

## Union @ Roosevelt

Union @ Roosevelt is a mixed use project at First Avenue and Roosevelt Street. This 80-unit market-rate rental project features ground floor restaurant and retail space. Developed by MetroWest, the project opened in early-summer 2017.



# Downtown Phoenix Development Activity

THIRD QUARTER 2017



## The Derby



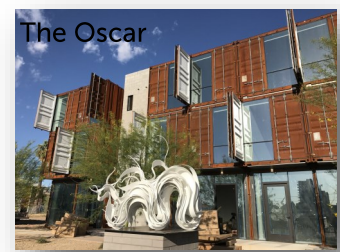
## Derby Roosevelt Row

Transwestern Commercial Real Estate is ready to develop a 21-story micro-unit apartment development in Downtown Phoenix that would include about 210 units averaging 400 sq ft each, near McKinley and Second Street. (Photo is a rendering)

## The Oscar

Innovatively engineered by StarkJames, The Oscar is a shipping-container project with 12 residential units available in May 2017. This infill development features 2 workspaces and a tech company.

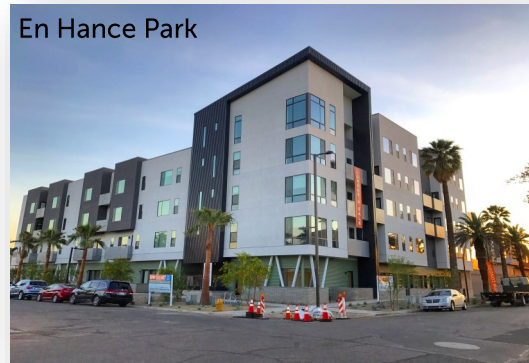
## The Oscar



## En Hance Park

Sencorp completed construction of 49 luxury condominiums this year on the southeast corner of 2nd Street and Moreland, across the street from Margaret T. Hance Park. Units are available for purchase.

## En Hance Park



## Broadstone Roosevelt



## Broadstone Roosevelt

Alliance Residential Company has begun a four-story, 316-unit multi-family residential complex between Roosevelt and Portland streets and Third and Fifth streets. The development includes a podium garage, retail and recreation.

## Alta Fillmore



## Alta Fillmore

Wood Partners has completed a 224-unit residential complex at the southeast corner of 7th Avenue and Fillmore Street. Now leasing.

## City Center on the Park

Transwestern has begun construction on a multi-use development located at 3rd Street and Willetta. The project will include 180,000 sq ft of Class A office space and 325 market-rate apartments.

## City Center on The Park



## Block 23

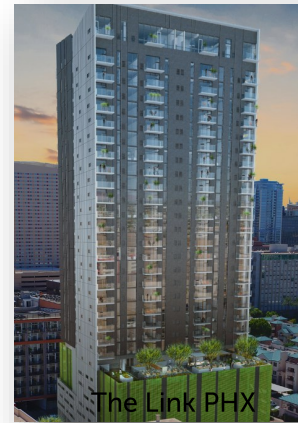
Phoenix-based RED Development recently broke ground on Downtown's first urban grocery store and mixed use high-rise. Featuring a Fry's Grocery, retail and restaurant frontage, 250,000 sq ft of creative office space and 381 high-end residential units, the project's expected opening is Q4 2019.

## Block 23



## The Link PHX

Breaking ground October 2017, CA Ventures will begin the first of three residential projects at 3rd Street and Pierce. The development will offer over 600 market-rate apartments with ground-floor retail and streetscape improvements over 3 phases. Phase 1: 30 stories/252 units Phase 2: 25 stories/204 units Phase 3: 19 stories/156 units



## The Found:Re Hotel



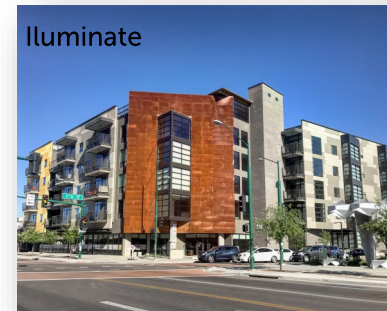
## The Found:Re Hotel

Habitat Metro has redeveloped the old Lexington Hotel on Central Avenue north of Roosevelt Street into a boutique, art-themed hotel. The Found:Re features 105 rooms with an attached ground-floor restaurant and bar and was completed in November 2016.

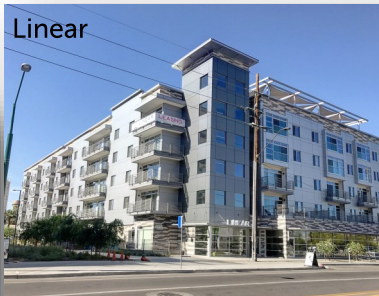
## Illuminate/Linear

Baron Properties has completed two multi-family projects at 3rd Street and Roosevelt. Illuminate has 111 units on the northwest corner and Linear consists of 104 apartments on the southwest corner. The properties feature outdoor art and fitness centers. They were completed in early 2017.

## Illuminate



## Linear



## The Willa

A joint venture between Ryan Companies, Hunt Investment and Tilton Development will result in the construction of a 5-story, 220-unit mixed-use residential and live-work space on the northeast corner of Central and Willetta St. Construction is expected to conclude in 2018.

## The Willa



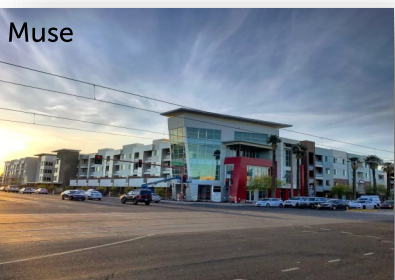
## Historic Welnick Marketplace



## Historic Welnick Marketplace

The Historic Welnick Marketplace has completed renovations, bringing more than 11,000 sq ft of restaurant and retail space to 345 W. Van Buren. Available suites range in size from 965 to 2,419 sq ft with State 48 Brewery moving in as the main tenant. The Spanish Colonial style building was built in 1927 and formally housed a grocery business.

## Muse



## Muse

Lennar began building 367 market rate apartments at the northwest corner of Central and McDowell in Fall 2015 and units are now available for leasing. Muse is located on a long vacant parcel at one of the Phoenix's premiere intersections for culture, arts and connectivity.

For more information regarding Downtown Phoenix development, log onto our website at [www.downtownphoenix.com/business](http://www.downtownphoenix.com/business) or contact the Economic Development department at 602-262-5040

Downtown Phoenix is where history meets new innovation, showcasing Phoenix's historic town site, its recent revitalization, and continued resurgence into the future. Between 2004 and 2017 (YTD) Downtown's 1.7 square mile area was infused with more than \$5.0 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, and hospitality.



### **Broadstone Arts District**

Alliance Residential has completed a 280-unit studio, one and two-bedroom residential property on the northeast corner of McDowell and Alvarado Streets. The projects features a 12,000 sq ft courtyard and 2,000 sq ft of indoor exhibition space profiling the work of local artists.

### **Broadstone Arts District**



### **Luhrs Marriott Courtyard/Residence Inn**

Hansji Urban has almost completed an \$80 million dual-brand hotel at the northwest corner of First Street and Madison. The building will house both a 120 room Courtyard by Marriott and a 200 room Residence Inn by Marriott. Doors expected to open in May 2017.



### **New Developments in the Warehouse District**

Many buildings are now undergoing redevelopment as part of the blossoming Warehouse District's string of adaptive reuse projects. Over 250,000 sq ft of restored warehouses ranging in potential uses from creative office space to entertainment will complete redevelopment between Q4 2017-Q1 2019. Buildings include Vintage 45, Tommy Knockers (former), The Consignment Shop (former), Scientific Technologies Corporation, 402 S. 1st Street, 20 W. Jackson and the recently completed Galvanize building.

### **ASU-Downtown Phoenix**

Arizona State University is fully established in Downtown Phoenix, with \$219 million invested to create the 12,000 student campus on the north side of Downtown Phoenix.



Nine city blocks accommodate multiple colleges and Civic Space Park.

Construction on Phase 2 of the 5-story College of Nursing was completed in 2009. The new Arizona Center for Law and Society, the home of the Sandra Day O'Connor School of Law opened in August 2016. This large increase in the downtown student and academic population has infused the streets with life and offered expanded retail opportunities.

### **Phoenix Biomedical Campus**

Anchored by the IGC/TGen headquarters and the Arizona Biomedical Collaborative (ABC), 30 acres of City-owned land near 5th Street and Van Buren serves as the city's main hub for bio-med research and ICAC development. In October 2012, the Health Sciences Education Building opened for 320 University of Arizona medical students. The 268,000 sq ft building is located on the northwest corner of 7th Street and Van Buren. The U of A's Eller College of Management moved to the Biomedical Campus in 2014. Construction was completed Spring 2017 on the ten-story \$136 million Biosciences Partnership Building as well as an adjacent parking garage. Northern AZ University has over 250 students in its Allied Health Program. The UA Cancer Center recently opened August 2016 with 220,000 sq ft of patient and research space.



### **The Stewart**

Empire Group purchased the iconic Stewart Motors/Circles Records building located at Central Avenue and McKinley in February 2016 and are in the construction phase of a new 19-story residential tower. The completed project will have 307 apartments for rent and incorporate the building's original glass showroom as a main entry focal point.



### **The Van Buren**

Restoration of the old Phoenix Motor Company building on 4th Avenue and Van Buren completed August 2017. The 21,000 sq ft building long empty at 4th Avenue and Van Buren has been transformed into an 1,800 person-capacity music venue under the ownership of local venue owners and entrepreneurs Charlie Levy and Tucker Woodbury.

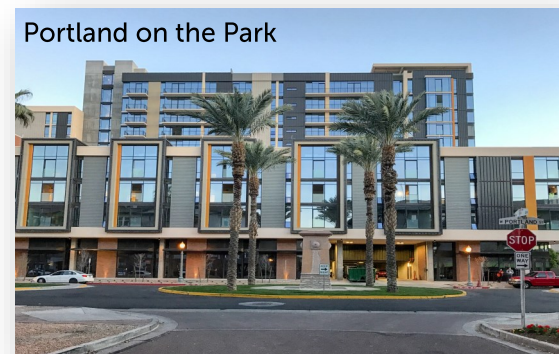
### **Arizona Center**

A downtown mainstay since the 1990s, the Arizona Center located at 3rd St and Van Buren is undergoing a 25 million dollar make-over due for completion in early-2018. The update will include new retail, landscaping and improved street frontage.



### **Portland on the Park**

Habitat Metro, developer of Portland Place, brought an additional 149 condominiums to Portland Street between Central and Third Avenue. The luxury units range in size from 745 to 2,300 sq ft with 21 different floor plans. The project was completed in early-2017.



### **Hampton Inn**

The Mortenson Company recently broke ground on the 11-story, 210 -room Hampton Inn in March 2017. This new mid-rise building will cover a quarter of the block at the southwest corner of Polk and 1st Street, 3 blocks from the Convention Center. It is slated to open in 2018. (Photo is a rendering)



### **McKinley Row**

Metrowest Development began construction in September 2016 on McKinley Row, an 18-unit single family development of attached townhomes in the heart of the historic Roosevelt neighborhood. The new residences are located on the northwest corner of Fourth Avenue and McKinley Street and are now accepting lot reservations.

### **ArtHaus**

25 units with varying floor plans have opened on First Avenue near Central and McDowell. The project is designed to take advantage of the artistic amenities in the neighborhood, namely the Phoenix Art Museum.



### **Phoenix Ballpark Residences**



### **Phoenix Ballpark Residences**

This 276-unit mixed-use project is currently under construction. Located between 3rd and 4th Streets and Buchanan in the Warehouse District, the development will include apartments and commercial space. Two historic buildings will be preserved and activated as retail.