



RETAIL & OFFICE LEASING OPPORTUNITY



LIFESTYLE REAL ESTATE
APARTMENTS | CO-LIVING | CO-WORKING | FITNESS | RETAIL

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PROPERTY SUMMARY



OFFERING SUMMARY

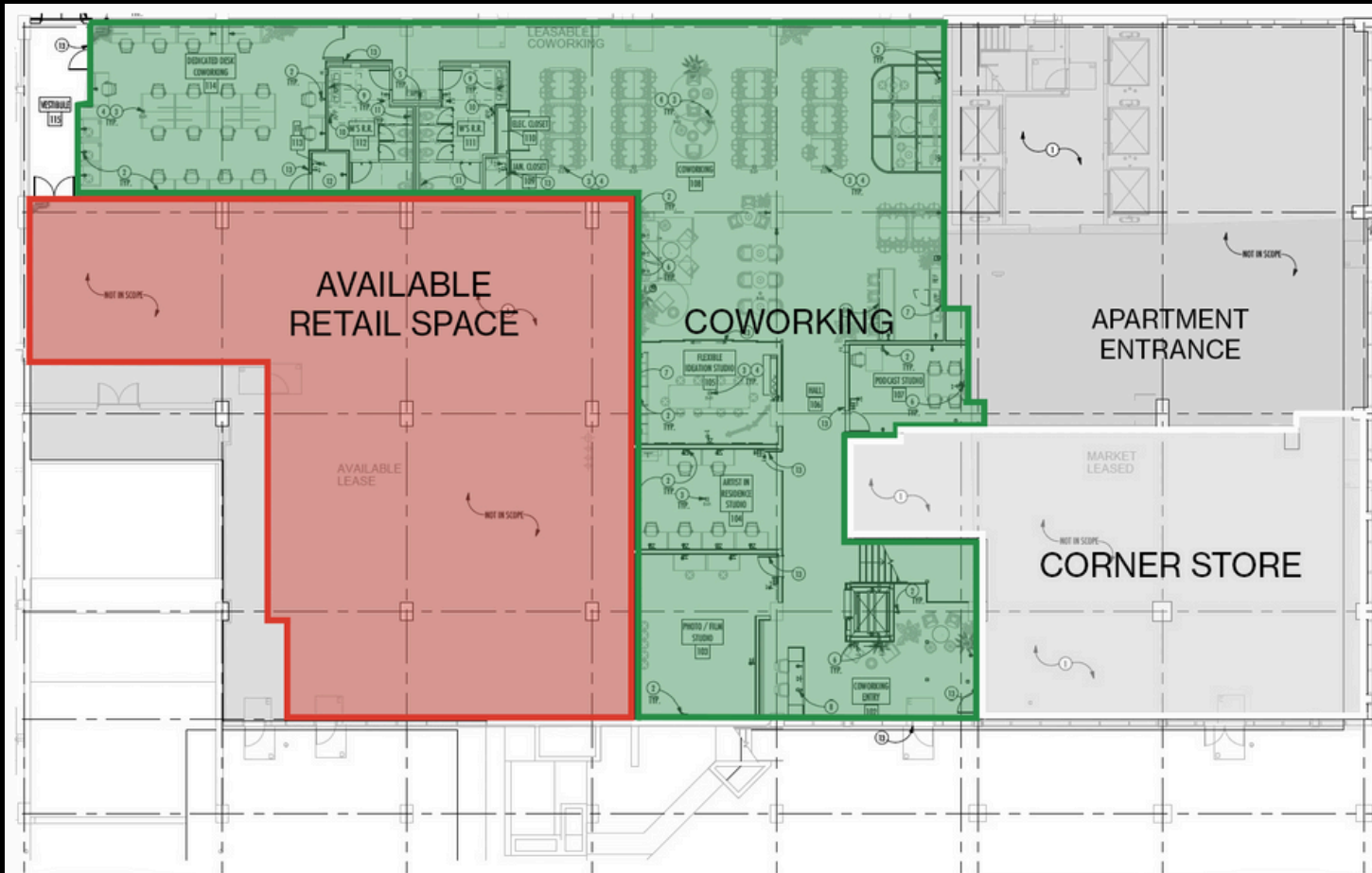
LEASE RATE:	\$35.00 SF/yr (NNN; Full Service)
BUILDING TYPE:	Mixed Use
AVAILABLE SF:	1,000 - 27,863 SF
YEAR BUILT:	2020
BUILDING SF:	381,236
MARKET:	Phoenix
SUBMARKET:	Downtown Phoenix
BEDROOMS:	506

PROPERTY OVERVIEW

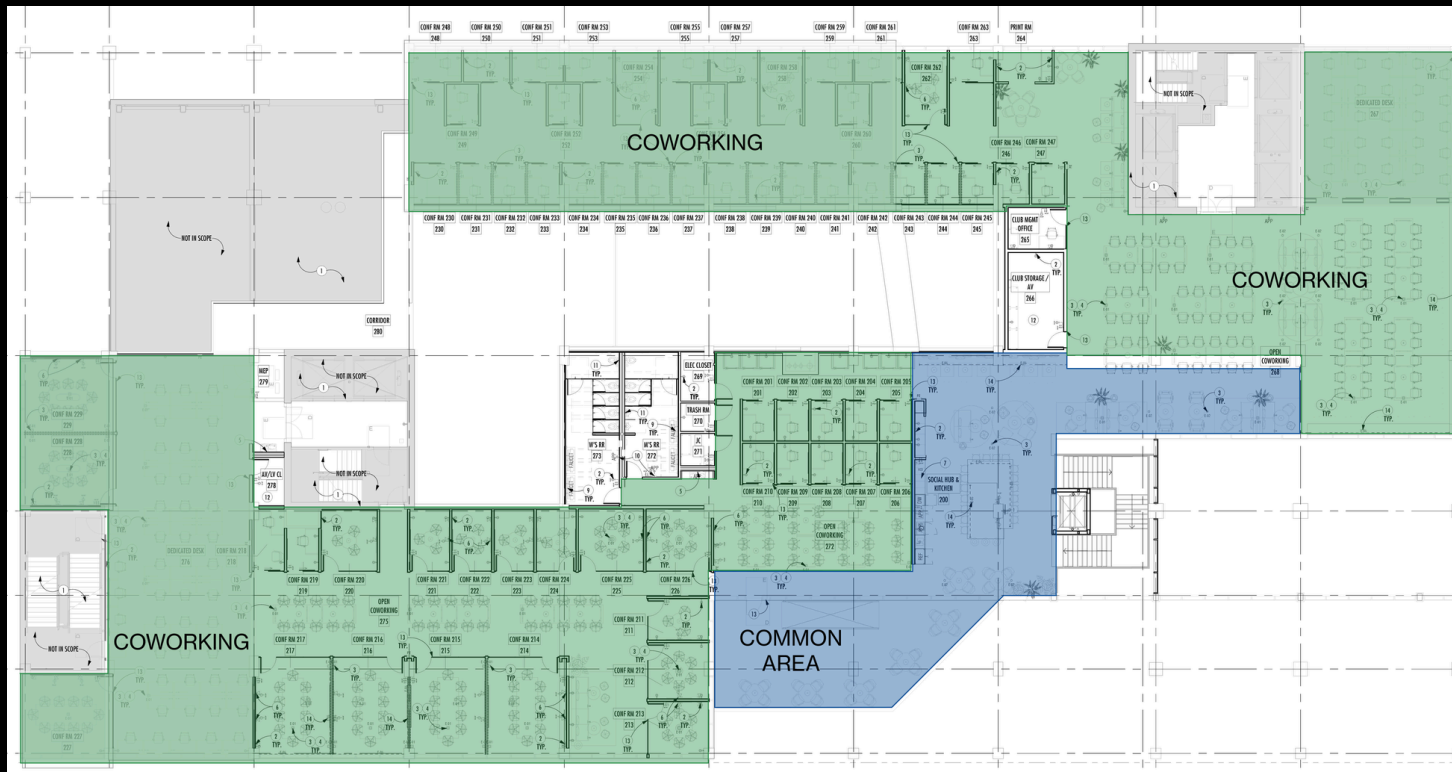
Be part of the "Ultimate Living Experience" at X Phoenix 1. This mixed-use development redefines and elevates apartment living. Located in the heart of downtown Phoenix minutes from Footprint Center and Roosevelt Row, the property boasts easy access and great visibility. Benefit from the potential built-in customer base from the building's 330 apartment units (506 bedrooms) and the robust employment base in the surrounding community.

PROPERTY HIGHLIGHTS

- 5,135 SF of Grey Shell Retail which can be demised to fit a range of uses
- 27, 863 SF of Fully Built-Out Office space
- Built-in customer base from mixed-use property with 500+ apartment bedrooms
- 94 Walk Score near area attractions including ASU Downtown Phoenix, Footprint Center, Chase Field & Roosevelt Row
- Void analysis shows high consumer demand for most retail categories in the immediate and surrounding areas
- Explore potential synergies between the ground-floor retail and the building community management opportunity
- Common area amenities have restaurant infrastructure in place



X Phoenix Ground Floor



X Phoenix 2nd Floor

A SPACE FIT FOR RETAIL

VOID ANALYSIS SHOWS VARIOUS AMENITIES NEEDED IN THE IMMEDIATE AND SURROUNDING AREAS

- Restaurant/Bar/Lounge
- Healthy Fast Casual
- Salon/Barber
- Professional services including medical and dental
- Coffee Bar or Cafe
- Smoothie/Juice/Tea Bar
- Acai Bowl Concept
- High-end pet store or groomer
- Fitness including yoga, pilates, spin, and box gym



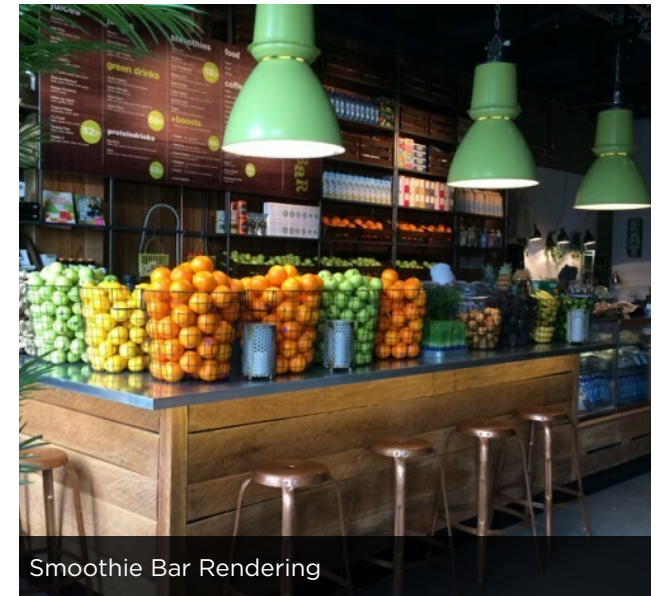
Restaurant Rendering



Salon Rendering



Cafe Rendering



Smoothie Bar Rendering



P1

Apartments - Coliving - Wellness - Coworking



A Community for the Constantly Curious

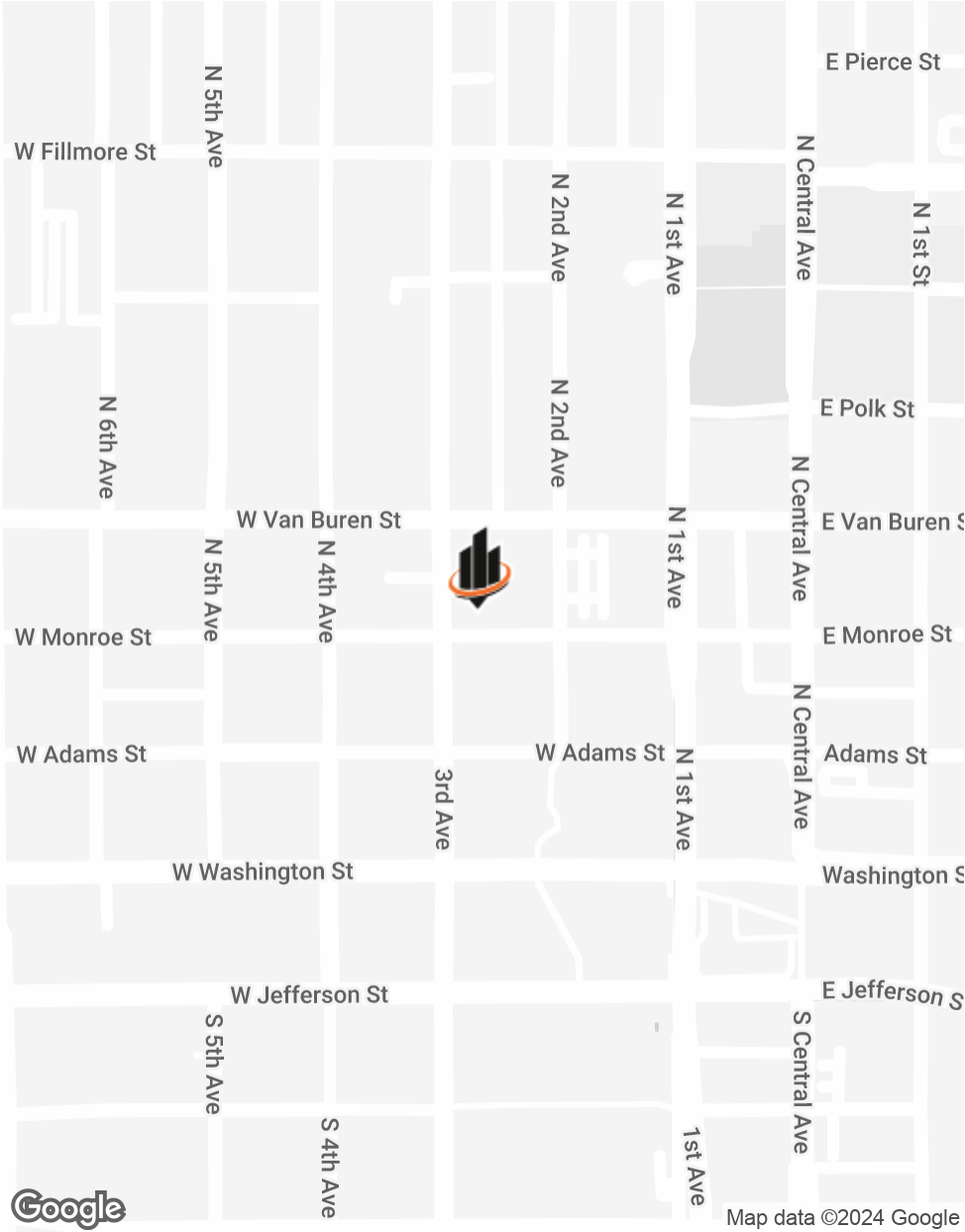
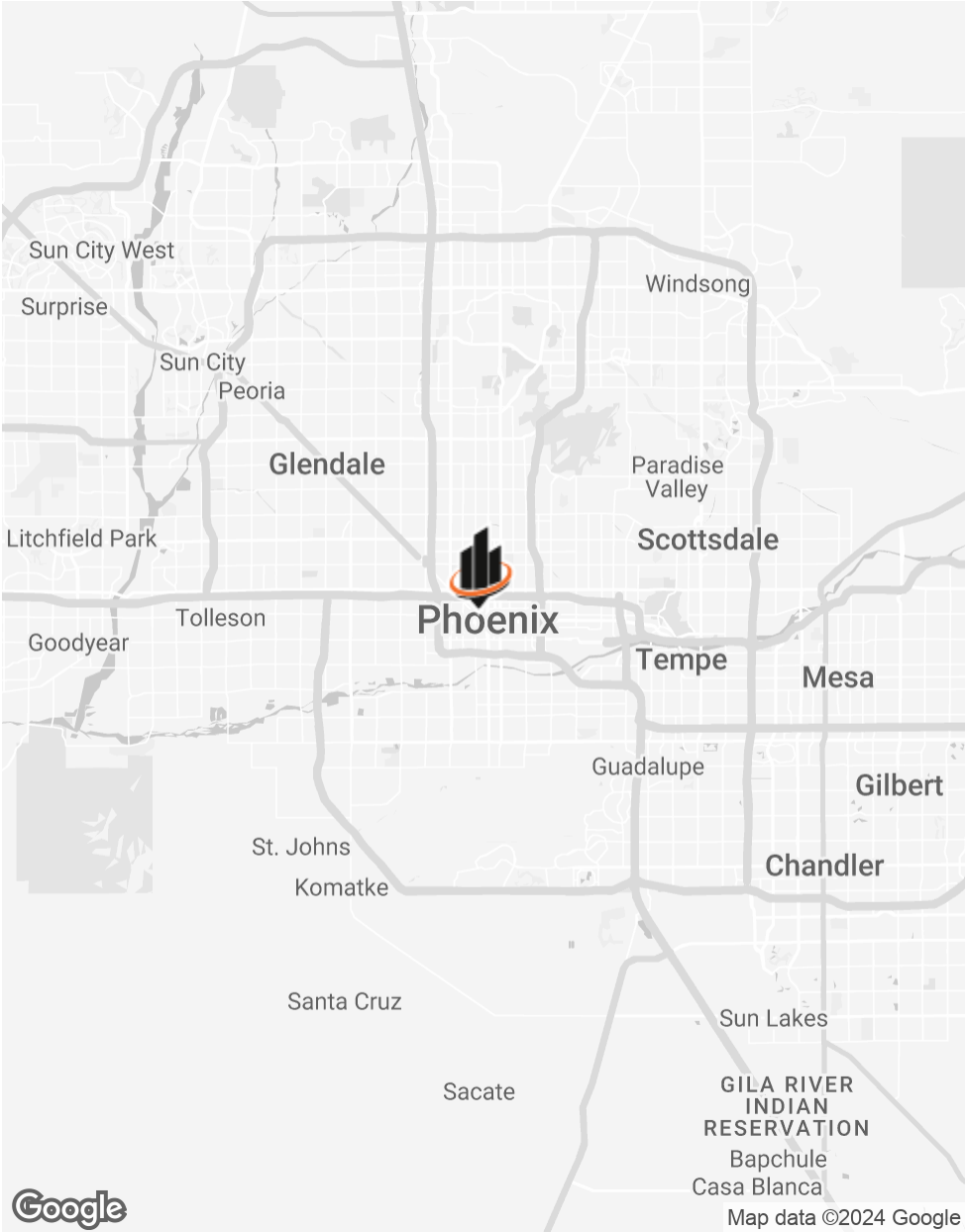




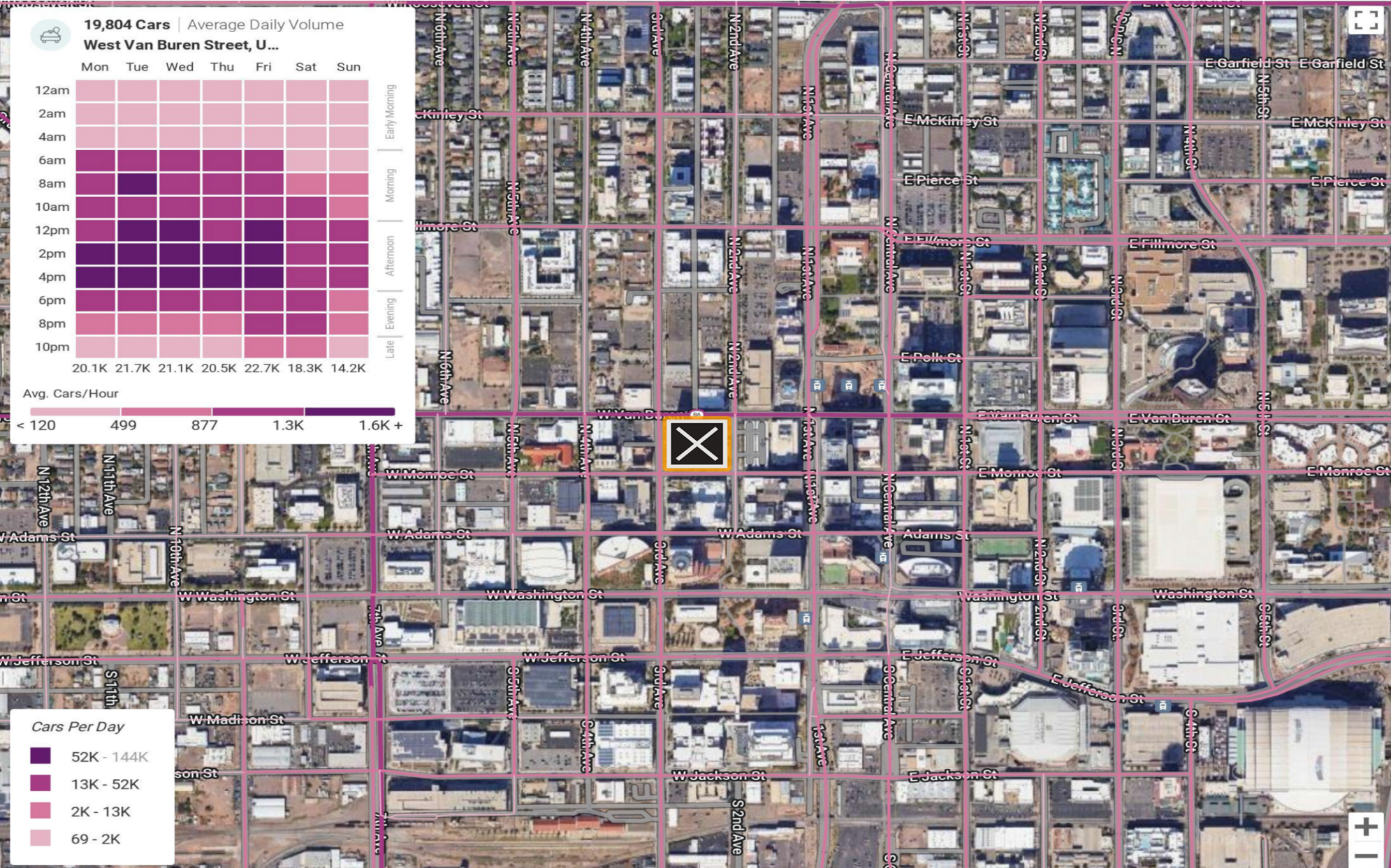
LEGEND

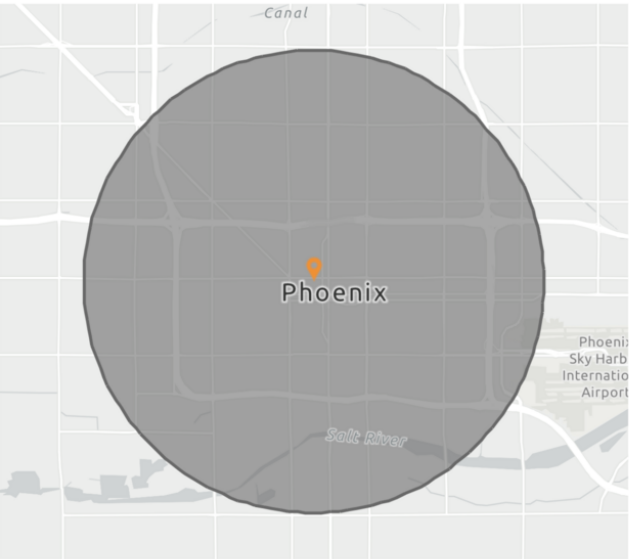
■ BUSINESS & EDUCATION	■ ARTS & CULTURE	■ BARS & RESTAURANTS
■ LIFESTYLE	■ X PROPERTIES	■ LIGHT RAIL

LOCATION MAP



PLACER.AI TRAFFIC COUNTS



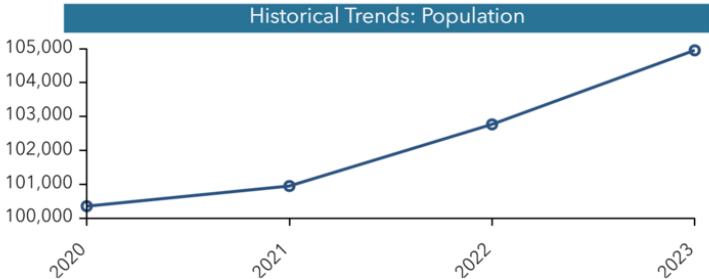


POPULATION TRENDS AND KEY INDICATORS

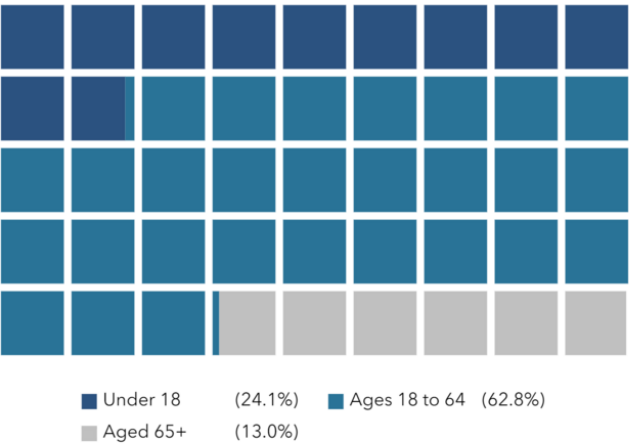
200 West Monroe Street, Phoenix, Arizona, 85003
Ring of 3 miles

104,954	44,583	2.23	34.0	\$52,481	\$384,493	53	59	86
Population	Households	Avg Size	Median	Median	Median	Wealth	Housing	Diversity
		Household	Age	Household Income	Home Value	Index	Affordability	Index

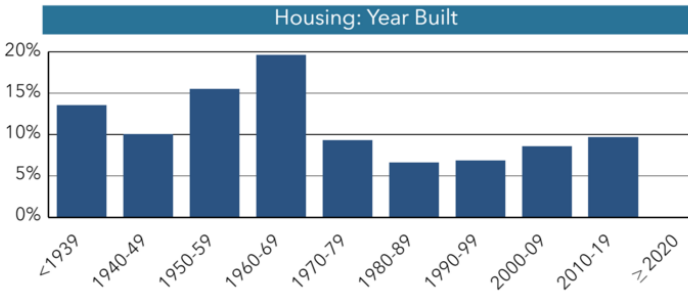
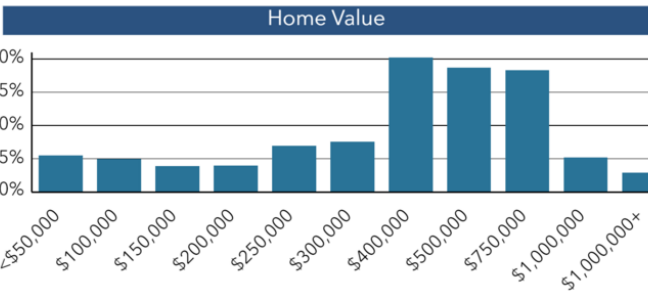
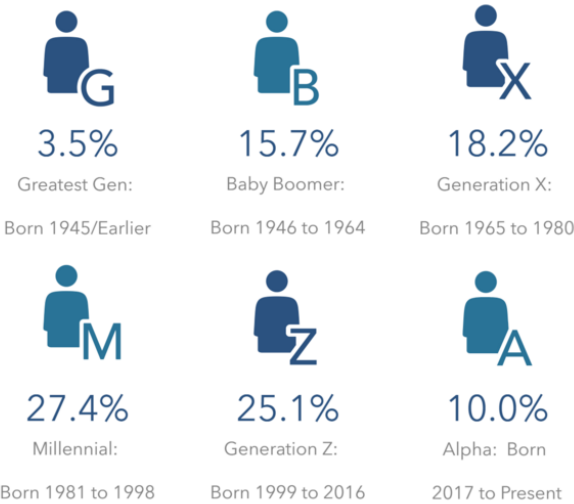
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

PHOENIX METRO | POPULATION GROWTH



1.66M+

PEOPLE LIVE IN
PHOENIX, AZ



5th

LARGEST CITY IN
THE U.S.



42

OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+

PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!

517.9



TOTAL SQUARE MILES

\$65K

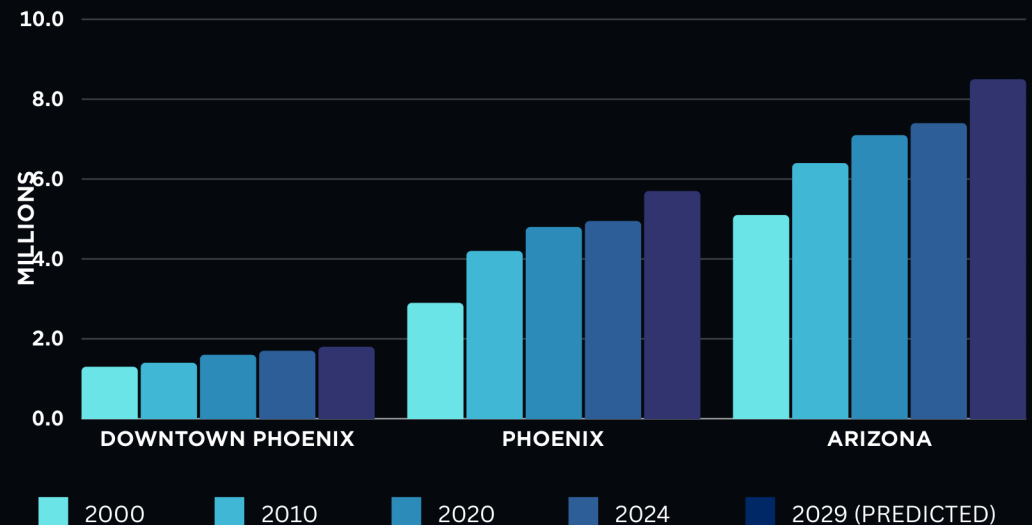


MEDIAN HOUSEHOLD INCOME

2.7K



LABOR FORCE



PHOENIX METRO | TOP TALENT MARKET

HIGHER EDUCATION

ASU Arizona State University

A THE UNIVERSITY OF ARIZONA

NAU NORTHERN ARIZONA UNIVERSITY

Creighton UNIVERSITY

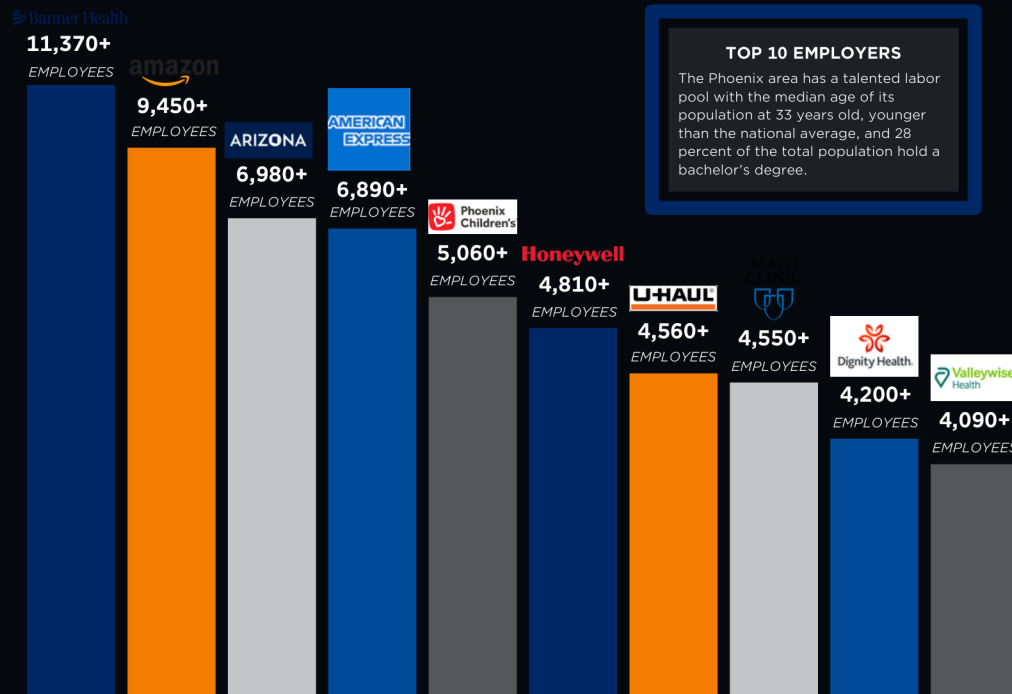
GRAND CANYON UNIVERSITY

MARICOPA COMMUNITY COLLEGES

83.9% HIGH SCHOOL DIPLOMA

31.2% BACHELOR'S DEGREE OR HIGHER

CITY OF PHOENIX MAJOR EMPLOYERS



PHOENIX WORK4ORCE

PHOENIX IS HOT

MARICOPA COMMUNITY COLLEGES

PARADISE VALLEY COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

GATEWAY COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE

SOUTH MOUNTAIN COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

OPERATION MANAGEMENT OPPORTUNITY

**Seeking collaborations with
best-in-class retail, F&B, or
social club operators.**

A unique operator opportunity to
create vibrant and dynamic
environments, managing properties
in prime locations in Phoenix, AZ,
and Denver, CO.

Interested parties are encouraged to
explore and review the property
amenities and concepts further
below.

**OPERATION MANAGEMENT
OPPORTUNITY DETAILS**





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