

COMMERCIAL OPPORTUNITY NEXT TO ROOSEVELT ROW

Roosevelt St & 7th St - Northeast Corner
Phoenix, Arizona



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

Darren Pitts

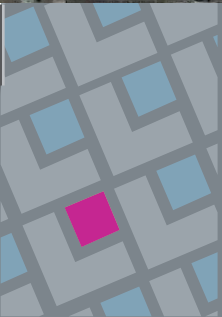
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



COMMERCIAL OPPORTUNITY NEXT TO ROOSEVELT ROW

Roosevelt St & 7th St - Northeast Corner

Phoenix, Arizona



◆ 4,800 SF BUILDING / 17,600 SF PARCEL

Property Highlights

- Located next to “Roosevelt Row” - one of the most sought-after neighborhoods in Downtown Phoenix
- Zoned C-2 Commercial (Phoenix)
- Suitable for restaurant, wine bar, art gallery, retail shops, and more
- Parcels: 116-31-003, 113-31-004

Traffic Counts

7th Street 56,475 CPD
Roosevelt Street 11,892 CPD

Total 68,367 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	24,514	139,623	423,918
Estimated Households	11,676	53,667	149,871
Avg Household Income	\$52,789	\$60,064	\$64,300
Daytime Population	55,664	191,269	339,201

Source: SitesUSA

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts

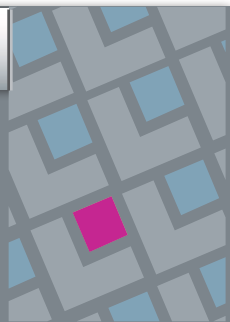
602.682.6050

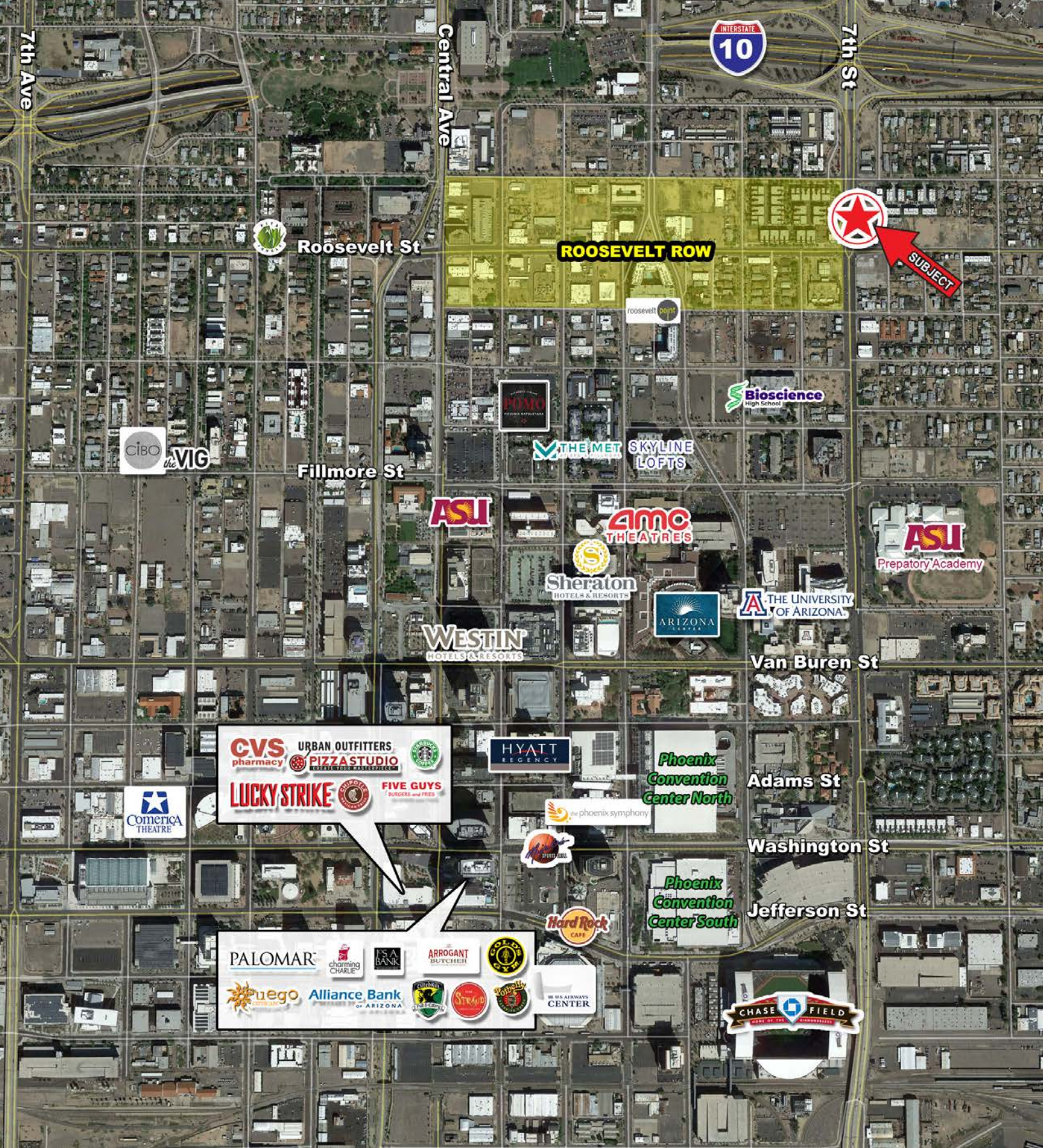
darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

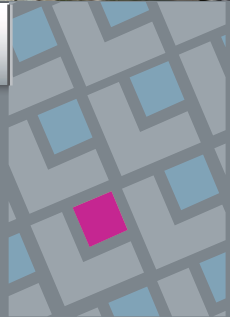




- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
- AERIAL
- CONTACT
- DEMOGRAPHICS

Darren Pitts
 602.682.6050
 darren.pitts@velocityretail.com

Brad Ranly
 602.682.8120
 brad.ranly@velocityretail.com



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

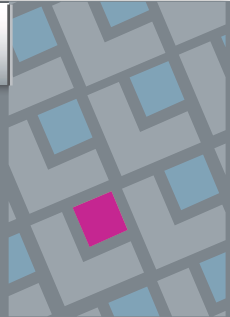
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4586/-112.0653

RF5

N 7th St & E Roosevelt St		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2020)		24,514		139,623		423,918	
Projected Population (2025)		27,211		156,833		472,476	
Census Population (2010)		15,539		111,550		346,265	
Census Population (2000)		17,600		127,558		370,419	
Projected Annual Growth (2020 to 2025)		2,697	2.2%	17,210	2.5%	48,558	2.3%
Historical Annual Growth (2010 to 2020)		8,975	5.8%	28,073	2.5%	77,653	2.2%
Historical Annual Growth (2000 to 2010)		-2,061	-1.2%	-16,008	-1.3%	-24,154	-0.7%
Estimated Population Density (2020)		7,807 psm		4,941 psm		5,400 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2020)		11,676		53,667		149,871	
Projected Households (2025)		12,493		58,308		161,847	
Census Households (2010)		6,421		40,756		120,349	
Census Households (2000)		5,975		41,584		122,752	
Estimated Households with Children (2020)		2,063	17.7%	15,663	29.2%	50,866	33.9%
Estimated Average Household Size (2020)		1.92		2.44		2.67	
Average Household Income							
Estimated Average Household Income (2020)		\$52,789		\$60,064		\$64,300	
Projected Average Household Income (2025)		\$57,090		\$64,190		\$69,354	
Estimated Average Family Income (2020)		\$68,556		\$68,376		\$73,276	
Median Household Income							
Estimated Median Household Income (2020)		\$50,106		\$54,170		\$55,681	
Projected Median Household Income (2025)		\$57,798		\$62,626		\$64,253	
Estimated Median Family Income (2020)		\$74,002		\$66,124		\$66,804	
Per Capita Income							
Estimated Per Capita Income (2020)		\$26,099		\$23,961		\$23,615	
Projected Per Capita Income (2025)		\$27,072		\$24,643		\$24,550	
Estimated Per Capita Income 5 Year Growth		\$973	3.7%	\$682	2.8%	\$934	4.0%
Estimated Average Household Net Worth (2020)		\$646,157		\$629,607		\$639,745	
Daytime Demos (2020)							
Total Businesses		3,364		12,845		25,510	
Total Employees		55,664		191,269		339,201	
Company Headquarter Businesses		28	0.8%	173	1.3%	284	1.1%
Company Headquarter Employees		10,931	19.6%	35,825	18.7%	47,623	14.0%
Employee Population per Business		16.5		14.9		13.3	
Residential Population per Business		7.3		10.9		16.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4586/-112.0653

RF5

N 7th St & E Roosevelt St

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	15,320	62.5%	79,385	56.9%	234,431	55.3%
Black or African American (2020)	1,957	8.0%	12,519	9.0%	39,522	9.3%
American Indian or Alaska Native (2020)	681	2.8%	4,422	3.2%	12,333	2.9%
Asian (2020)	775	3.2%	3,807	2.7%	12,828	3.0%
Hawaiian or Pacific Islander (2020)	36	0.1%	169	0.1%	597	0.1%
Other Race (2020)	4,766	19.4%	33,831	24.2%	107,570	25.4%
Two or More Races (2020)	978	4.0%	5,491	3.9%	16,635	3.9%
Not Hispanic or Latino Population (2020)	14,036	57.3%	67,647	48.4%	197,039	46.5%
Hispanic or Latino Population (2020)	10,478	42.7%	71,976	51.6%	226,879	53.5%
Not Hispanic or Latino Population (2025)	15,303	56.2%	74,925	47.8%	217,139	46.0%
Hispanic or Latino Population (2025)	11,908	43.8%	81,909	52.2%	255,337	54.0%
Not Hispanic or Latino Population (2010)	7,691	49.5%	49,142	44.1%	146,753	42.4%
Hispanic or Latino Population (2010)	7,848	50.5%	62,409	55.9%	199,512	57.6%
Not Hispanic or Latino Population (2000)	6,479	36.8%	51,564	40.4%	164,271	44.3%
Hispanic or Latino Population (2000)	11,121	63.2%	75,994	59.6%	206,148	55.7%
Projected Hispanic Annual Growth (2020 to 2025)	1,430	2.7%	9,932	2.8%	28,458	2.5%
Historic Hispanic Annual Growth (2000 to 2020)	-642	-0.3%	-4,018	-0.3%	20,731	0.5%
Age Distribution (2020)						
Age Under 5	1,408	5.7%	9,358	6.7%	29,218	6.9%
Age 5 to 9 Years	1,324	5.4%	8,915	6.4%	28,430	6.7%
Age 10 to 14 Years	1,228	5.0%	8,928	6.4%	28,611	6.7%
Age 15 to 19 Years	2,014	8.2%	10,655	7.6%	32,606	7.7%
Age 20 to 24 Years	2,766	11.3%	12,774	9.1%	37,425	8.8%
Age 25 to 29 Years	2,527	10.3%	12,316	8.8%	37,354	8.8%
Age 30 to 34 Years	2,041	8.3%	11,034	7.9%	34,089	8.0%
Age 35 to 39 Years	1,605	6.5%	9,512	6.8%	28,936	6.8%
Age 40 to 44 Years	1,502	6.1%	9,172	6.6%	27,576	6.5%
Age 45 to 49 Years	1,428	5.8%	8,786	6.3%	26,283	6.2%
Age 50 to 54 Years	1,426	5.8%	8,578	6.1%	25,170	5.9%
Age 55 to 59 Years	1,379	5.6%	8,065	5.8%	23,583	5.6%
Age 60 to 64 Years	1,193	4.9%	6,577	4.7%	19,088	4.5%
Age 65 to 74 Years	1,592	6.5%	8,704	6.2%	26,300	6.2%
Age 75 to 84 Years	783	3.2%	4,471	3.2%	13,755	3.2%
Age 85 Years or Over	298	1.2%	1,780	1.3%	5,494	1.3%
Median Age	31.7		32.3		32.2	
Gender Age Distribution (2020)						
Female Population	11,606	47.3%	65,819	47.1%	202,750	47.8%
Age 0 to 19 Years	2,959	25.5%	18,097	27.5%	57,372	28.3%
Age 20 to 64 Years	7,217	62.2%	39,780	60.4%	120,427	59.4%
Age 65 Years or Over	1,430	12.3%	7,943	12.1%	24,951	12.3%
Female Median Age	31.3		32.6		32.8	
Male Population	12,908	52.7%	73,804	52.9%	221,168	52.2%
Age 0 to 19 Years	3,015	23.4%	19,759	26.8%	61,493	27.8%
Age 20 to 64 Years	8,650	67.0%	47,033	63.7%	139,077	62.9%
Age 65 Years or Over	1,244	9.6%	7,012	9.5%	20,598	9.3%
Male Median Age	32.1		32.3		31.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

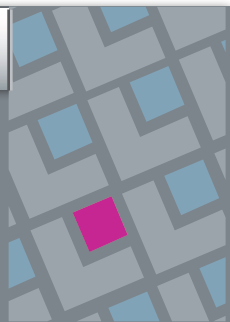
DEMOGRAPHICS

Darren Pitts
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly
602.682.8120

brad.ranly@velocityretail.com



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4586/-112.0653

RF5

N 7th St & E Roosevelt St						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	606	5.2%	2,712	5.1%	7,773	5.2%
HH Income \$150,000 to \$199,999	616	5.3%	2,415	4.5%	6,839	4.6%
HH Income \$100,000 to \$149,999	1,209	10.4%	6,077	11.3%	17,724	11.8%
HH Income \$75,000 to \$99,999	1,226	10.5%	6,523	12.2%	17,685	11.8%
HH Income \$50,000 to \$74,999	2,205	18.9%	10,164	18.9%	28,383	18.9%
HH Income \$35,000 to \$49,999	1,603	13.7%	7,485	13.9%	20,745	13.8%
HH Income \$25,000 to \$34,999	1,043	8.9%	4,846	9.0%	14,489	9.7%
HH Income \$15,000 to \$24,999	1,182	10.1%	4,882	9.1%	14,350	9.6%
HH Income Under \$15,000	1,985	17.0%	8,562	16.0%	21,883	14.6%
HH Income \$35,000 or More	7,465	63.9%	35,377	65.9%	99,149	66.2%
HH Income \$75,000 or More	3,657	31.3%	17,727	33.0%	50,021	33.4%
Housing (2020)						
Total Housing Units	12,428		57,855		160,656	
Housing Units Occupied	11,676	93.9%	53,667	92.8%	149,871	93.3%
Housing Units Owner-Occupied	2,318	19.9%	16,915	31.5%	57,496	38.4%
Housing Units, Renter-Occupied	9,357	80.1%	36,752	68.5%	92,374	61.6%
Housing Units, Vacant	753	6.4%	4,189	7.8%	10,785	7.2%
Marital Status (2020)						
Never Married	11,976	58.3%	56,953	50.7%	163,898	48.5%
Currently Married	3,785	18.4%	27,469	24.4%	90,925	26.9%
Separated	1,246	6.1%	7,696	6.8%	25,055	7.4%
Widowed	721	3.5%	4,497	4.0%	14,135	4.2%
Divorced	2,826	13.7%	15,807	14.1%	43,646	12.9%
Household Type (2020)						
Population Family	13,046	53.2%	95,376	68.3%	312,294	73.7%
Population Non-Family	9,409	38.4%	35,536	25.5%	88,021	20.8%
Population Group Quarters	2,060	8.4%	8,712	6.2%	23,603	5.6%
Family Households	3,827	32.8%	25,662	47.8%	81,526	54.4%
Non-Family Households	7,848	67.2%	28,004	52.2%	68,344	45.6%
Married Couple with Children	974	25.7%	7,259	26.4%	25,722	28.3%
Average Family Household Size	3.4		3.7		3.8	
Household Size (2020)						
1 Person Households	6,509	55.8%	22,103	41.2%	53,148	35.5%
2 Person Households	2,633	22.6%	12,960	24.1%	36,192	24.1%
3 Person Households	985	8.4%	6,332	11.8%	18,814	12.6%
4 Person Households	679	5.8%	4,931	9.2%	16,111	10.8%
5 Person Households	402	3.4%	3,393	6.3%	11,560	7.7%
6 or More Person Households	467	4.0%	3,948	7.4%	14,045	9.4%
Household Vehicles (2020)						
Households with 0 Vehicles Available	2,111	18.1%	8,749	16.3%	20,534	13.7%
Households with 1 Vehicles Available	5,236	44.8%	21,620	40.3%	58,793	39.2%
Households with 2 or More Vehicles Available	4,329	37.1%	23,298	43.4%	70,544	47.1%
Total Vehicles Available	15,365		78,631		234,086	
Average Vehicles Per Household	1.3		1.5		1.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Darren Pitts

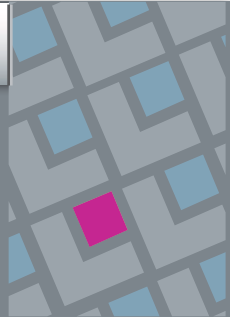
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4586/-112.0653

RF5

N 7th St & E Roosevelt St		1 mi radius	3 mi radius	5 mi radius
Labor Force (2020)				
Estimated Labor Population Age 16 Years or Over		20,334	110,739	332,043
Estimated Civilian Employed		12,650 62.2%	67,120 60.6%	193,873 58.4%
Estimated Civilian Unemployed		815 4.0%	4,436 4.0%	13,280 4.0%
Estimated in Armed Forces		30 0.1%	46 -	323 -
Estimated Not in Labor Force		6,839 33.6%	39,136 35.3%	124,568 37.5%
Unemployment Rate		4.0%	4.0%	4.0%
Occupation (2020)				
Occupation: Population Age 16 Years or Over		12,650	67,120	193,873
Management, Business, Financial Operations		1,916 15.1%	9,484 14.1%	25,609 13.2%
Professional, Related		3,385 26.8%	15,088 22.5%	36,704 18.9%
Service		2,806 22.2%	15,168 22.6%	44,036 22.7%
Sales, Office		2,369 18.7%	13,687 20.4%	42,102 21.7%
Farming, Fishing, Forestry		18 0.1%	246 0.4%	823 0.4%
Construct, Extraction, Maintenance		816 6.5%	5,664 8.4%	19,139 9.9%
Production, Transport Material Moving		1,340 10.6%	7,783 11.6%	25,460 13.1%
White Collar Workers		7,669 60.6%	38,258 57.0%	104,415 53.9%
Blue Collar Workers		4,981 39.4%	28,862 43.0%	89,458 46.1%
Consumer Expenditure (2020)				
Total Household Expenditure		\$526.7 M	\$2.63 B	\$7.65 B
Total Non-Retail Expenditure		\$280.59 M 53.3%	\$1.4 B 53.0%	\$4.05 B 53.0%
Total Retail Expenditure		\$246.11 M 46.7%	\$1.24 B 47.0%	\$3.6 B 47.0%
Apparel		\$18.56 M 3.5%	\$92.98 M 3.5%	\$270.95 M 3.5%
Contributions		\$16.54 M 3.1%	\$82.5 M 3.1%	\$241.6 M 3.2%
Education		\$15.68 M 3.0%	\$77.56 M 2.9%	\$226.77 M 3.0%
Entertainment		\$28.94 M 5.5%	\$145.49 M 5.5%	\$425.01 M 5.6%
Food and Beverages		\$78.3 M 14.9%	\$391.82 M 14.9%	\$1.14 B 14.9%
Furnishings and Equipment		\$17.98 M 3.4%	\$90.42 M 3.4%	\$263.82 M 3.4%
Gifts		\$12.75 M 2.4%	\$63.19 M 2.4%	\$184.04 M 2.4%
Health Care		\$43.96 M 8.3%	\$220.57 M 8.4%	\$641.48 M 8.4%
Household Operations		\$20.31 M 3.9%	\$101.57 M 3.9%	\$296.56 M 3.9%
Miscellaneous Expenses		\$9.93 M 1.9%	\$49.45 M 1.9%	\$143.64 M 1.9%
Personal Care		\$7.05 M 1.3%	\$35.25 M 1.3%	\$102.45 M 1.3%
Personal Insurance		\$3.41 M 0.6%	\$17.35 M 0.7%	\$51.14 M 0.7%
Reading		\$1.14 M 0.2%	\$5.65 M 0.2%	\$16.44 M 0.2%
Shelter		\$114.81 M 21.8%	\$567.44 M 21.6%	\$1.64 B 21.4%
Tobacco		\$3.53 M 0.7%	\$17.38 M 0.7%	\$49.72 M 0.6%
Transportation		\$94.13 M 17.9%	\$474.66 M 18.0%	\$1.38 B 18.1%
Utilities		\$39.68 M 7.5%	\$198.41 M 7.5%	\$575.57 M 7.5%
Educational Attainment (2020)				
Adult Population Age 25 Years or Over		15,773	88,993	267,629
Elementary (Grade Level 0 to 8)		1,550 9.8%	9,920 11.1%	35,643 13.3%
Some High School (Grade Level 9 to 11)		1,245 7.9%	10,095 11.3%	30,338 11.3%
High School Graduate		3,069 19.5%	19,014 21.4%	63,693 23.8%
Some College		3,189 20.2%	18,449 20.7%	53,467 20.0%
Associate Degree Only		1,036 6.6%	5,588 6.3%	17,186 6.4%
Bachelor Degree Only		3,622 23.0%	16,385 18.4%	43,302 16.2%
Graduate Degree		2,063 13.1%	9,542 10.7%	24,000 9.0%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

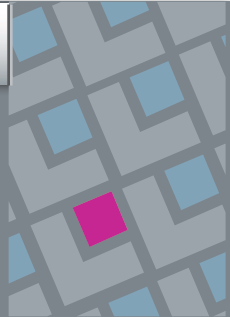
DEMOGRAPHICS

Darren Pitts
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly
602.682.8120

brad.ranly@velocityretail.com



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4586/-112.0653

RF5

N 7th St & E Roosevelt St		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)							
1 Detached Unit		3,587	55.9%	24,794	60.8%	72,876	60.6%
1 Attached Unit		432	6.7%	1,773	4.4%	7,109	5.9%
2 to 4 Units		1,242	19.3%	5,543	13.6%	13,752	11.4%
5 to 9 Units		1,010	15.7%	3,789	9.3%	10,188	8.5%
10 to 19 Units		635	9.9%	3,074	7.5%	10,815	9.0%
20 to 49 Units		1,317	20.5%	3,688	9.0%	9,902	8.2%
50 or More Units		3,340	52.0%	9,538	23.4%	19,598	16.3%
Mobile Home or Trailer		107	1.7%	1,316	3.2%	5,280	4.4%
Other Structure		6	-	152	0.4%	350	0.3%
Homes Built By Year (2020)							
Homes Built 2010 or later		1,241	19.3%	3,453	8.5%	8,465	7.0%
Homes Built 2000 to 2009		1,936	30.1%	6,182	15.2%	17,072	14.2%
Homes Built 1990 to 1999		1,241	19.3%	5,766	14.1%	16,112	13.4%
Homes Built 1980 to 1989		1,341	20.9%	5,504	13.5%	16,972	14.1%
Homes Built 1970 to 1979		958	14.9%	5,710	14.0%	20,935	17.4%
Homes Built 1960 to 1969		1,438	22.4%	8,600	21.1%	25,274	21.0%
Homes Built 1950 to 1959		964	15.0%	7,031	17.3%	26,504	22.0%
Homes Built Before 1949		2,556	39.8%	11,421	28.0%	18,537	15.4%
Home Values (2020)							
Home Values \$1,000,000 or More		15	0.6%	126	0.7%	789	1.4%
Home Values \$500,000 to \$999,999		243	10.5%	1,267	7.5%	5,333	9.3%
Home Values \$400,000 to \$499,999		344	14.9%	1,391	8.2%	4,793	8.3%
Home Values \$300,000 to \$399,999		379	16.3%	2,929	17.3%	8,833	15.4%
Home Values \$200,000 to \$299,999		696	30.0%	5,341	31.6%	15,091	26.2%
Home Values \$150,000 to \$199,999		267	11.5%	2,393	14.1%	7,920	13.8%
Home Values \$100,000 to \$149,999		173	7.4%	1,393	8.2%	5,588	9.7%
Home Values \$70,000 to \$99,999		94	4.1%	613	3.6%	2,708	4.7%
Home Values \$50,000 to \$69,999		41	1.8%	352	2.1%	1,645	2.9%
Home Values \$25,000 to \$49,999		16	0.7%	360	2.1%	1,522	2.6%
Home Values Under \$25,000		38	1.6%	667	3.9%	2,802	4.9%
Owner-Occupied Median Home Value		\$287,272		\$253,671		\$251,011	
Renter-Occupied Median Rent		\$892		\$854		\$838	
Transportation To Work (2020)							
Drive to Work Alone		7,895	65.1%	46,830	69.7%	143,003	71.0%
Drive to Work in Carpool		1,247	10.3%	7,696	11.5%	26,869	13.3%
Travel to Work by Public Transportation		407	3.4%	3,385	5.0%	9,950	4.9%
Drive to Work on Motorcycle		42	0.3%	142	0.2%	326	0.2%
Walk or Bicycle to Work		1,042	8.6%	3,283	4.9%	7,148	3.6%
Other Means		437	3.6%	1,598	2.4%	3,567	1.8%
Work at Home		1,054	8.7%	4,256	6.3%	10,458	5.2%
Travel Time (2020)							
Travel to Work in 14 Minutes or Less		3,329	27.5%	17,024	25.3%	45,160	22.4%
Travel to Work in 15 to 29 Minutes		5,395	44.5%	29,304	43.6%	81,918	40.7%
Travel to Work in 30 to 59 Minutes		2,378	19.6%	13,298	19.8%	45,270	22.5%
Travel to Work in 60 Minutes or More		399	3.3%	3,163	4.7%	11,060	5.5%
Average Minutes Travel to Work		19.7		19.8		20.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

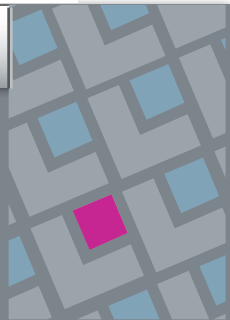
DEMOGRAPHICS

Darren Pitts
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly
602.682.8120

brad.ranly@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Darren Pitts

602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Velocity Retail Group, LLC and the VRG logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

