



HISTORIC 130 Central



Unique opportunity for affordable downtown office and retail suites



Suitable for start-ups and individual users



Located near many restaurant and service amenities



Light Rail and bus stops located within a .4-mile radius

130 Central Downtown Phoenix Office/ Retail Building

Discover a one-of-a-kind creative office and retail destination, located right on the Light Rail and just one block from the station. Perfectly positioned adjacent to downtown's thriving condos, apartments, hotels, bars, and restaurants, this vibrant building blends eclectic charm with unbeatable accessibility.

On the lower level, you'll find popular hotspots like Valley Bar. At street level, there's The Local Barbershop, the new Miami-style coffee shop Thread Cafecito, and Condesa Phoenix mexican restaurant. Cornish Pasty has recently expanded into the prime corner of Central and Monroe and will soon be opening a fish and chips restaurant in the former Michael's Jewelers location.

The upper floors are home to a dynamic mix of creative and professional tenants, including tattoo studios, photography studios, a law office, an eyebrow designer, a marketing firm, artists, and more.

Your business could be next — come join the energy!



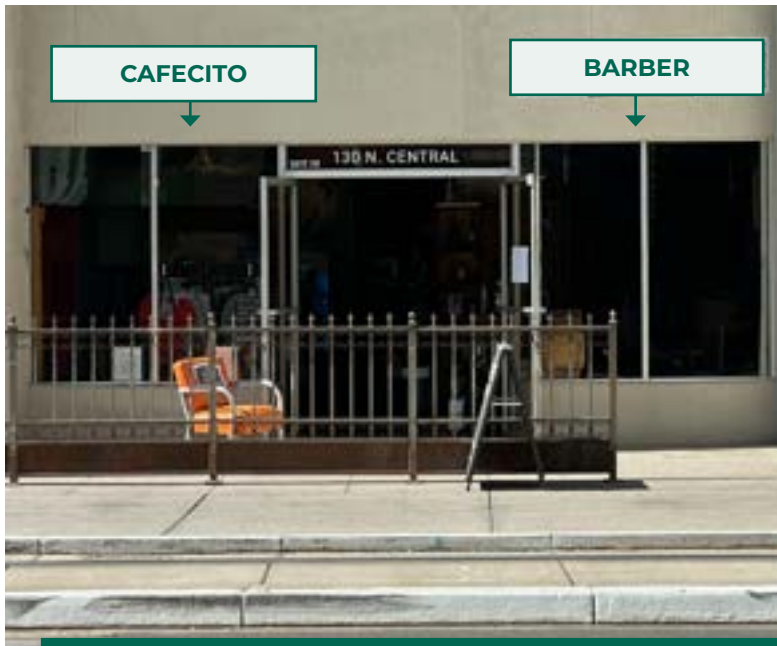
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130 N Central Avenue | Phoenix, AZ 85004 PROPERTY OVERVIEW



Historic 130 Central

LOCATION DESCRIPTION

Experience the pulse of downtown Phoenix in unique office and retail spaces featuring exposed ceilings, brick walls, and hardwood floors. Surrounded by the city's top destinations: CityScape, ASU Downtown, Orpheum and Herberger Theaters, Heritage Square, Crescent Ballroom, Chase Field, Phoenix Convention Center, and Mortgage Matchup Center, you're truly in the center of it all. New parking being added on Central Ave across the street.

LEASE SUMMARY

Suite 201 – 1,792 RSF
Suite 204 – 1,344 RSF
Suite 301 – 1,482 RSF – Former Salon or Office
Suite 303 – 439 RSF
Suite 305 – 472 RSF
Suite 309 – 751 RSF

CALL FOR RATE

Year Built:	1920's
Building Size:	30,000 RSF
Zoning:	DC
Submarket:	Downtown Phoenix
Cross Streets:	Central Avenue & Monroe Street



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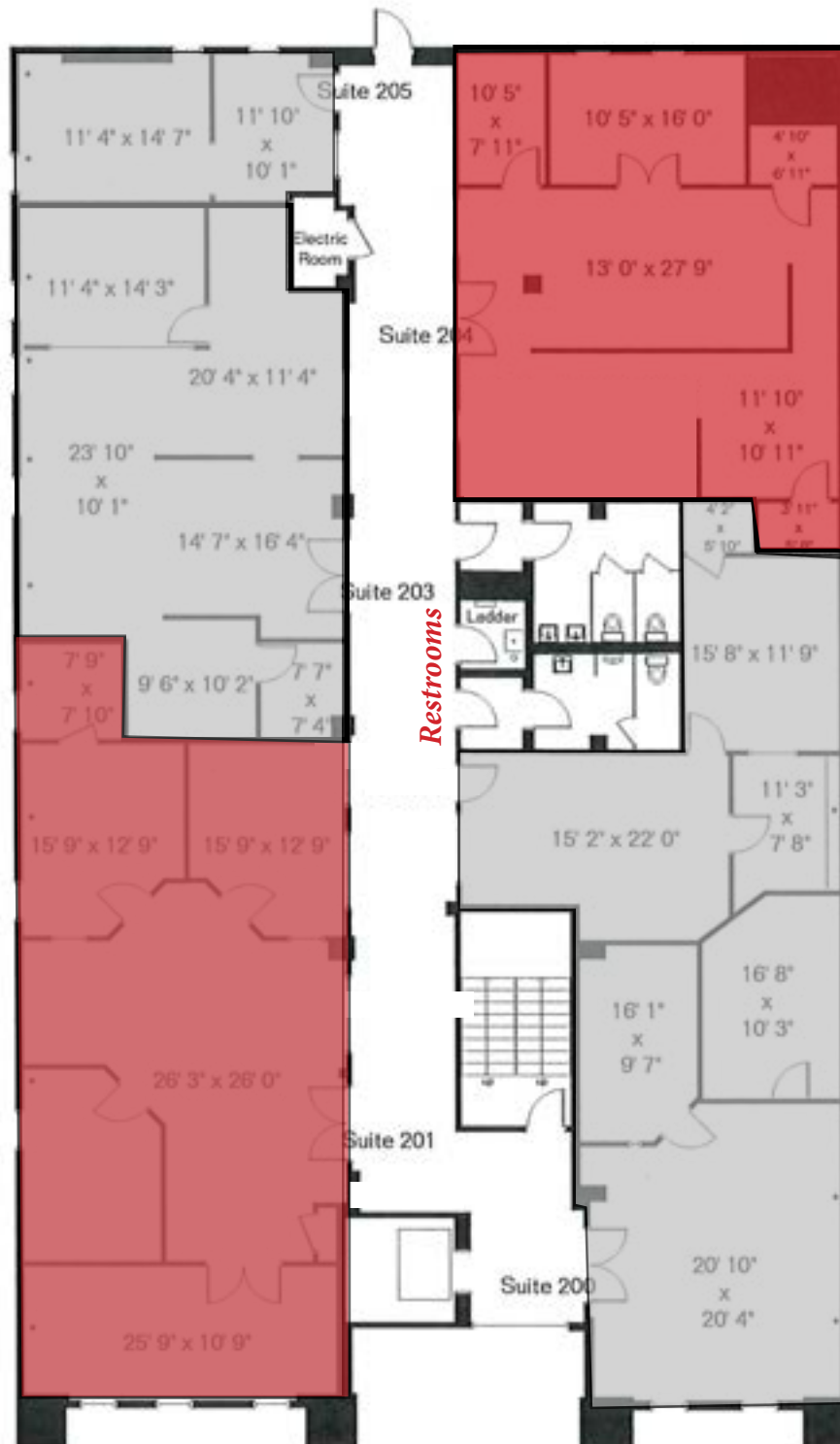
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HISTORIC 130 Central

2ND FLOOR PLATE



Suite 204
1,344 RSF

Suite 201
1,792 RSF
AVAILABLE 6/1



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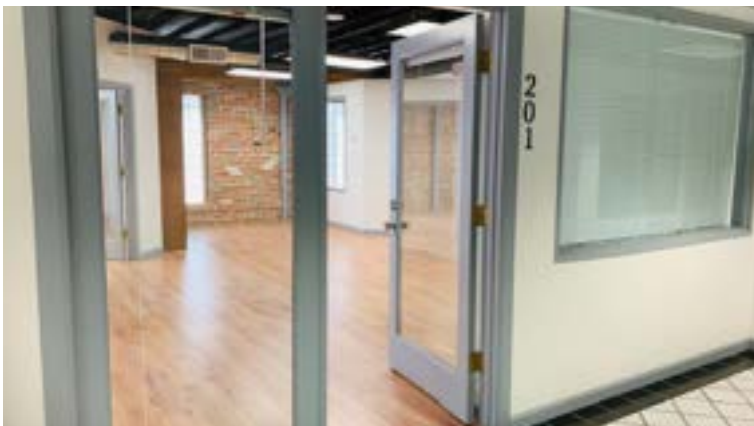
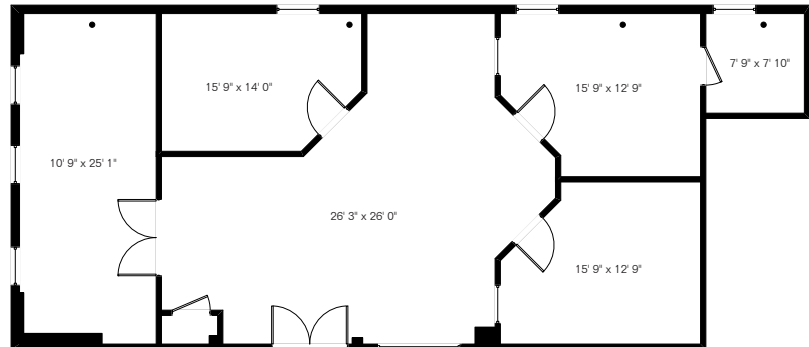
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Suite 201 - 1,792 RSF



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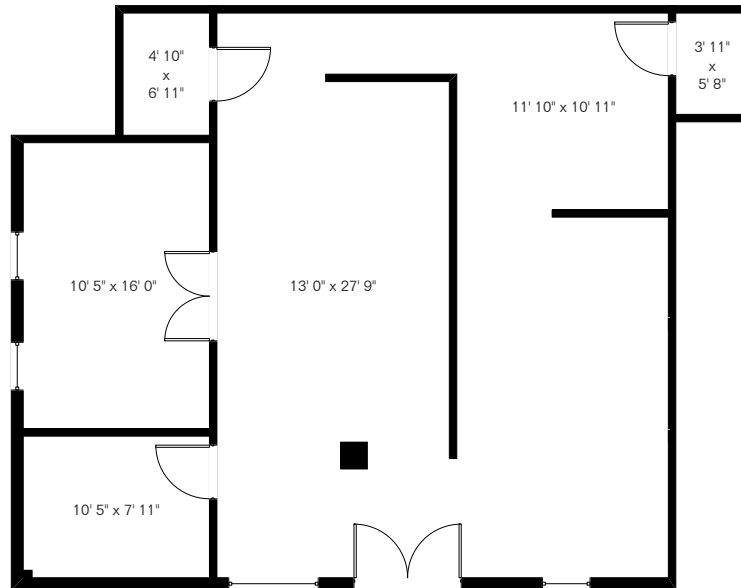
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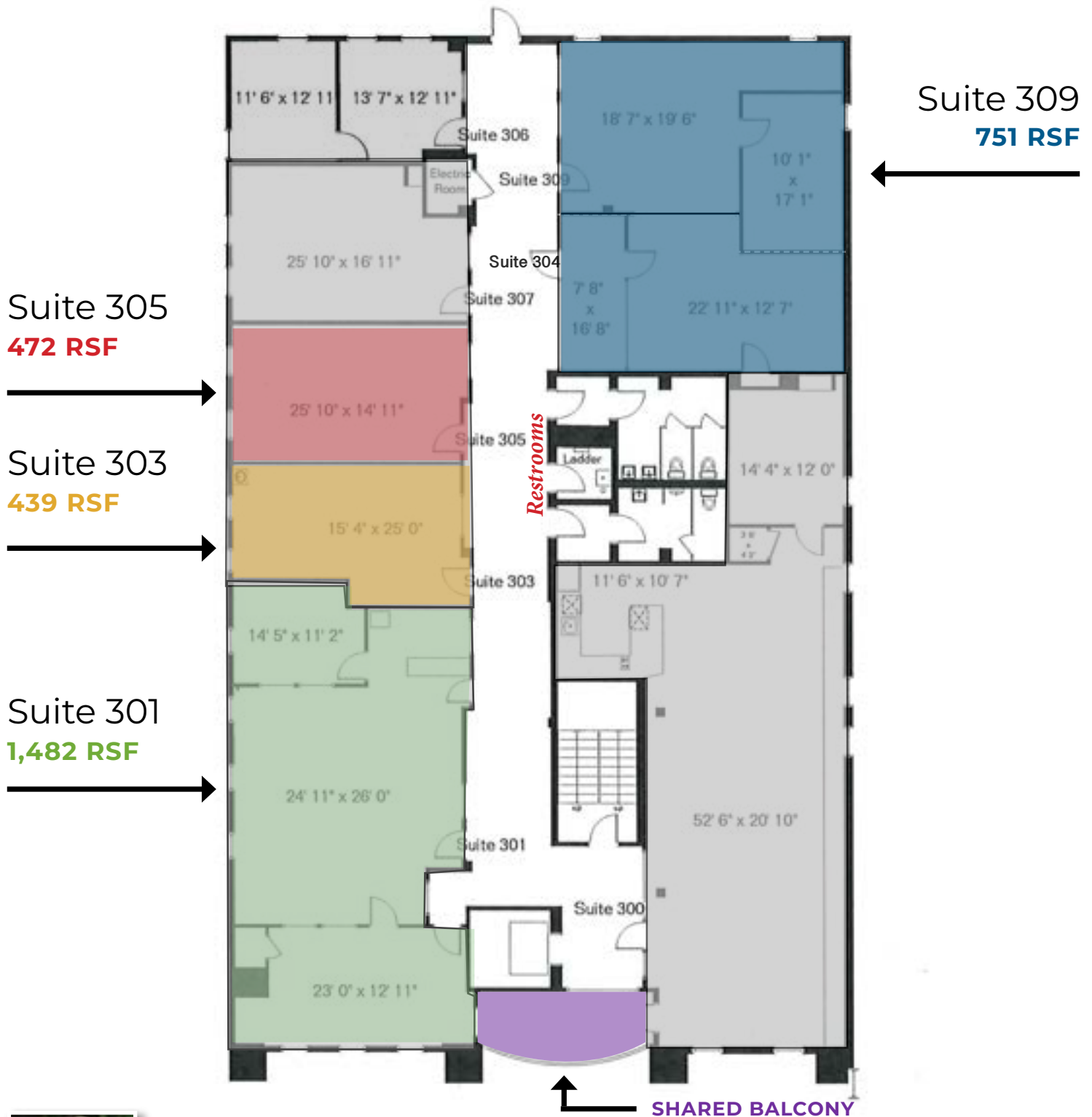
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HISTORIC 130 Central

3RD FLOOR PLATE



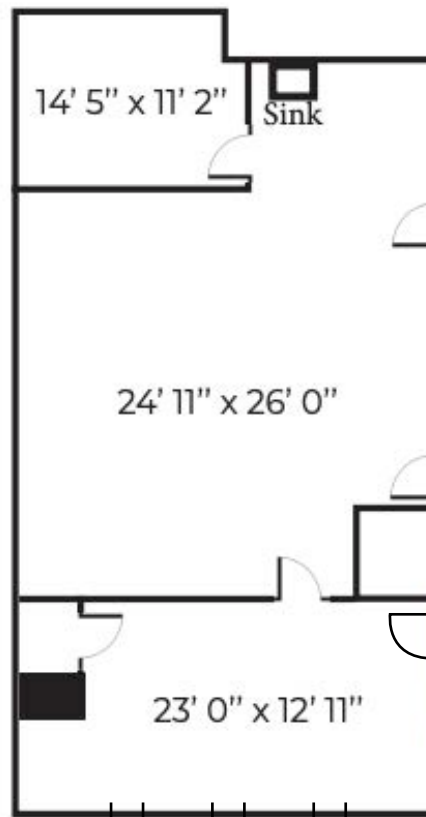
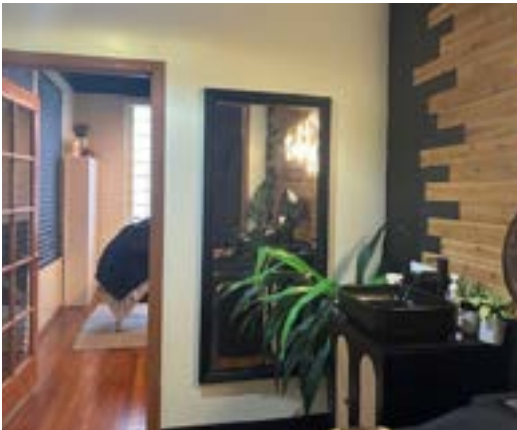
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HISTORIC 130 Central

Suite 301 - 1,482 RSF



CENTRAL AVENUE

SHARED BALCONY



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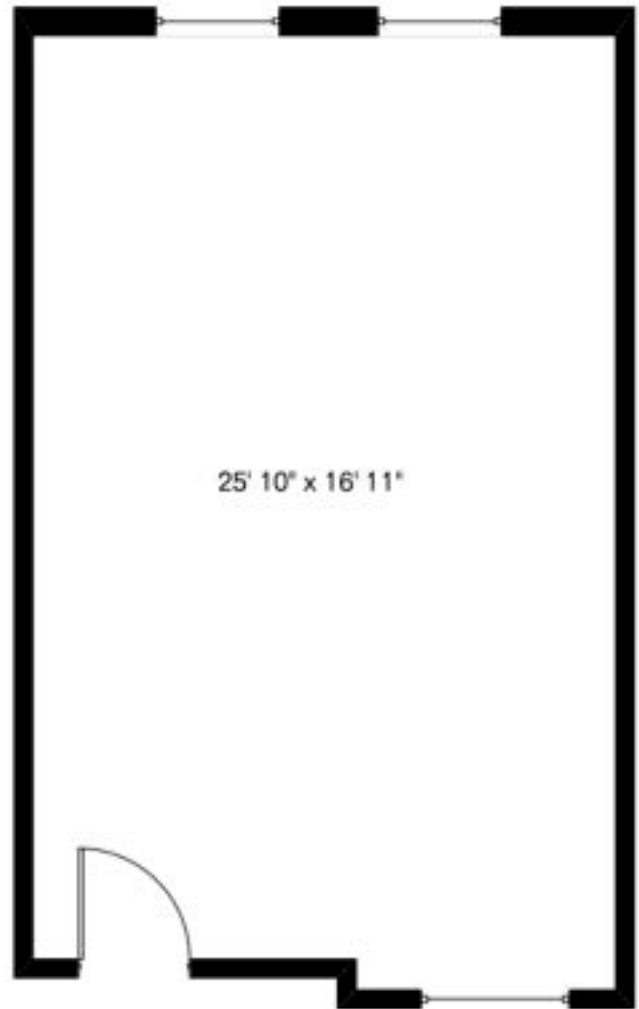
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HISTORIC 130 Central

Suite 305 - 472 RSF



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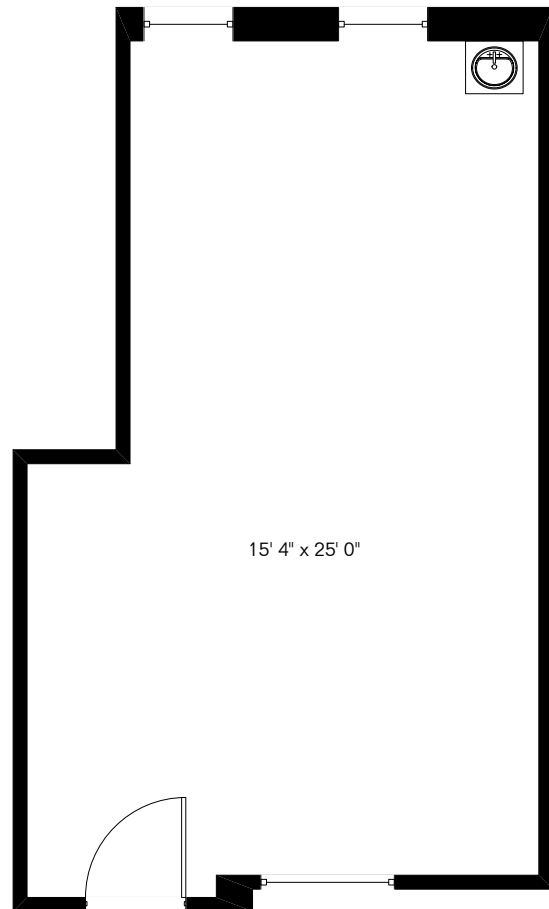
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Suite 303 - 472 RSF



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HISTORIC 130 Central

Suite 309 - 751 RSF



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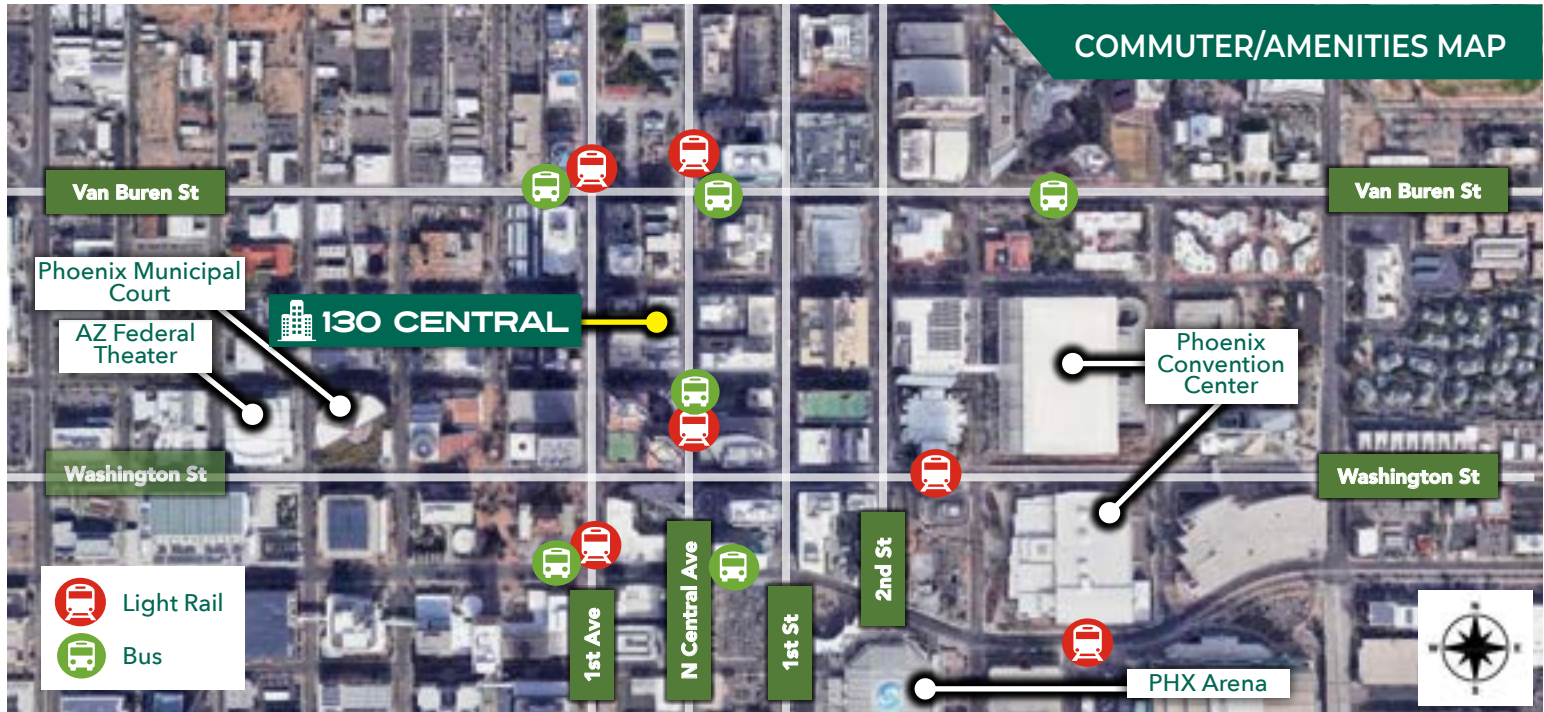
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POPULATION

Year 2000: **9,051**
 Year 2010: **12,860**
 Year 2020: **19,520**
 Present: **25,118**

RESIDENTIAL UNITS

Total units built since 2000: **12,110**
 Total units built since 2015: **7,749**
 Under Construction: **3,595**
 Avg Occupancy (Stabilized): **93%**

RESIDENTIAL AND COMMERCIAL UNDER CONSTRUCTION

2024	EcoPHX (70 units)
2024	Willetta 15 (15 units)
2024	Palm Tower Residences (352 units)
2024	The Herrera (24 units)
2024	X Phoenix Phase 2 (352 units)
2024	Saiya (389 units)
2025	Union Phase 2 (110 units)
2025	SOL Modern (747 units)
2025	Central Station Redevelopment (362 units + 108K sq ft office/retail)
2025	The Henri (313 units)
2025	Rosie (formerly X Roosevelt) (370 units)
2025	Rainbow Road (36 units)
2025	The Burton (48 units)
2025	Townhomes on 2nd (6 units)
2026	Ray Phoenix (401 units)
2026	The Edith Hotel (236 rooms)
2027	Center for Advanced Immunological Therapies (CAMI)

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.

- **1.6M sq ft** of existing retail
- **108,000 sq ft** of retail under construction
- **55,000 sq ft** Fry's grocery store
- **162** net new bars and restaurants since 2008
- **235+** restaurants and bars in total, of which nearly 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: **16.3%**
- Existing Office Space: **10.1M sq ft** in the business core

***Please note that Chase Tower has been removed from this dataset, pending redevelopment efforts*

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'Connor 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



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EDUCATION (CONT.)

- Students Currently at ASU Downtown Campus: **15,000**
- ASU student housing beds: **1,804**
- Student housing beds under construction: **655**
- Northern Arizona University total students on campus: **400**
- University of Arizona: College of Medicine - Phoenix total students: **599**
- Phoenix Bioscience High School total students: **400**

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.

- The College of Medicine Phoenix (2007)
- The Health Sciences Education Building (2012)
- Dignity Health - Cancer Institute at St. Joseph's (2015)
- Bioscience Partnership building (2017)

ARTS, CULTURE & SPORTS

Downtown Phoenix is the entertainment destination for 6 million visitors each year. The Arizona Diamondbacks, Phoenix Suns, and Phoenix Mercury call Downtown home. The Orpheum Theatre, Arizona Financial Theatre, the Herberger Theater Center and Symphony Hall host a variety of cultural events throughout the year. Renowned museums like the Heard Museum, Phoenix Art Museum, Phoenix Children's Museum and the Arizona Science Center are also located in the Downtown area. First Friday, an arts and culture celebration, draws thousands of visitors every month to Roosevelt Row.

- Annual Sports Venue Attendance: **3,000,000**
- Theater seats: **12,421**
- 2019 Theater attendance: **1.1** million
- Total yearly visitors to Downtown: **6** million
- **14** Live music venues
- **150** + Murals and public art pieces

HOSPITALITY

Downtown's **million** sq ft. Phoenix Convention Center ranks among the top convention centers in the country with over **950,000** yearly visitors to Convention Center buildings, Symphony Hall and the Orpheum Theatre. Downtown hosted Super Bowl Central for Super Bowl XLIX in 2015, the College Football Playoff Champ Campus in 2016, the Final Four Fan Fest in 2017 and 2024, the Super Bowl Experience in 2023, and the 2024 WNBA All-Star weekend. Future major events include the NCAA Woman's Final Four in 2026.

- **4,769** total existing hotel rooms
- **236** under construction
- **100,000** sq ft of meeting space
- **312** rooms competed in 2023 and 2024 as adaptive reuse projects: Moxy and Home2 Suites
- **236** rooms under construction at The Edith Hotel (2026)

TRANSPORTATION, ACCESS & PARKING

Downtown Phoenix is the hub of the rapidly growing regional transit system that includes local bus and rapid transit service. Over **25** routes serve Downtown, more than any other destination in Greater Phoenix. METRO Light Rail service began in December 2008 and Southward and Westward expansion of the system will conclude construction in 2024.

- Freeway access in all directions, hub of current & future transit system
- **10** minutes from Sky Harbor International Airport
- Over **34,000** parking spaces in the Downtown core
- **8** miles of additional light rail to be completed in 2024
- **7** Downtown parks

FUTURE PREDICTIONS FOR THE DOWNTOWN PHOENIX INC. SERVICE AREA

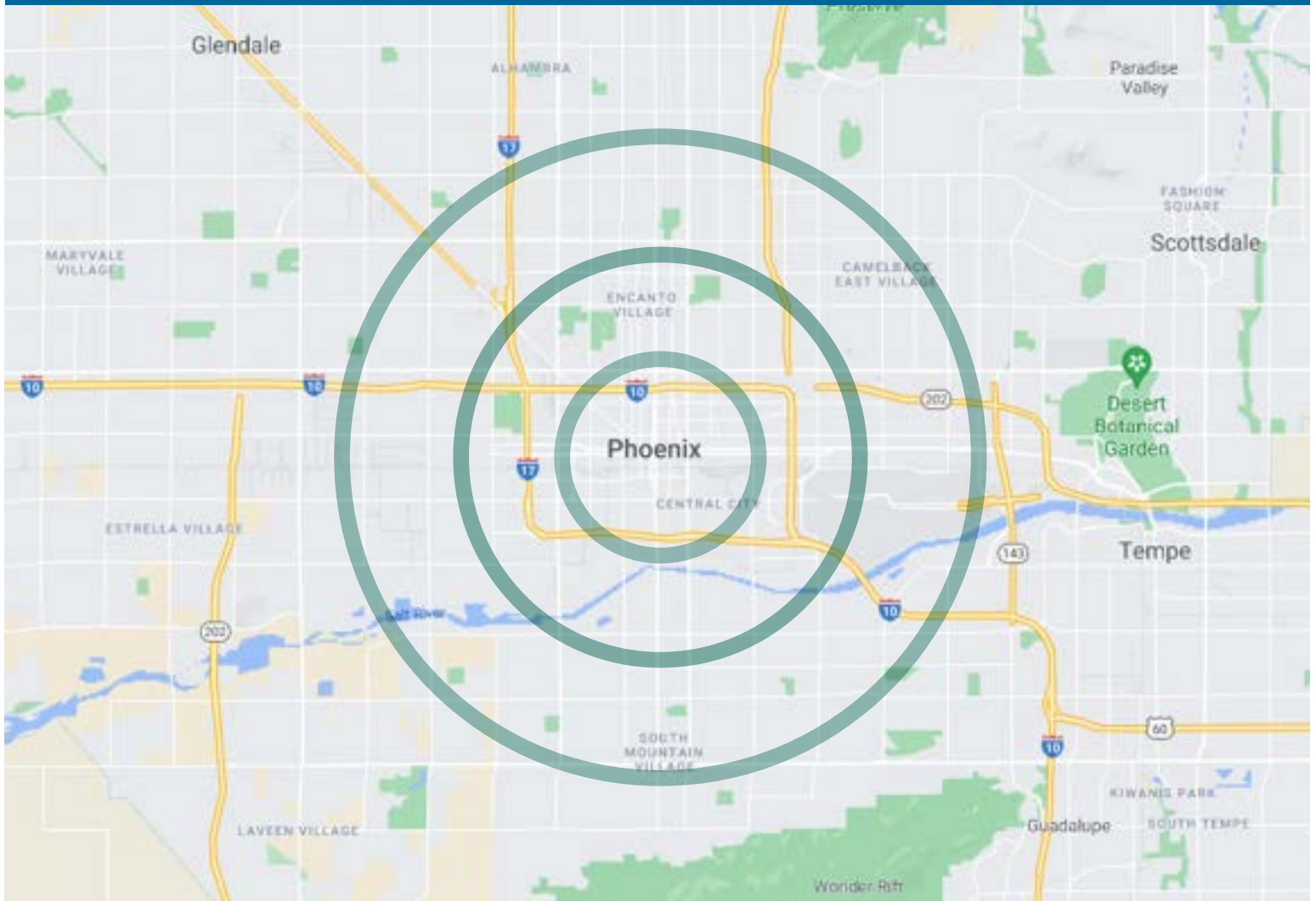
- Over the next five years, employment is expected to increase by **10.6%** adding approximately **6,700** workers
- The increased demand for retail space will lead to over **260,000** sq ft of added space over the next five years
- Currently, approximately **3,500** new multi-family residential units are under construction, with another **2,500+** units in pre-development. Once these units are leased, Downtown's population will have more than tripled since 2009.

(Rounds Consulting Group, Inc.)



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DEMOGRAPHICS

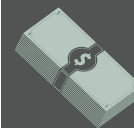


2026 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	63,347	252,390	674,648
RESIDENTIAL POPULATION	28,896	255,779	386,436
AVERAGE HOUSEHOLD SIZE	1.6	2.1	2.5
AVERAGE HOUSEHOLD INCOME	\$89,146	\$90,130	\$92,675
MEDIAN AGE	32.8	33.5	32.2

HIGHLIGHTS



DAYTIME POPULATION
674,648
*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$92,675
*5 Mile Radius



MEDIAN AGE
32.2
*5 Mile Radius



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