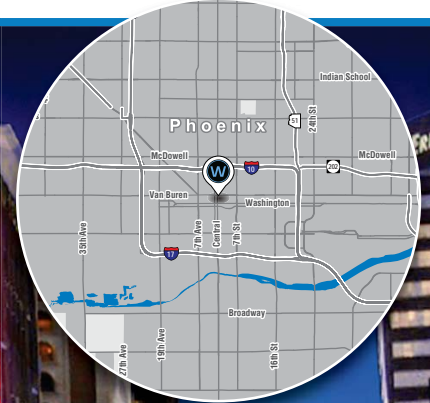


Downtown Streetfront Retail

Southeast Corner Central Ave & Monroe Street | Phoenix, Arizona



Property Highlights

- 50,000 employees within half a mile
- 170 renovated hotel rooms above
- 1,481 SF fronting Monroe St
- 1,753 SF fronting Central Ave
- 3,731 SF basement/ former Bank Vault

Area Co-Tenants

nook kitchen



Contact

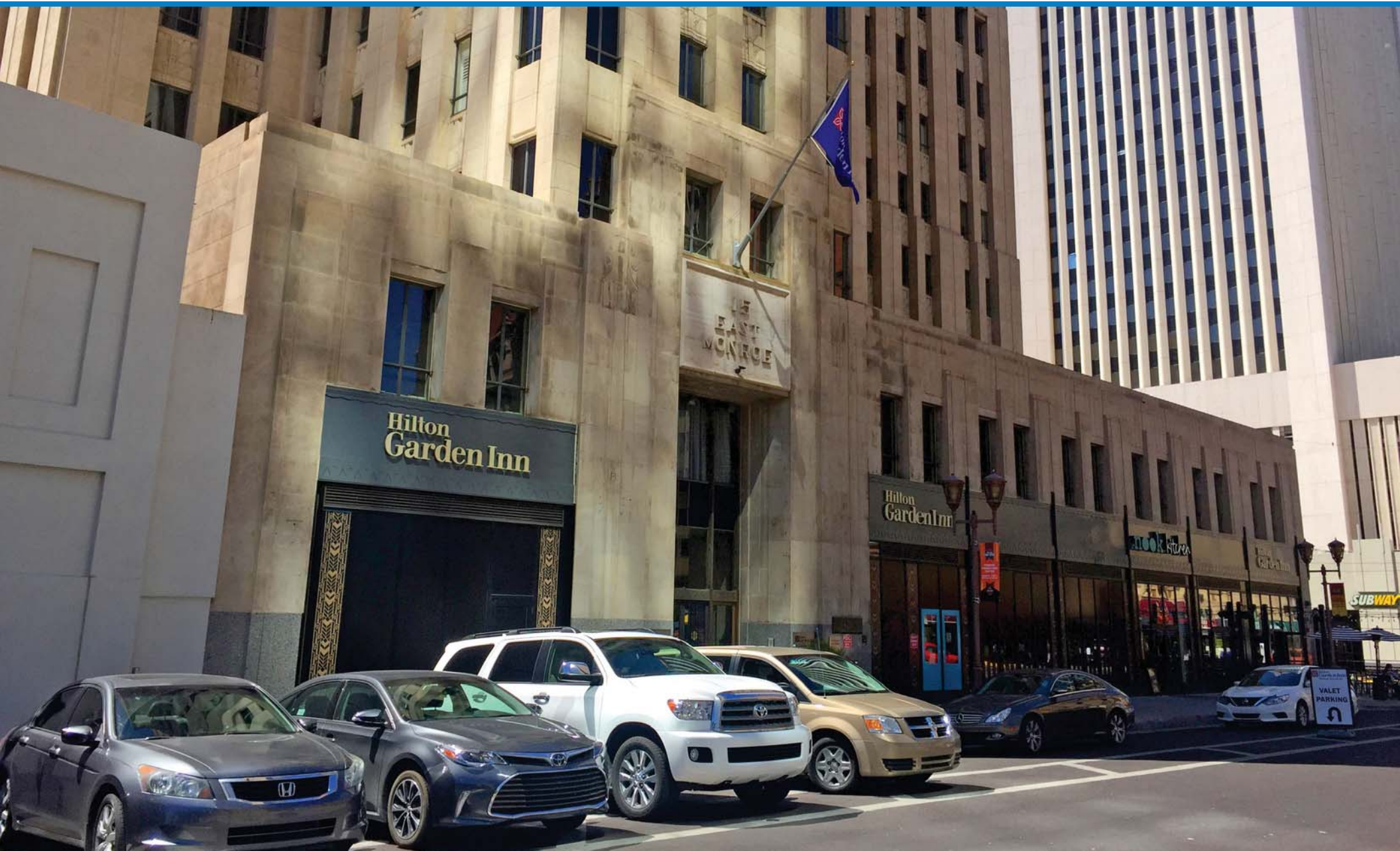
CHRIS OSBORN 602.931.4494
cosborn@w-retail.com

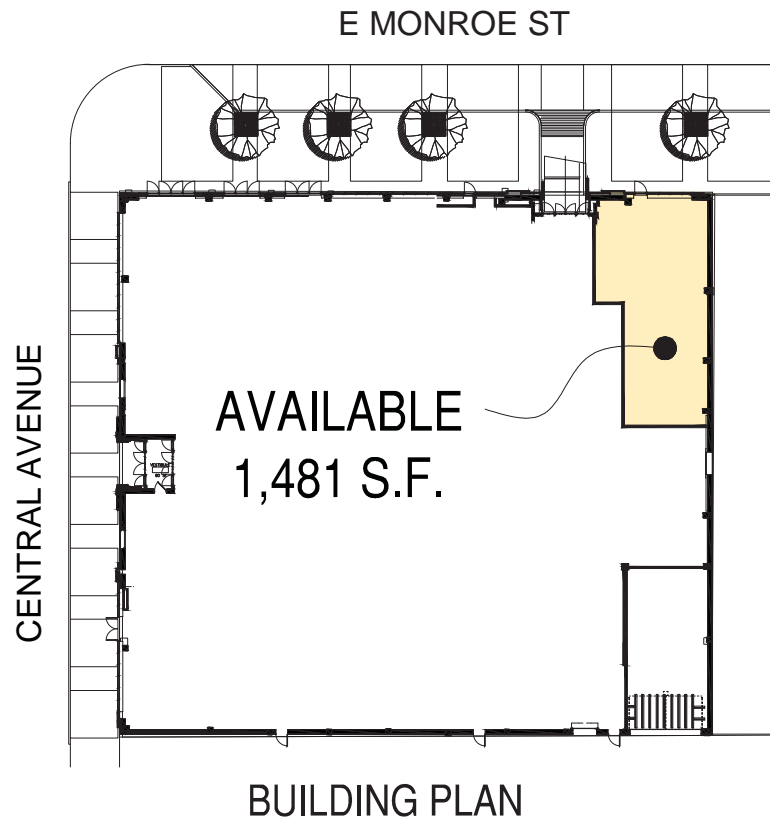
MADISON POOLE 602.595.3254
mpoole@w-retail.com

ADAM SMITH 602.778.3741
asmith@w-retail.com

Downtown Streetfront Retail

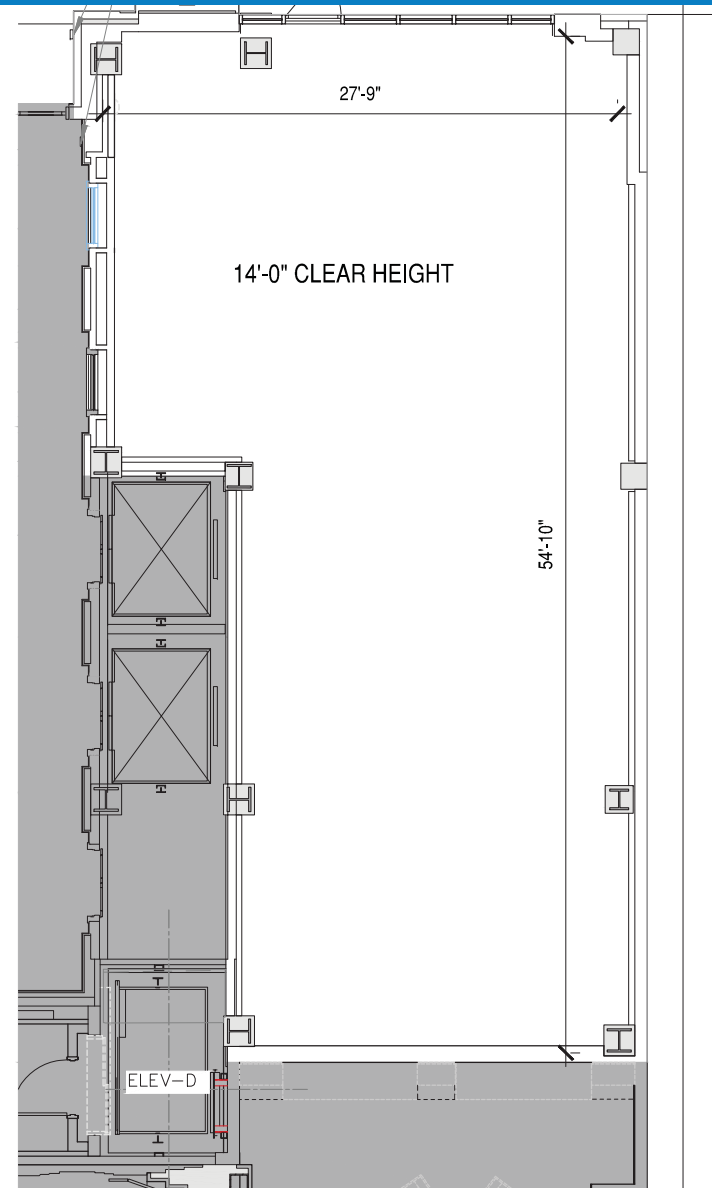
Southeast Corner Central Ave & Monroe Street | Phoenix, Arizona





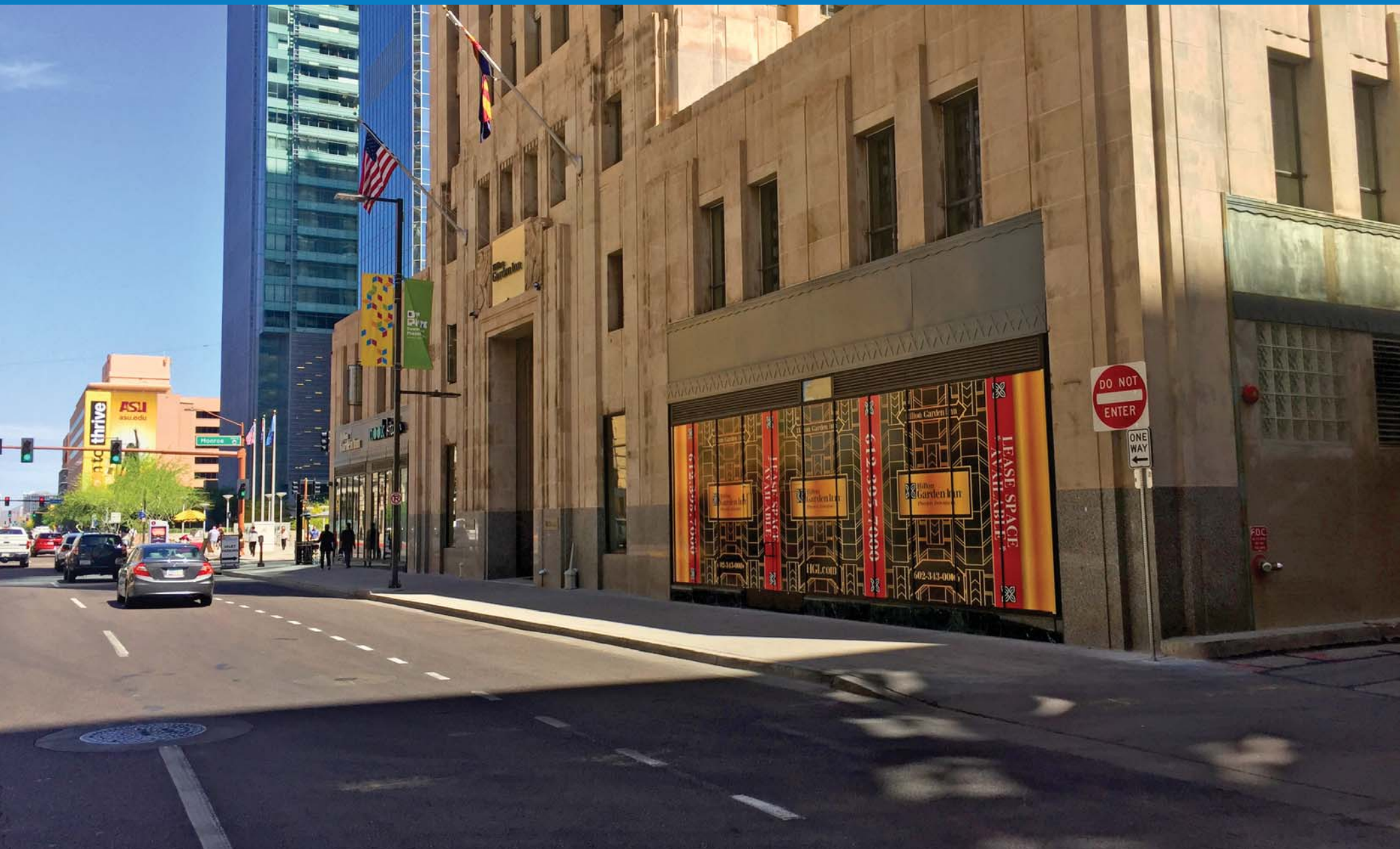
TENANT SUMMARY

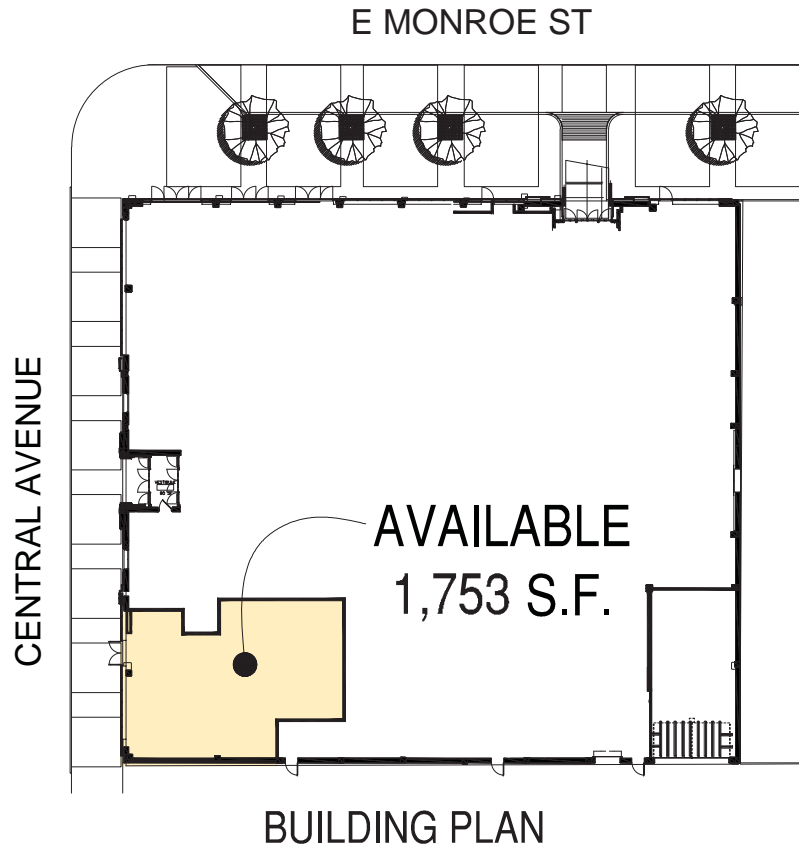
RETAIL	1,481 SF
TOTAL	1,481 SF



Downtown Streetfront Retail

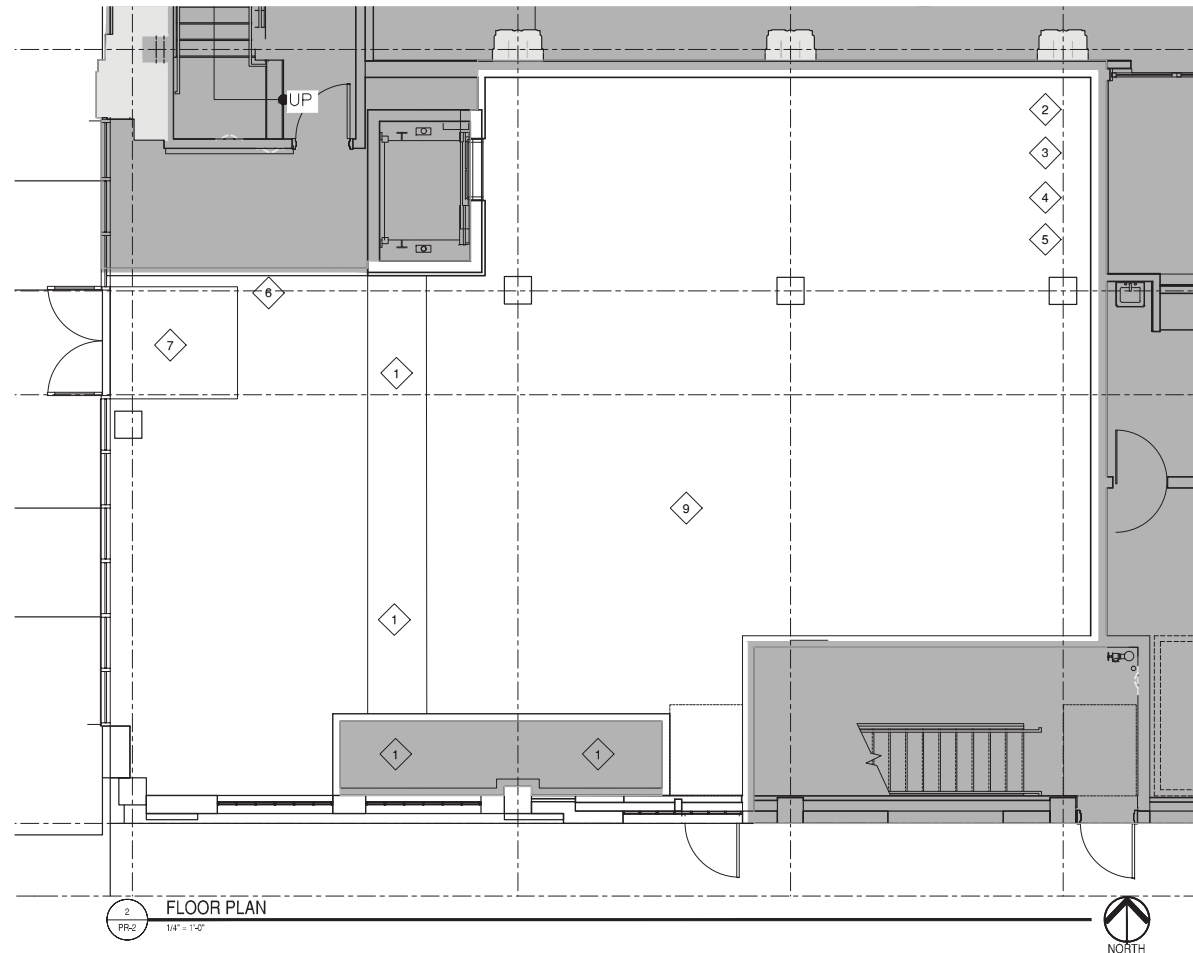
Southeast Corner Central Ave & Monroe Street | Phoenix, Arizona





TENANT SUMMARY

RETAIL	1,753 SF
TOTAL	1,753 SF



FLOOR PLAN



WESTERN
RETAIL ADVISORS

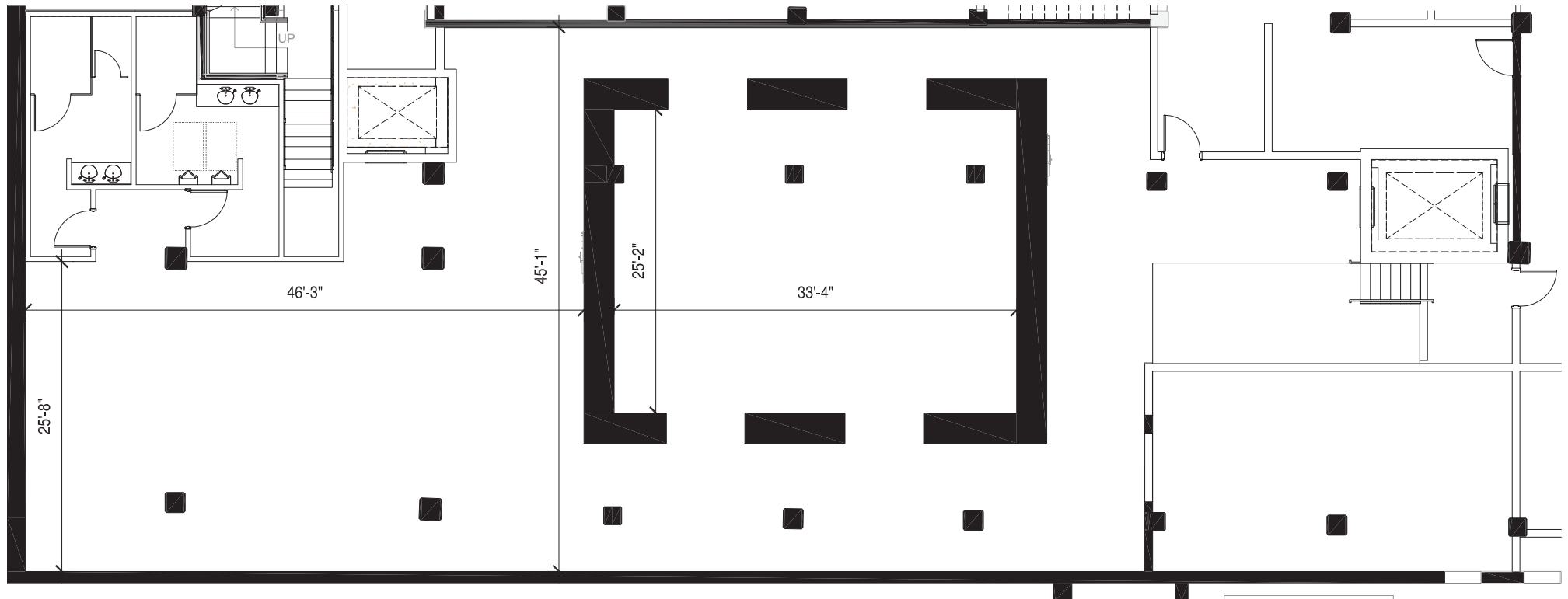
Downtown Streetfront Retail

Southeast Corner Central Ave & Monroe Street | Phoenix, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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BASEMENT PLAN

TENANT SUMMARY

BASEMENT	2,862 SF
VAULT	869 SF
TOTAL	3,731 SF

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2017 Total Population	18,534	103,829	379,072
2022 Total Population	19,966	111,464	409,115
2015-2020 Annual Growth Rate	1.50%	1.43%	1.54%
2017 Median Age	31.1	32.1	30.3
INCOME SUMMARY			
Median Household Income	\$27,003	\$31,106	\$33,806
Average Household Income	\$45,607	\$50,212	\$48,734
BUSINESS DATA			
Total Businesses:	2,288	8,674	19,016
Total Employees:	66,253	192,570	334,822
Daytime Population:	78,012	256,336	565,434
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	5.3%	5.0%	5.5%
Bachelor's Degree	17.4%	14.2%	12.1%
Graduate/Professional Degree	8.3%	9.1%	6.5%
Percent of Population with Degrees	31.0%	28.3%	24.1%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	6,775	40,063	148,459
White Collar	65.4%	53.2%	47.1%
Services	21.7%	24.9%	26.7%
Blue Collar	12.9%	21.8%	26.2%
HOUSEHOLD SUMMARY			
2017 Households	6,824	37,342	126,335
2017 Average Household Size	1.95	2.57	2.86
2017 Average Family Size	3.31	3.60	3.79
2017 Median Home Value	\$185,075	\$170,715	\$147,505