



AVAILABLE



LAWN GNOME

ROOSEVELT ROW OPPORTUNITY

911 & 915 N 4th St | 910 & 914 N 5th St
Phoenix, AZ 85004



LOST LEAF



SAFE HAVEN BREWERY

PROPERTY FEATURES & HIGHLIGHTS



Property Features

- Four individual parcels with one or more buildings on each
- Parcels: 111-44-068, 111-44-069, 111-44-076, 111-44-077
 - 911 N 4th St - **±1,375 SF Bldg (Available)**
 - 915 N 4th St - ±5,000 SF Bldg (Safe Haven Brewery)
 - 910 N 5th St - **±1,600 SF Bldg (Alley Cat Bldg-Available)** / ±1,440 SF Bldg (Lawn Gnome)
 - 914 N 5th St - ±1,440 SF Bldg (Lost Leaf)
- ±0.66 Acres or ±28,636 SF
- Zoning: DTC-E-EV, City of Phoenix



Property Highlights

- Multi property individual commercial buildings or converted historic homes in Evans-Churchill Historic District
- One structure available for lease:
- Suitable for restaurants, wine bar, art galleries, retail shops, music shops (needs improvements)
- Can be re-purposed for unusual, creative food or artistic endeavors



Location Highlights

- Located in an Opportunity Zone - these zones offer very favorable tax benefits for investors. To learn more, follow this link: <https://www.phoenix.gov/econdev/opportunity-zones>
- Highly desirable Roosevelt Row arts district (learn more about Roosevelt Row on Pg 4) in Evans Churchill Historic District
- Densely populated with new high-rise apartments and condos
- First Friday (Pg 4) brings thousands to the area for art, music, food, beverage & cultural events
- New developments now under construction on 5th St
- Urban renewal with rehabilitated bungalows and new infill projects area for out-of-the-box thinkers
- Over 6,200 residential units built in Downtown Phoenix since 2000
- Hot spot for new out-of-state businesses to open
- 6 million total yearly visitors
- Soon to be over 4,000 hotel rooms in Downtown Phoenix
- Less than 1 block to new 28-Acre Phoenix Biomedical Campus - a city initiative bringing bioresearch and education to downtown



First Fridays

Enjoy the culture and spirit of downtown Phoenix as you mingle with thousands of other residents and visitors during the First Fridays Art Walk.

Explore the city and tour art galleries, cultural venues, and more from 6:00 to 10:00 p.m. on the First Friday of every month.

A.R.T.S. MARKET is a curated fine art, handmade craft, vintage and culinary market during the First Friday Art Walk in the Roosevelt Row Arts District, currently on 2nd and 5th Streets. The A.R.T.S. Market takes place once a month, year-round, rain or shine and is free and open to the public.

Click [HERE](#) to learn more about First Fridays, view the event calendar and more.



Welcome to Roosevelt Row, the walkable arts district in downtown Phoenix, home of impressive murals, award-winning galleries with rotating exhibitions from renowned artists, incredible local restaurants, boutiques and more. The Roosevelt Row Arts District (RoRo) is a walkable, creative district in the urban core of downtown Phoenix that is nationally known for its arts and cultural events, fostering an urban renewal with rehabilitated bungalows and new infill projects.

The Artists' District connects downtown Phoenix to historic neighborhoods including Garfield, Evans Churchill, F.Q. Story, Willo, Roosevelt, Historic Roosevelt and Grand Avenue. Roosevelt Row begins at 7th Avenue and extends east to 16th Street. On the north side it begins at Interstate 10 and extends south to Fillmore Street.

Roosevelt Row has been a vital mixed use area from the earliest days of the establishment of Phoenix. Many of the concrete sidewalks in the neighborhood were poured in 1909, three years before Arizona officially became the 48th State. In the early 1940s, when there were approximately 30,000 people living in Phoenix, numerous businesses were established along Roosevelt Street. The flower shop at Fifth Street and Roosevelt has been in continuous operation since 1948.

In the 1970s, parts of the area were re-zoned as a high-rise incentive district leading to land speculation and a decline of the neighborhood that lasted until the late 1990s.

The blighted area was attractive to artists because the boarded-up buildings and former crack houses were affordable for studio and gallery space. The arts were a major factor in the revitalization of the area and crime rates plummeted as more people began to venture into the area to experience the cultural vibrancy.

The corridor is re-emerging as one of the most dynamic areas in downtown Phoenix and a valued cultural resource in the metropolitan region and the state.

Whether you are in search for a unique gift, a delicious meal, a new outfit, you can find it in Roosevelt Row. Best of all, you will discover a creative pulse in this district unlike anywhere else, where arts thrive on restaurant walls, painted murals and gallery exhibits.



Meow Wolf is Coming to Phoenix

Meow Wolf is set for massive expansion this year with the opening of our second permanent location in Las Vegas, as well as the official unveiling of our first art ride in Denver. However, our creative footprint promises to take another innovative leap into the future with our latest announcement: a NEW exhibition and hotel concept in the heart of the Roosevelt Row Arts District in Downtown Phoenix! [Click](#) to read the full article!

Punch Bowl Social bringing restaurant, bar, arcade, mini golf, bowling and karaoke to Phoenix

A new entertainment concept is coming to downtown Phoenix and bringing with it a scorecard of activities, including indoor mini-golf and bowling.

Punch Bowl Social, a Denver-Colorado-based concept, announced its plans to open a 22,000 SF restaurant, bar and entertainment venue within downtown Phoenix's bustling Roosevelt Row district. [Click](#) to read the full article!



10 Ways True North Studio is Remaking Roosevelt Row

True North Studio is undertaking a series of projects that will significantly alter Roosevelt Row, the downtown Phoenix arts district where the real estate developer has offices inside the monOrchid building it purchased last year from photographer Wayne Rainey. [Click](#) to read the full article!



910 N 5th St | Lawn Gnome



914 N 5th St | Lost Leaf



910 N 5th St | AVAILABLE
Alley Cat Bldg



911 N 4th St | AVAILABLE



915 N 4th St | Safe Haven Brewery

**ROOSEVELT ROW
APARTMENTS**



THE BLOCKS
OF ROOSEVELT ROW

Seventh St



MADE art boutique



914

LOST LEAF



910

LAWN GNOME

Roosevelt St

Fifth St



915

SAFE HAVEN
BREWERY



911

AVAILABLE



ALLEY
CAT
BLDG

AVAILABLE

Fourth St



CLICK TO VIEW DRONE FLYOVER VIDEO



ASPIRE FILLMORE
(UNDER CONSTRUCTION)

ASU
ARIZONA STATE
UNIVERSITY

ARIZONA CENTER

SKYLINE LOFTS
APARTMENTS

proxy333

roosevelt point

BIOSCIENCE

PBC
PHOENIX BIOMEDICAL CAMPUS

bliss
rebar

R
911

R
915

Fourth St

THE BLOCKS
OF ROOSEVELT ROW

R
914

DVINA
modern fare

ROOSEVELT ROW
APARTMENTS

GREENWOOD
BREWING

MADE art boutique

TAC° CH° LO

FIFTH ST

ROOSEVELT ST

R

CLICK TO VIEW DRONE FLYOVER VIDEO

NAU

THE UNIVERSITY OF ARIZONA
CANCER CENTER

St. Joseph's Hospital
and Medical Center
A Dignity Health Member

BIOSCIENCE

PBC
PHOENIX BIOMEDICAL CAMPUS

PBC
PHOENIX BIOMEDICAL CAMPUS

bliss
Rebar

R
914

R
910

R

ALLEY
CAT
BLDG

AVAILABLE

R
911

AVAILABLE

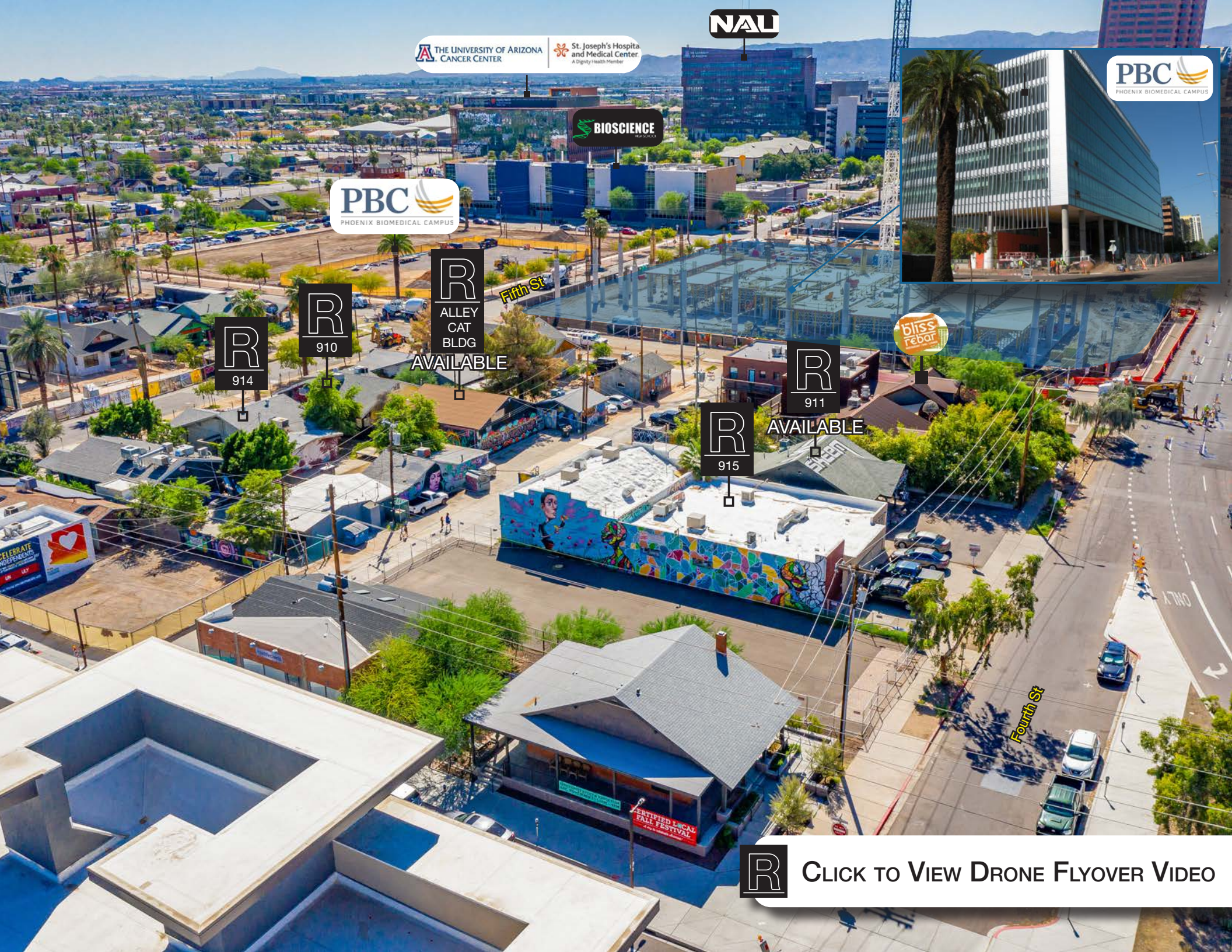
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915

Fourth St

Fifth St

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CLICK TO VIEW DRONE FLYOVER VIDEO





PROPERTY DEMOGRAPHICS

Pg 10



ESTIMATED POPULATION

	1 MILE	2 MILES	3 MILES
2020 POPULATION	18,838	64,638	125,923
2020-2025 POPULATION GROWTH	3.33%	2.41%	2.01%



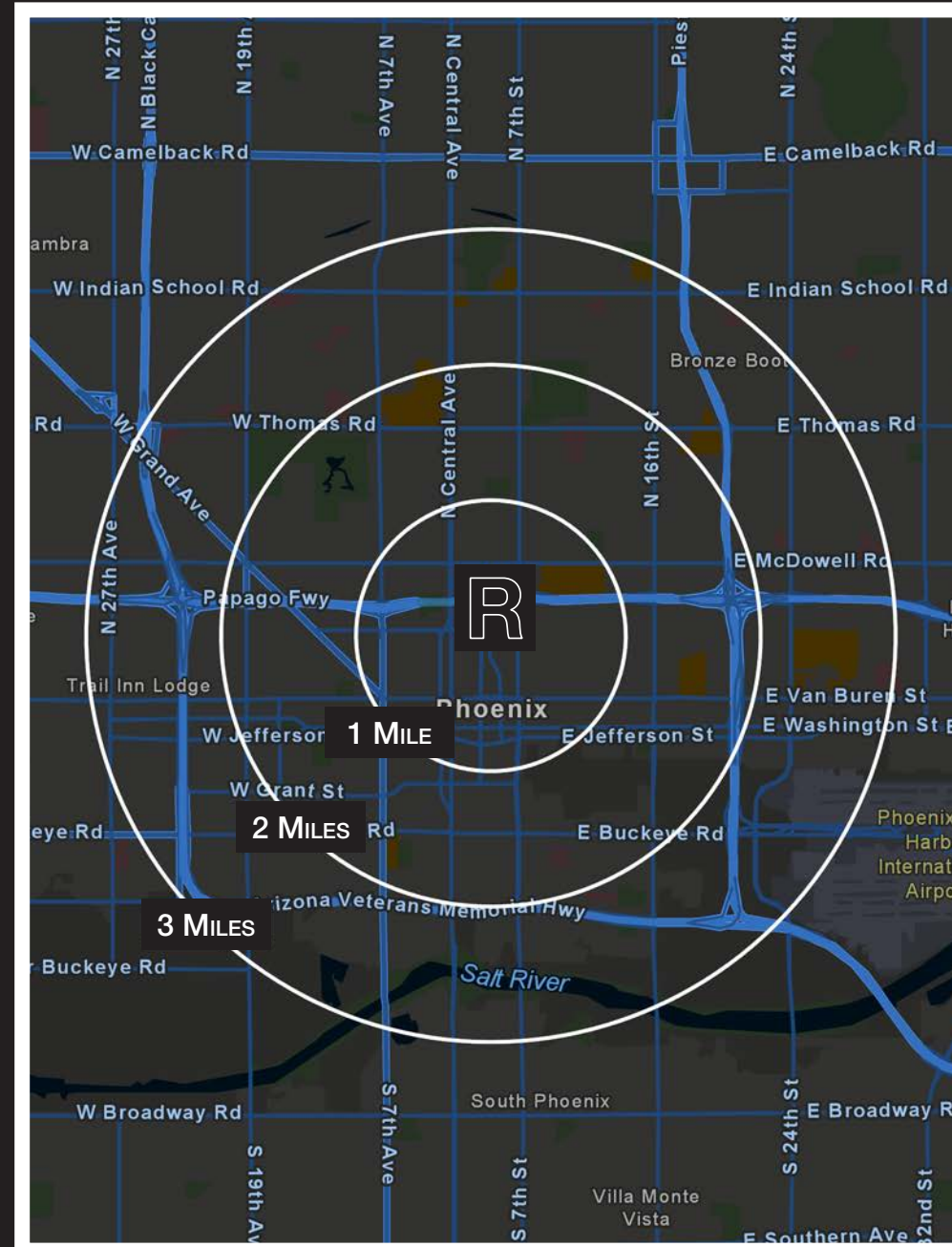
HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
AVG HOUSEHOLD INCOME	\$72,479	\$69,935	\$65,709
2020-2025 MEDIAN HH INCOME GROWTH	12.1%	12.6%	11.5%



DAYTIME STATS

	1 MILE	2 MILES	3 MILES
TOTAL BUSINESSES	4,140	8,557	13,804
TOTAL EMPLOYEES	64,050	134,135	194,811



ROOSEVELT **ROW** OPPORTUNITY

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