

FOR SALE/LEASE

DOWNTOWN PHOENIX RETAIL CONDO

114 W Adams St. C-102
Phoenix, AZ 85003

CONCEPTUALLYSOCIAL.COM



conceptually social
catering

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OFFERING SUMMARY

SALE PRICE:	\$725,000
LEASE RATE:	\$22.00 SF/Yr NNN [Triple Net]
AVAILABLE SF:	
PRICE / SF:	\$462.37
2020 TAXES:	\$4,377.86
ZONING:	DTC-BCORE
SUBMARKET:	Downtown Phoenix
TRAFFIC COUNT:	±9,926
APN:	112-21-584

PROPERTY HIGHLIGHTS

- Second generation restaurant space
- ±25 FT frontage on 1st Ave.
- ±66,000 Daytime Working Population
- Near Light rail stop
- Half-mile from ASU downtown
- Quarter-mile from CityScape / Talking Stick Resort Arena / Block 23
- Adjacent to New Hyatt Place Downtown [Scheduled open Sept 21']



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as sole representation is proud to present for sale or lease C-102, a retail condo on the ground floor 1st Ave side of The Orpheum Lofts in the core of Downtown Phoenix. Built-out as a second-generation restaurant space, C-102 is perfect for an owner-user that is looking to take over a space that operated as a functioning restaurant space previously and is wanting to get up and running quickly. With a large walk-in cooler that offers guest side access doors, an installed hood, and above ground grease trap this property is ready to go. This retail condo is being offered at a \$725,000 purchase price or \$22.00 NNN lease rate.

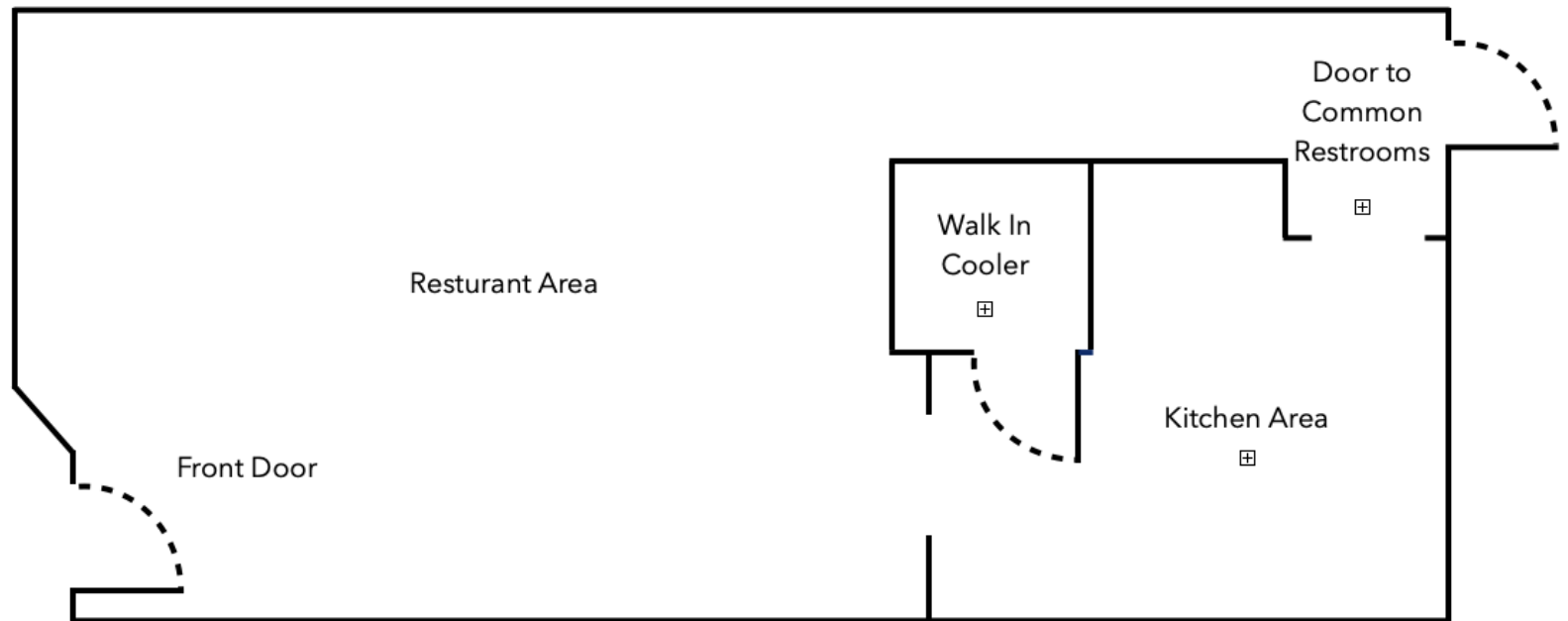
LOCATION DESCRIPTION

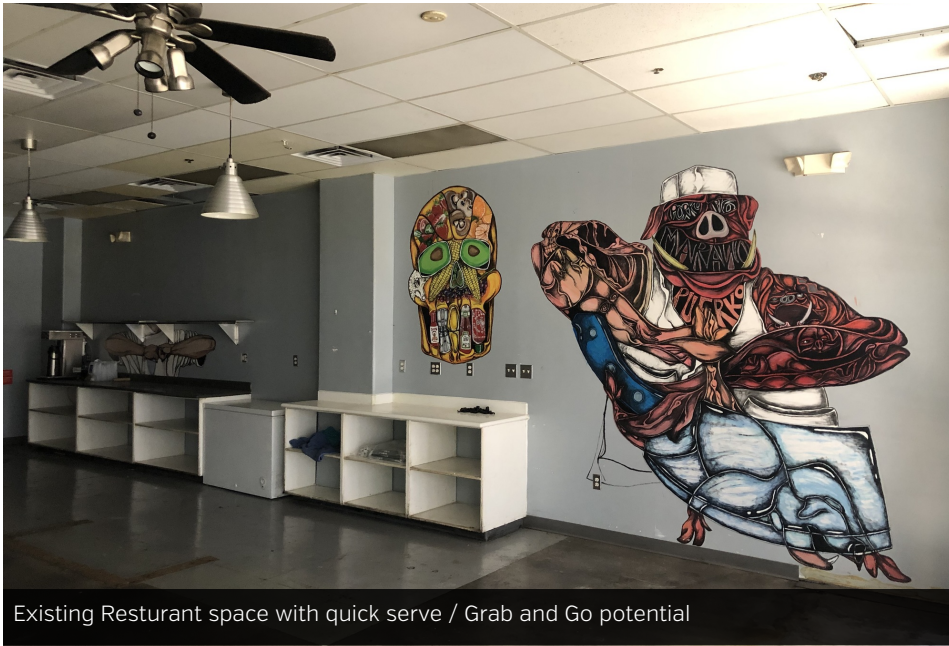
Located on the NE corner of 1st Ave and West Adams Street this suite has it all. With a population of $\pm 25,163$ and a day time working population in excess of 66,000, there is plenty of traffic to maintain any tenant. Factoring in the 11% projected increase in downtown population in the downtown core, 5+ new multifamily developments in the immediate vicinity, ASU Downtown a short walk away, and a new hotel being built on the west side of the subject property the increase in foot traffic in the immediate area is substantial. Additionally located in immediate proximity to the property are numerous retail and office destinations including the US Bank building, Chase Tower, The Phoenix Convention Center, 44 Monroe, CityScape, and Freeport McMoRan to name a few. The condo is also minutes off of the I-10 and lies just north of the Warehouse District, Phoenix's next up and coming development corridor.

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102

TOTAL SF	±1,568 SF
STREET FACING	YES
EXISTING HOOD	YES
EXISTING WALK IN COOLER	YES
GREASE TRAP	YES
RESTROOMS	COMMON





Existing Resturant space with quick serve / Grab and Go potential



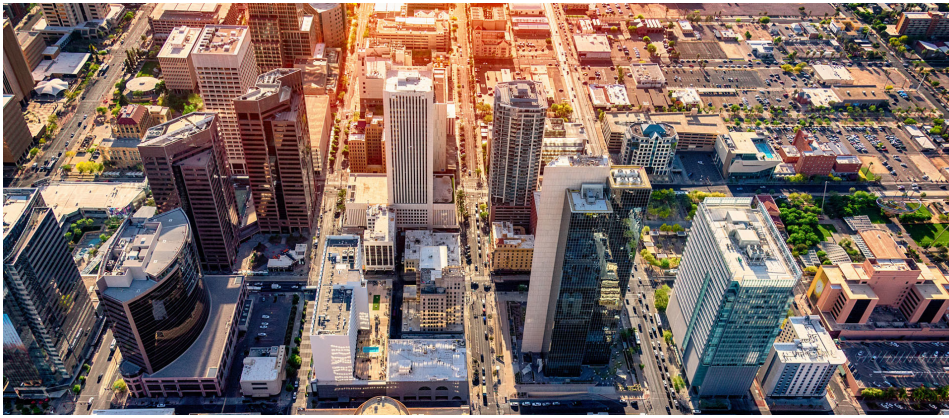
Existing Hood and potential for appliances to remain



±25 Ft of frontage on 1st Ave



Existing Cooler with doors to main guest area



PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center Expansion, Valley Metro Light Rail and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.



TOP PHOENIX EMPLOYERS

BANNER HEALTH	8,184 [Employees]
HONEYWELL	6,247
AMERICAN EXPRESS	5,880
ST. JOSEPH'S HOSPITAL	4,109
BANK OF AMERICA	3,753



DT PHX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi-Family units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880k SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses
- ±\$721 Million in Consumer Spending

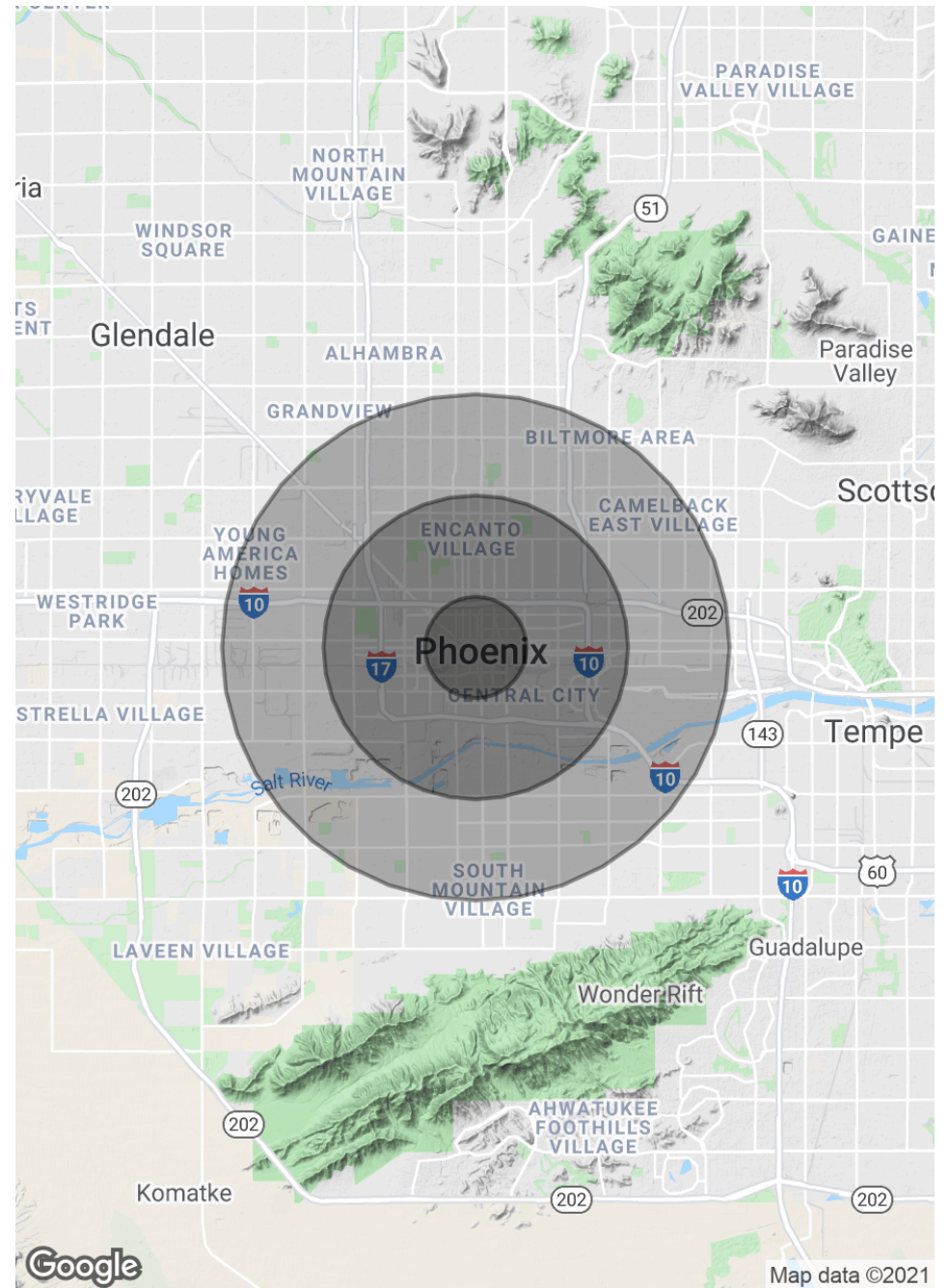
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,618	86,624	326,309
AVERAGE AGE	32.6	31.1	29.4
AVERAGE AGE (MALE)	32.3	30.7	29.5
AVERAGE AGE (FEMALE)	32.0	31.3	29.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,434	32,604	108,714
# OF PERSONS PER HH	2.6	2.7	3.0
AVERAGE HH INCOME	\$38,065	\$43,848	\$45,256
AVERAGE HOUSE VALUE	\$390,970	\$331,481	\$235,843

* Demographic data derived from 2010 US Census





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