Downtown Phoenix is where history meets innovation, showcasing Phoenix’s historic town site, its recent revitalization and continued resurgence. Between 2005 to the present, the broader 1.7 square mile Downtown area has been infused with more than $8.2 billion in public and private investment and generated 21.2 billion in economic activity in 2022 alone.

(Source: Rounds Consulting Group, Inc.)

**POPULATION**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>9,051</td>
</tr>
<tr>
<td>2010</td>
<td>12,860</td>
</tr>
<tr>
<td>2020</td>
<td>19,520</td>
</tr>
<tr>
<td>Present</td>
<td>24,000</td>
</tr>
</tbody>
</table>

**RESIDENTIAL UNITS**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total units built since 2000</th>
<th>Total units built since 2015</th>
<th>Under Construction</th>
<th>Avg Occupancy (Stabilized)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>12,110</td>
<td>7,749</td>
<td>3,589</td>
<td>90%</td>
</tr>
</tbody>
</table>

**RESIDENTIAL AND COMMERCIAL UNDER CONSTRUCTION**

- EcoPHX (70 units)
- Union Phase 2 (110 units)
- Willetta 15 (15 units)
- Palm Tower Residences (352 units)
- The Herrera (24 units)
- X Phoenix Phase 2 (352 units)
- Saiya (389 units)
- SOL Modern (747 units)
- Central Station Redevelopment (362 units + 108K sq ft office/retail)
- The Henri (313 units)
- X Roosevelt (370 units)
- SEC 7th Ave + Roosevelt (80 sq ft retail)
- Rainbow Road (36 units)
- The Burton (48 units)
- The Ray Phoenix (401 units)

**RETAIL**

The retail market contains a diverse mix of local boutiques, restaurants, bars, lounges, retail, and grocery stores. Roosevelt Row continues to attract local artists, creative spaces and non-F+B retailers.

- 1.5M sq ft of existing retail
- 138,000 sq ft of retail under construction
- 55,000 sq ft Fry’s grocery store
- 151 net new bars and restaurants since 2008
- 225+ restaurants and bars in total, of which 80% are locally owned

**DISTRICT COOLING**

Cordia is a centralized cooling network that originates at chillers located at several places Downtown. The cooling loop transfers chilled water to buildings that subscribe to the service, resulting in increased cooling efficiencies and lower front end cost to developers.

**OFFICE**

Downtown Phoenix is the historical financial and civic center of Arizona and is quickly becoming the epicenter for innovation and company growth. Downtown office buildings offer tenants the unique opportunity of placing signage atop the towers which is visible from the I-10 and I-17 freeways, the Sky Harbor Airport flight path and during major sporting events. Downtown also offers unique space in older structures and adaptively reused warehouse buildings. Midtown and Downtown Phoenix are home to 173K employees, 58K of which work in the Downtown core.

- Office Vacancy Rate: 18%
- Existing Office Space: 11M sq ft in the business core

**EDUCATION**

Downtown has risen over the past 15 years into a strong center for innovation, biomedical collaboration and education. All three major public Arizona universities maintain a Downtown presence with more construction planned.

**Arizona State University (ASU)**

ASU opened its Downtown Phoenix Campus in 2006, heralding new energy and vitality into the Valley’s urban heat. Recent growth includes the relocation of the world-renowned ASU Thunderbird School of Global Management to Downtown (2018) and completion of Fusion on First (2021).

The following ASU colleges and schools are located on the Downtown Phoenix Campus:

- The College of Health Solutions
- College of Integrative Sciences and Arts
- Edson College of Nursing and Health Innovation
- Sandra Day O’Conner College of Law
- Thunderbird School of Global Management
- Walter Cronkite School of Journalism and Mass Communications
- The Watts College of Public Service and Community Solutions
Phoenix Bioscience Core (PBC)
The 34-acre Phoenix Bioscience Core (PBC), devoted to biomedical research facilities and the University of Arizona College of Medicine-Phoenix, has grown to 1.6 million sq ft. ASU in partnership with Wexford Science + Technology, will build an additional 1.5 million sq ft of biomedical space near their recently completed 227,000 sq ft 850 PBC building.

- Students Currently at ASU Downtown Campus: 15,000
- ASU student housing beds: 1,284
- ASU Student housing beds under construction: 655
- Northern Arizona University total students on campus: 451
- University of Arizona: College of Medicine - Phoenix total students: 479
- Phoenix Bioscience High School total students: 400

Downtown Phoenix Inc. (DPI) is a community-building organization that delivers enhanced municipal services to the Downtown business core, marketing and event production to Greater Downtown, and also manages the work plans for Phoenix Community Alliance and the Downtown Phoenix Community Development Corporation. DPI and its affiliate organizations are committed to making Phoenix a vibrant urban destination and one of the nation’s great cities.