



— est. 1888 —

THE BLOCKS

OF ROOSEVELT ROW

THE PROJECT

An exciting renaissance of the last two contiguous blocks of the original 1888 Churchill Addition,

The historic Flowers building, three bungalow-style homes and a new three-story building will be converted into a mixed-use development that includes local restaurants/bars, and market-style retail and office spaces.

Located at 5th Street and Roosevelt in the Roosevelt Row Arts District in Downtown Phoenix.

- Delivering 2017 -



VENTURE REI
REAL ESTATE & INVESTMENT

FOR MORE INFO CONTACT DAN NOMA JR
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SPACE FOR LEASE

Building A: 6,100 Sq. Ft. | Patio 1,488 Sq. Ft.

Building B1/B2: 13,894 Sq. Ft. | 1st Floor 5,281 Sq. Ft.
2nd Floor 4,095 Sq. Ft. | 3rd Floor/Rooftop 4,518 Sq. Ft.

Building C: 1,359 Sq. Ft. | Patio: 2,340 Sq. Ft.

Building D: 2,460 Sq. Ft. | Patio 2,860 Sq. Ft.

Building E: 2,485 Sq. Ft. | Patio 2,460 Sq. Ft.

*All measurements above approximate pending final site plan.



ROOSEVELT ROW Drivers For Development

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4,915

DTPHX Multi-Family
Dev. Units
Constructed

2,153

DTPHX Multi-Family
Dev. Units Under
Construction

2,573

DTPHX Multi-Family
Dev. Units
Planned/Proposed

\$4.6B

Phoenix RDA
Investments ('04-'15)

4,371

Housing Units
Built Since 2000

\$3.1B

2025 Est. PBC
Economic Impact

3,094

DTPHX Hotel Rooms
(+435 by 2017)

15K

DT ASU Campus
Students by 2020

>7M

Annual Visitors
to DTPHX

Demographics	1-mile	3-miles	5-miles
Population	15,288	119,596	370,519
Average HH Income	49,591	47,847	49,455
Median Age	33.3	32.0	30.9
Daytime Employees	65,216	196,097	360,679

Daily Traffic Counts
5th Street & Roosevelt - 11,652
3rd Street & Roosevelt - 13,300
3rd Street & Portland - 54,742



Sources: DTPHX.org and ESRI Community Analyst