

Downtown is the Perfect Place to have your Business!

Downtown's "Bar/Restaurant/Retail Cluster" Opportunity Sites
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Contact Sara Scoville-Weaver for More Information

sscovilleweaver@dtphx.org

Work: (602) 744-6408

Van Buren St. – Adams St. / 1st Ave – 1st. St. offers the conditions that support a bar and restaurant cluster

- Significant demand for diverse bar & food concepts
- Successful businesses – Valley Bar, Hanny's, Cornish Pasty, Even Stevens

Downtown "Cluster" Retail Opportunities

Historic Hilton Garden Inn (Central Ave. and Monroe St.)

2 commercial spaces available

1. 1,481 SF
2. 2,005 SF

This historic 170-room hotel is the former Valley National Bank. CSM Lodging invested \$40 million in renovating the building. It features an historic Art Deco exterior and magnificent former bank lobby. Other on-site retailers include Nook Kitchen.

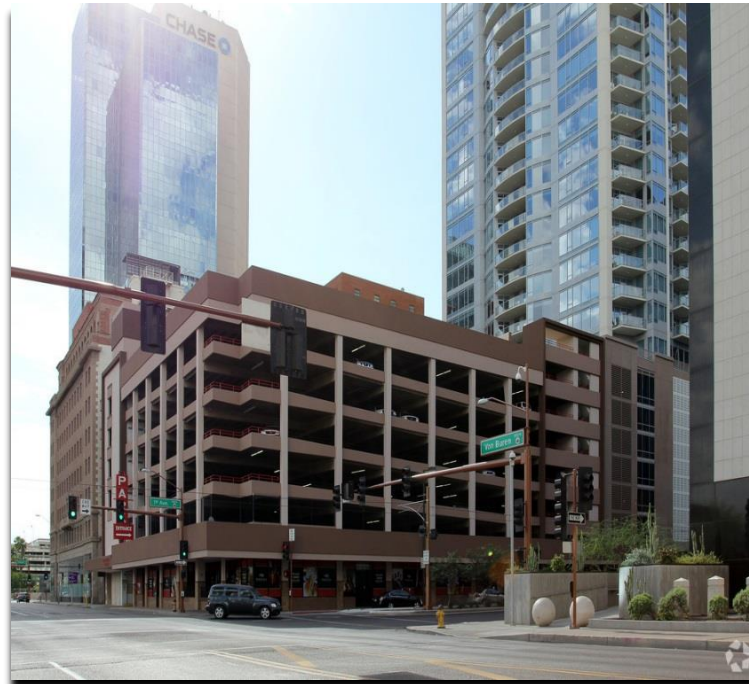


21 W. Van Buren

1 commercial space available

1. 5,130 SF

Featuring store frontage along Van Buren and 1st Avenue, the ground floor of the US Bank Building parking garage includes the popular Even Stevens Sandwich shop and the soon to be opened, Oh My Poke.



112 N. Central Avenue

2 spaces available

1. 3,000 SF (lower level)
2. 7,400 SF

Constructed in 1919, the Heard Building was Downtown's first high-rise building. It is now newly renovated with ground-floor retail opportunities fronting Central Avenue.

