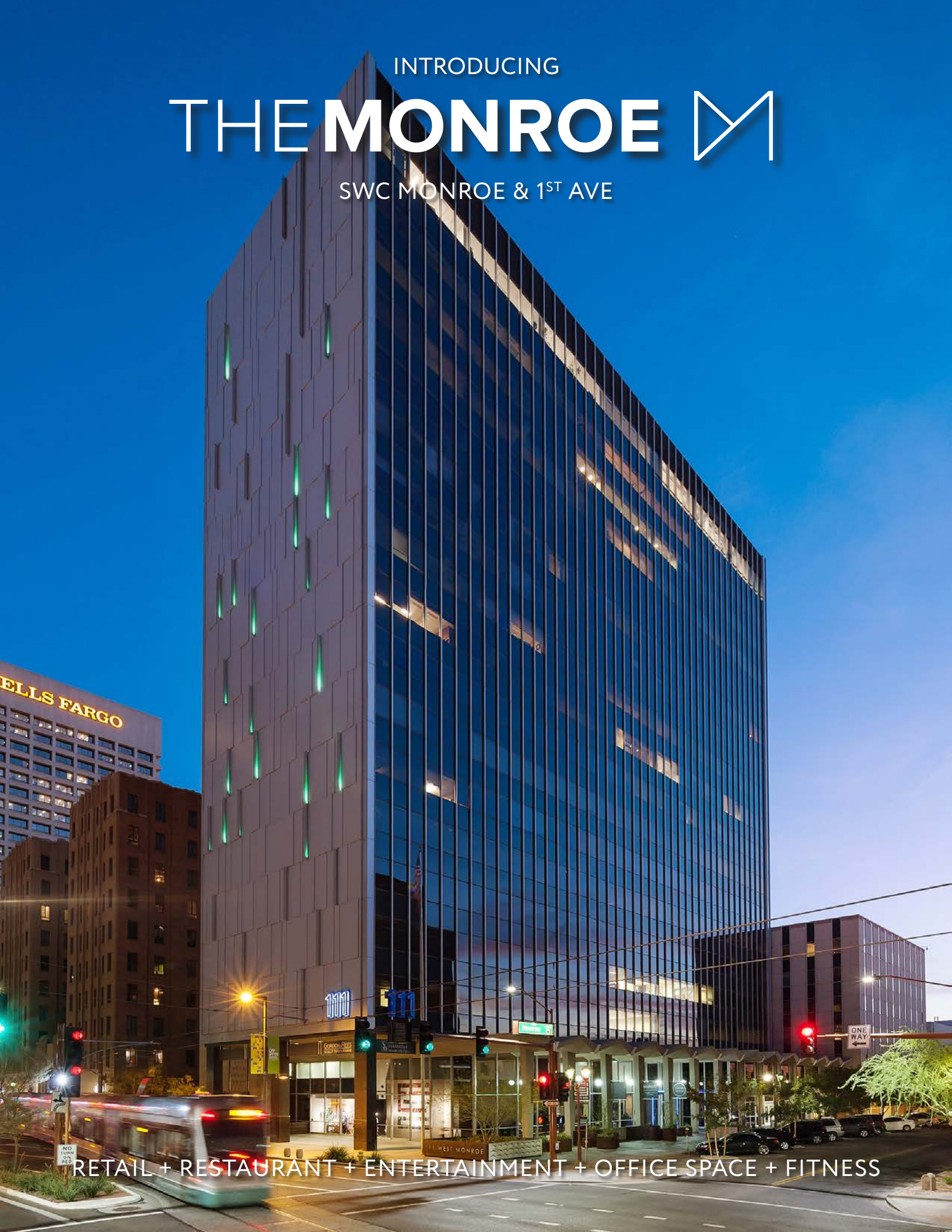


INTRODUCING
THE MONROE 

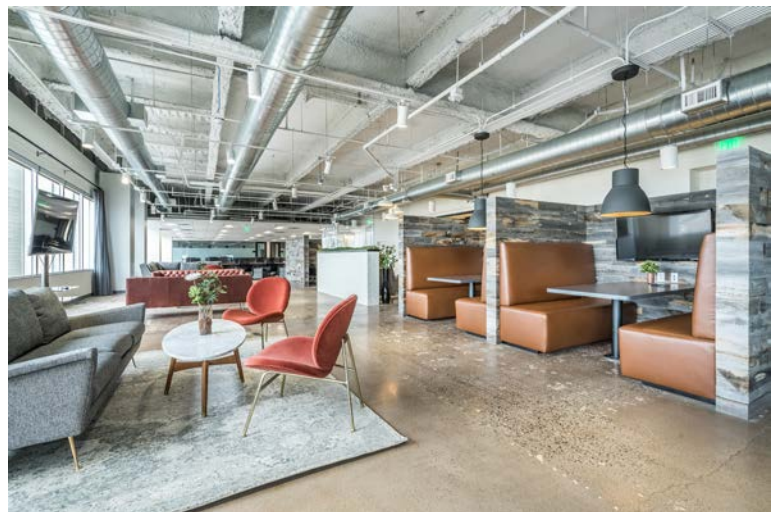
SWC MONROE & 1ST AVE

WELLS FARGO



RETAIL + RESTAURANT + ENTERTAINMENT + OFFICE SPACE + FITNESS

THE MONROE



DOWNTOWN PHOENIX

Downtown Phoenix has a rich history, diverse culture, fantastic art community & booming live music scene. Award-winning restaurants, exciting sports events & concerts, this is the epicenter of fun things to do in the area.



HOUSING

- 3,908 - total planned units
- 2,206 - total units under construction
- 6,471 - total units existing

URBAN DEVELOPMENT

\$5.5 Billion - 1.7 square mile redevelopment area 2005-2018

EDUCATION

- 12,000 - enrolled at ASU downtown campus
- 15,000 - students at ASU downtown campus by 2020
- 1,284 - ASU student housing beds
- 321 - enrolled at U of A medical campus
- 400 - enrolled at Bioscience high school
- 259 - NAU students on campus

GREAT ANCHORS: JOIN THESE AREA TENANTS:

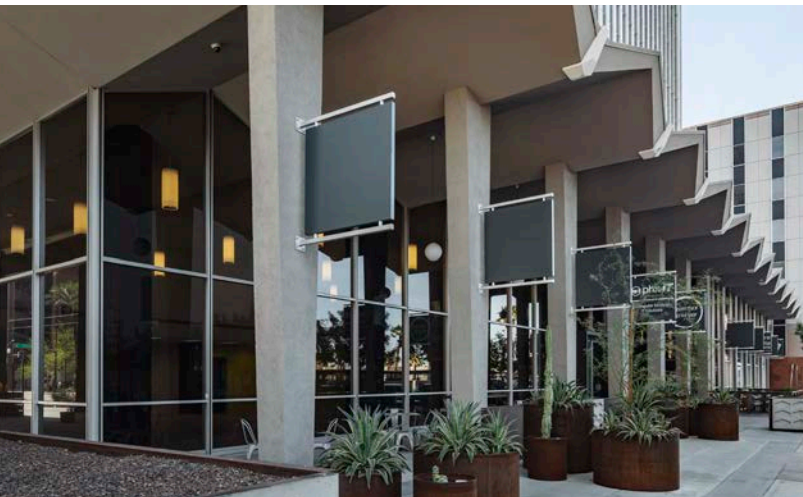
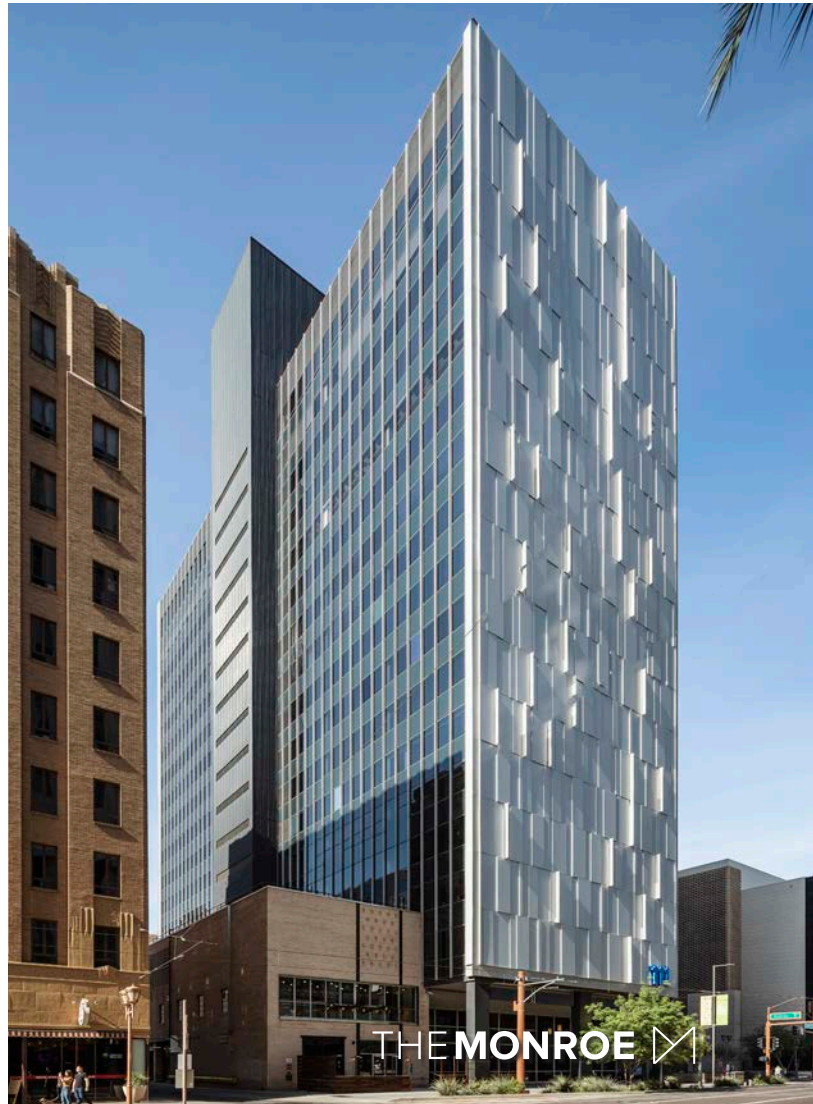


THE MONROE

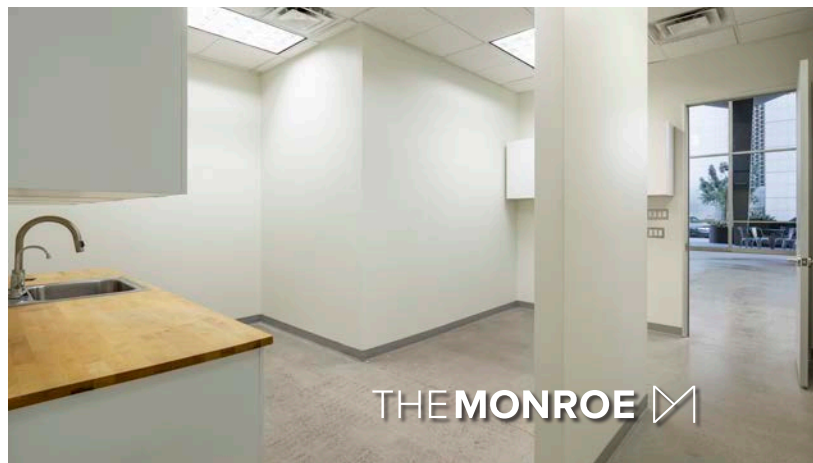
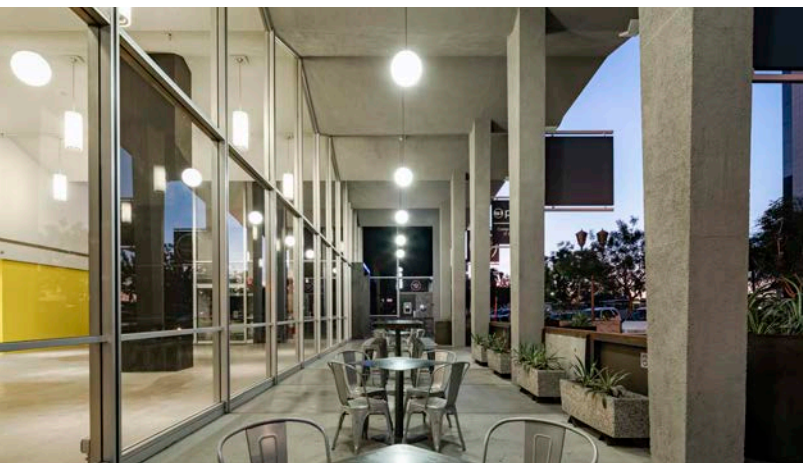
THE NEIGHBORHOOD



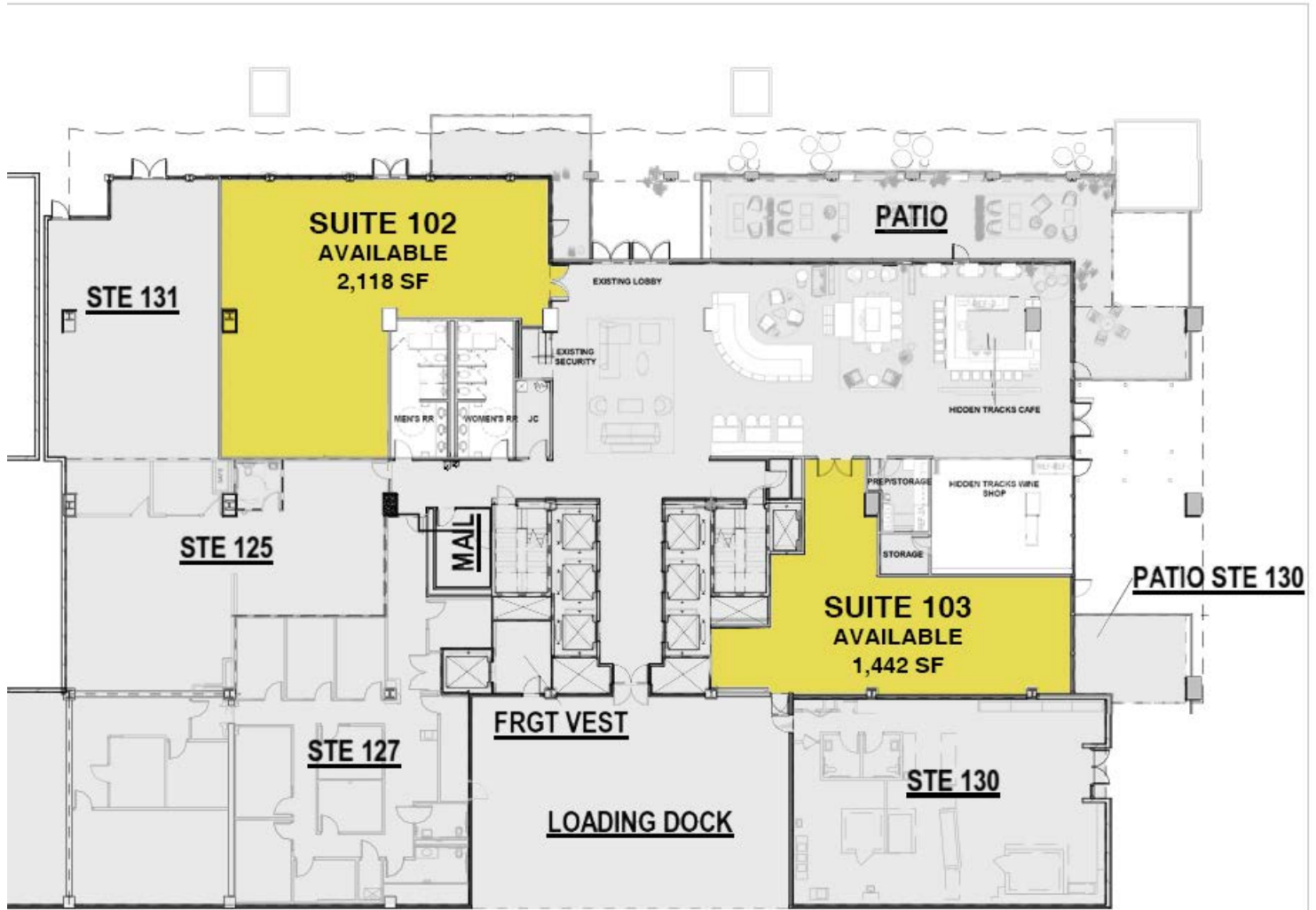
THE EXTERIOR



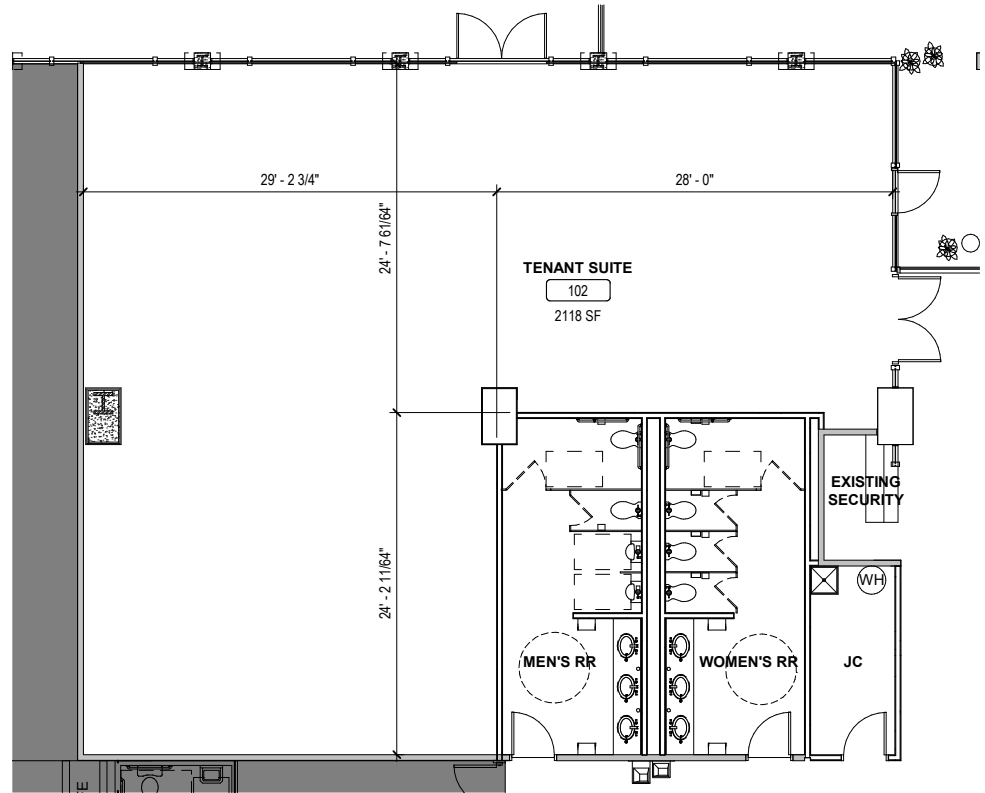
THE INTERIOR



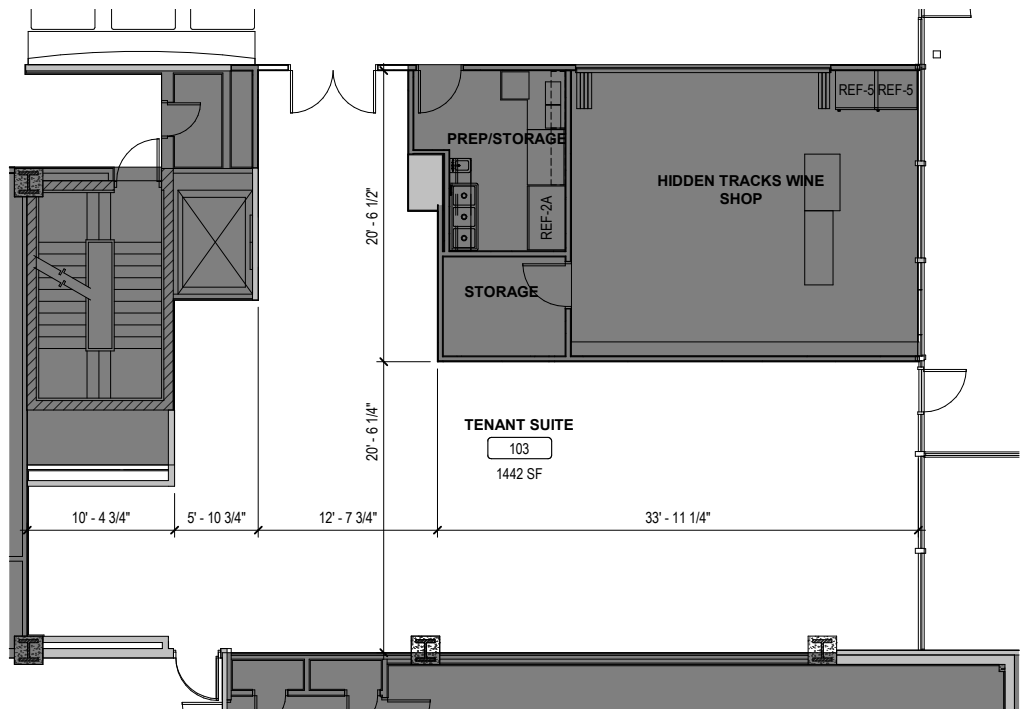
THE PLAN



SUITE 102
 2,118 SF
 Pilates Studio
 w/ Coffee Shop



SUITE 103
 1,442 SF
 Available
 May 2020



THE MONROE

CO-TENANTS



FRESHLY

Gainsight

galvanize



MARKETED BY:



WESTERN RETAIL ADVISORS
2555 East Camelback Road
Suite 200
Phoenix, Arizona 85016

FOR LEASING INFORMATION:

JARED CAUFFIELD
602.595.3254
jcauffield@w-retail.com

CHARLES SKAGGS
602.368.1737
caskags@w-retail.com



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.