizona School for the Arts, Roosevelt Row, Ro2 (3 block mixed-use cultural district - 344,000 SF office, 100,000 SF retail, 2 hotels) and much more

## CONTACT

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ALVARADO HISTORIC DISTRICT

THE MUSE  
367 UNITS

PRESS  
COFFEE ROASTERS

FORNO  
301  
RESTAURANT - PAN-PIZZERIA

±32,057 VPD

±22,149 VPD

PHOENIX THEATER

BROADSTONE ARTS DISTRICT  
280 UNITS

±31,707 VPD

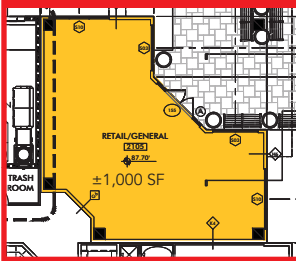
E McDowell Rd

CVS  
pharmacy

GIANT  
COFFEE

bunku  
boutique

±1,000 SF AVAILABLE



McDowell  
Light Rail Station  
Q1 2018:  
Daily Boardings = 1,184  
Daily Departures = 1,167

blue fin  
JAPANESE RESTAURANT

THE WILLA  
229 UNITS

E Willetta St

PORTRAIT at HANCE PARK  
325 UNITS

CUTLER PLOTKIN  
JEWISH CENTER

BURTON BARR  
CENTRAL LIBRARY

HANCE PARK

PHOENIX CENTER  
FOR COMMUNITY ARTS

TACO  
BELL

CENTRAL PALMS  
36 UNITS

GATEWAY TOWNERS  
12 UNITS

NAN DOUEEN  
14 UNITS

±4,500 SF AVAILABLE



ARTISAN LOFTS  
ON CENTRAL  
40 UNITS

N Central Ave

N 2nd St

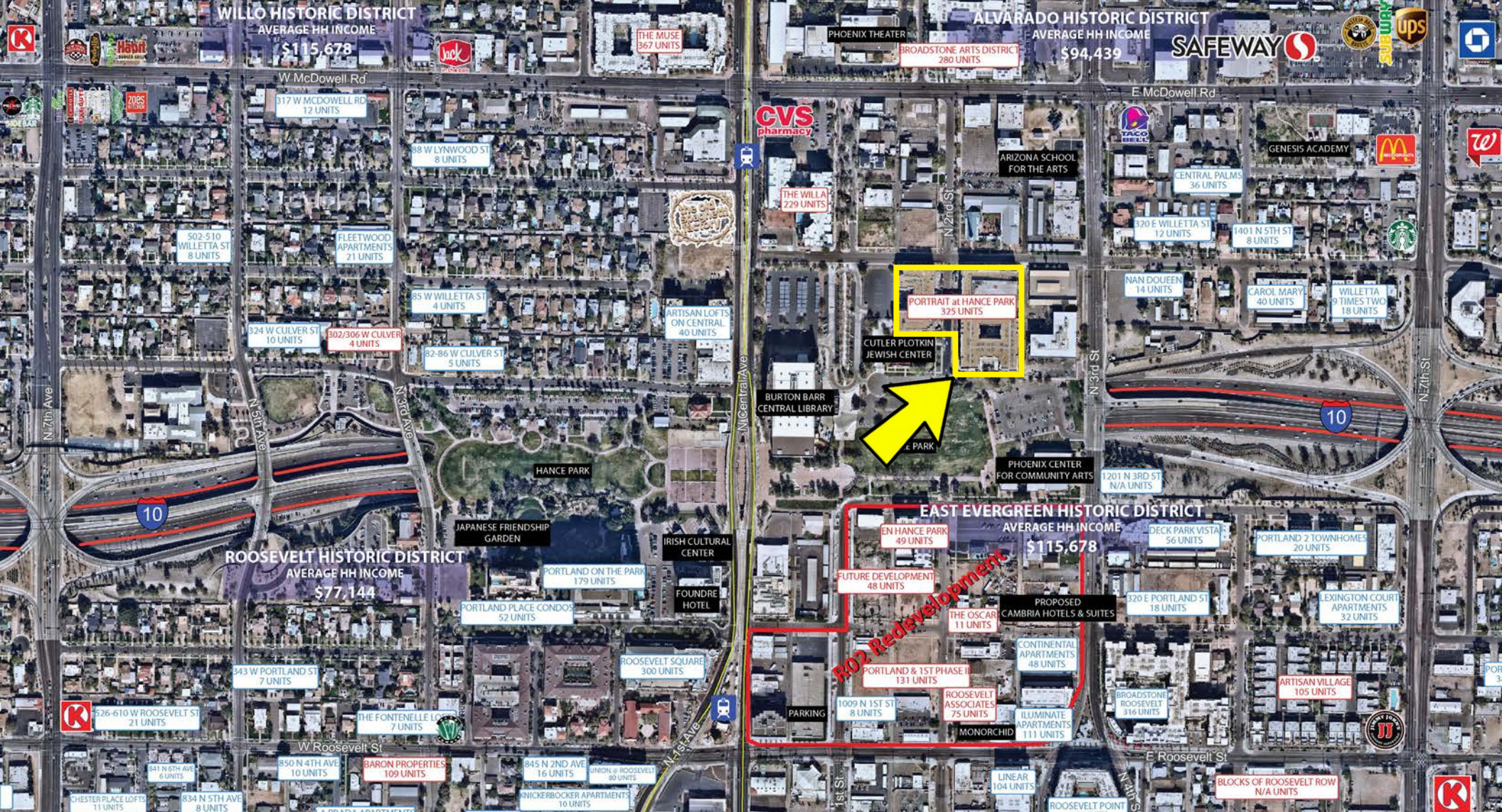
N 3rd St

10

300M  
N/A UNITS

EAST EVERGREEN HISTORIC DISTRICT





**2018 POPULATION**  
138,938  
within 3-miles



**2023 POPULATION**  
151,462  
within 3-mile



**2018 BUSINESSES**  
9,756  
within 3-miles



**2018 EMPLOYEES**  
236,366  
within 3-miles