



MODERN URBAN RESTAURANT OPPORTUNITY

ADARA

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ADARA

333 E Roosevelt St | Phoenix, AZ



LOCATION DESCRIPTION

Adara is located in the heart of **Downtown Phoenix's Roosevelt Row district**, one of the city's most vibrant and walkable urban neighborhoods, known for its mix of arts, culture, dining, and dense residential development. The area benefits from strong daytime and evening activity driven by a large concentration of nearby employment along the Central Avenue Corridor, one of Phoenix's primary business hubs supporting tens of thousands of jobs in government, finance, professional services, technology, and healthcare. Just blocks away, the **Arizona State University Downtown Phoenix campus** serves as a major economic and educational anchor, drawing thousands of students, faculty, and staff into the neighborhood daily and creating consistent demand for coffee, food, and gathering spaces. This convergence of employment density, higher education, transit accessibility, and an expanding urban residential base creates an ideal environment for a restaurant, cafe, wine bar or QSR concept seeking strong foot traffic, repeat customers, and year-round energy.

AREA CO-TENANTS



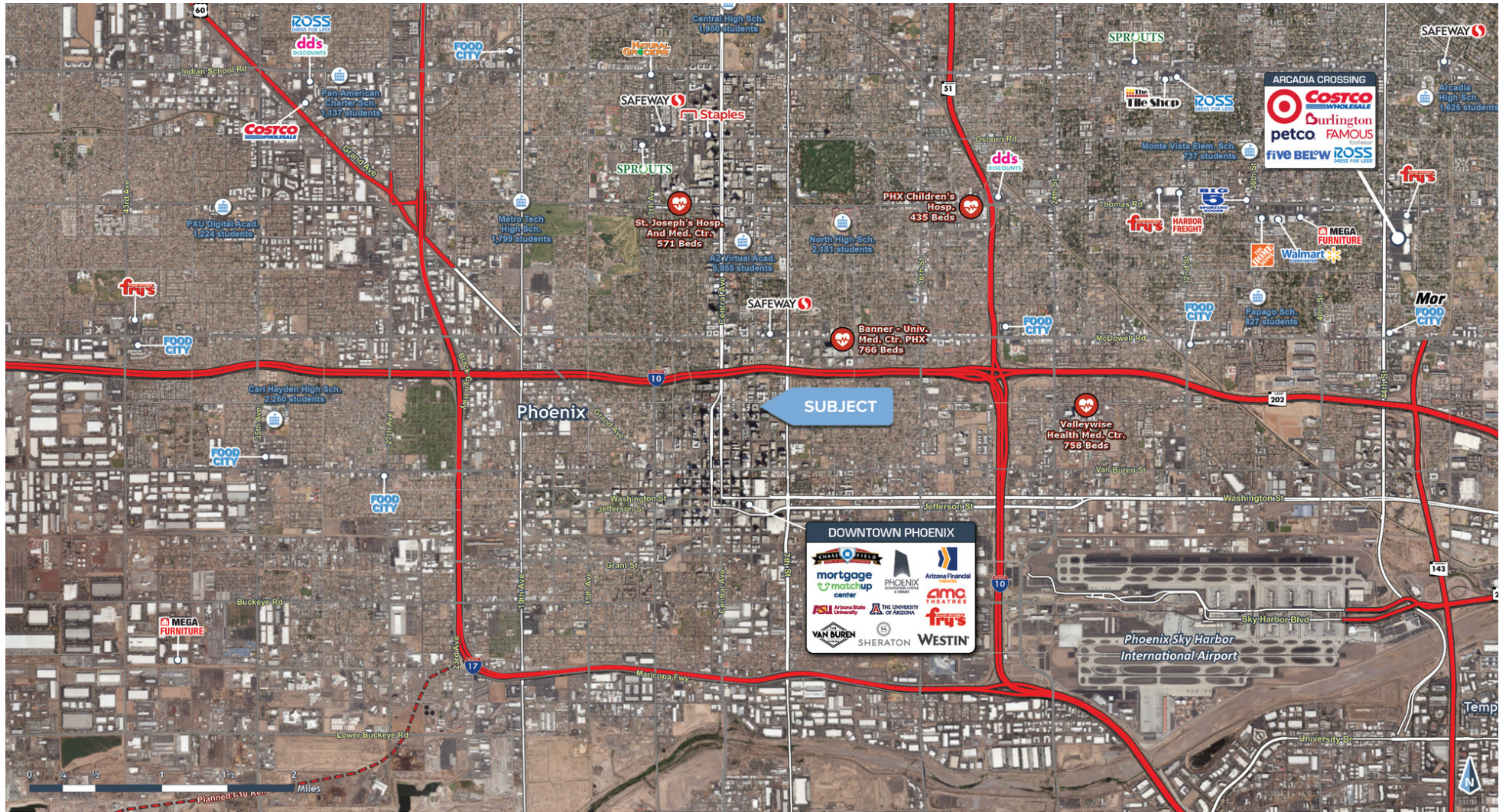
PROPERTY HIGHLIGHTS

- **2,475 SF Modern Urban Restaurant Opportunity with Patio Available - prime ground floor within a 316 unit upscale apartment building!**
- Adara is located within an urban, cultural, walkable district in the heart of Downtown Phoenix's creative core, adjacent to Roosevelt Row - a nationally recognized arts district known for galleries, murals, and First Fridays art walk events.
- Close to institutional anchors including Arizona State University's Downtown campus, bringing steady student and faculty foot traffic.
- Surrounded by dense residential population and growing multifamily developments.
- Served by the Valley Metro Rail Roosevelt/Central Ave station - adding transit accessibility for commuters, residents, and visitors.

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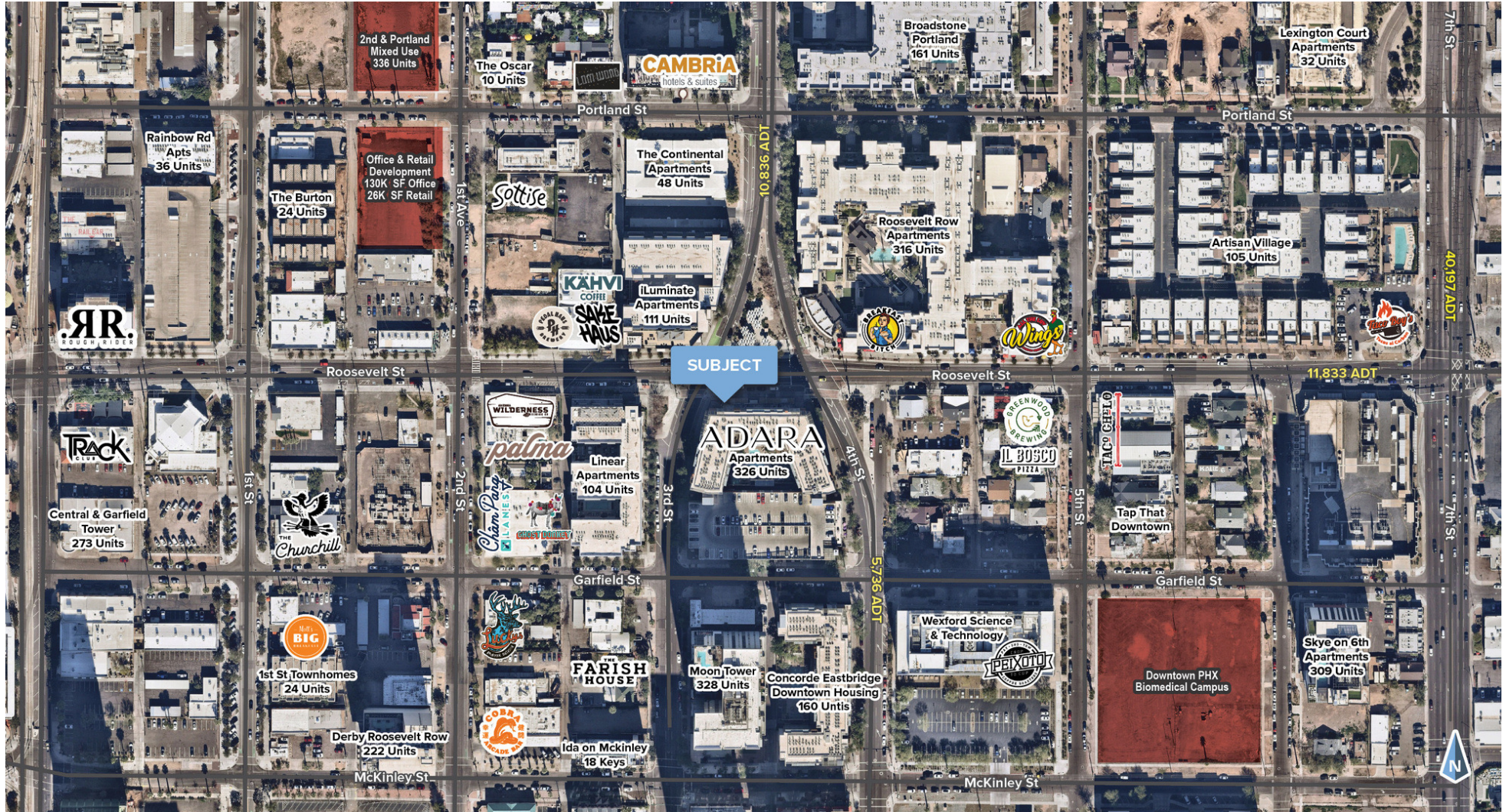
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	23,031	127,538	382,122
Median Age	32.9	34.7	33.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$68,689	\$63,731	\$65,617
Average	\$110,440	\$94,950	\$99,927



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	2,762	9,609	20,298
Employees	62,746	191,261	344,701
Daytime Population	74,871	223,317	405,036



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	58.2%	41.7%	37.2%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	70.6%	59.9%	54.7%
Services	16.6%	18.7%	20.5%
Blue Collar	12.8%	21.3%	24.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	13,237	55,692	149,971
Median Home Value	\$599,547	\$481,786	\$431,198

* 2025 Demographic data derived from ESRI

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