



Place Type: [Medium Urban Center](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

# 7th Ave/Camelback Station

## Station Area Destinations and Development Opportunities

### Vision Themes found in TOD Policy Plan

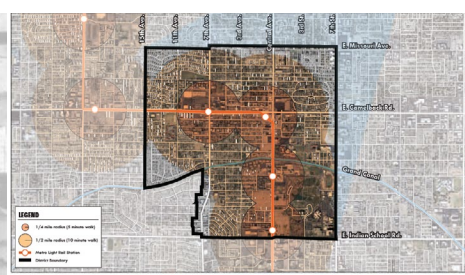
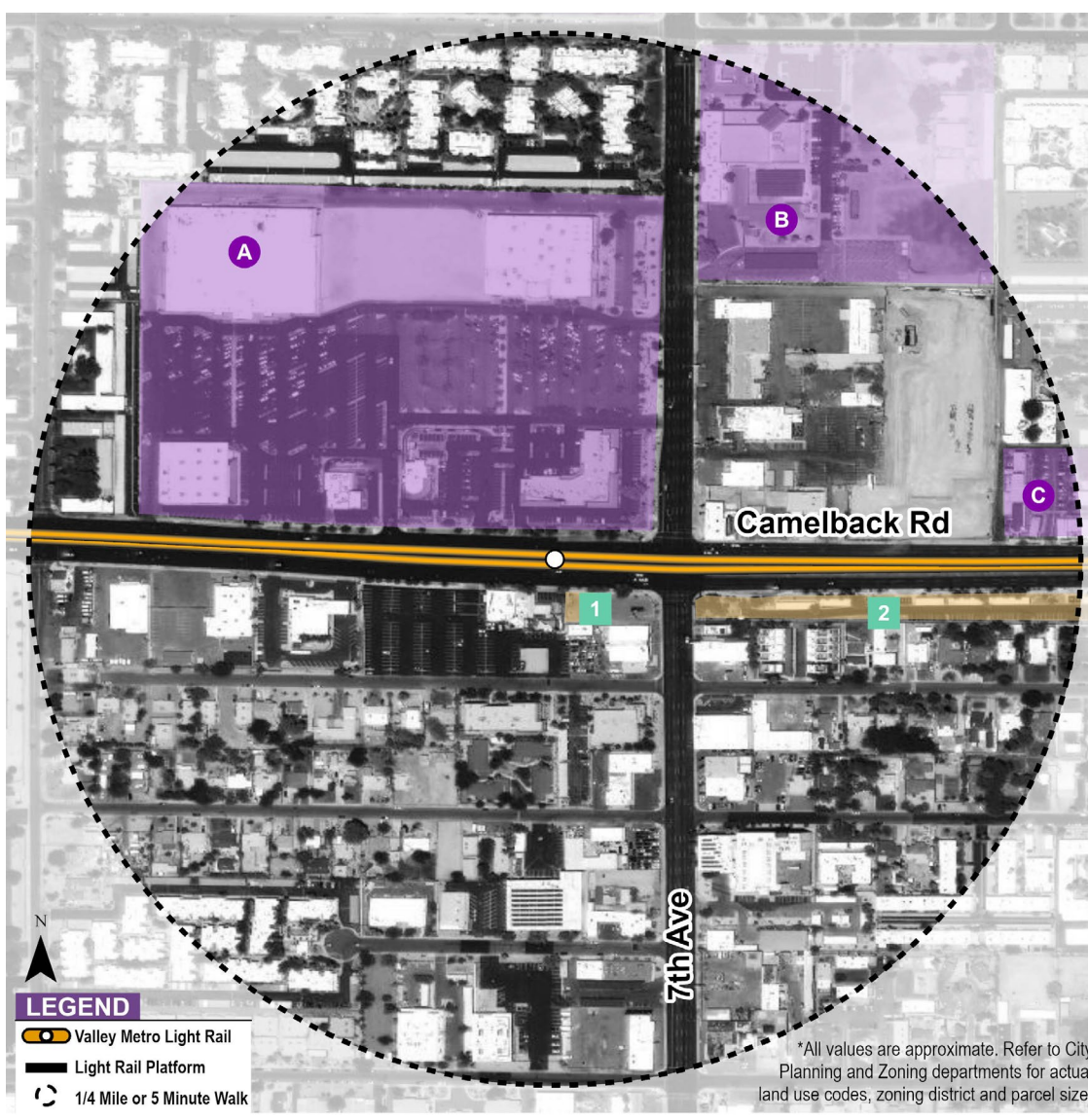
- Historic Preservation
- Local Businesses
- Shade and Active Lifestyles
- Housing Diversity

### Development Opportunities\*

- 1 705 W Camelback Rd
- 2 305 W Camelback Rd

### Destinations

- A Camelback Village Square
- B Valley Lutheran High School
- C Rise Uptown Hotel



Uptown District

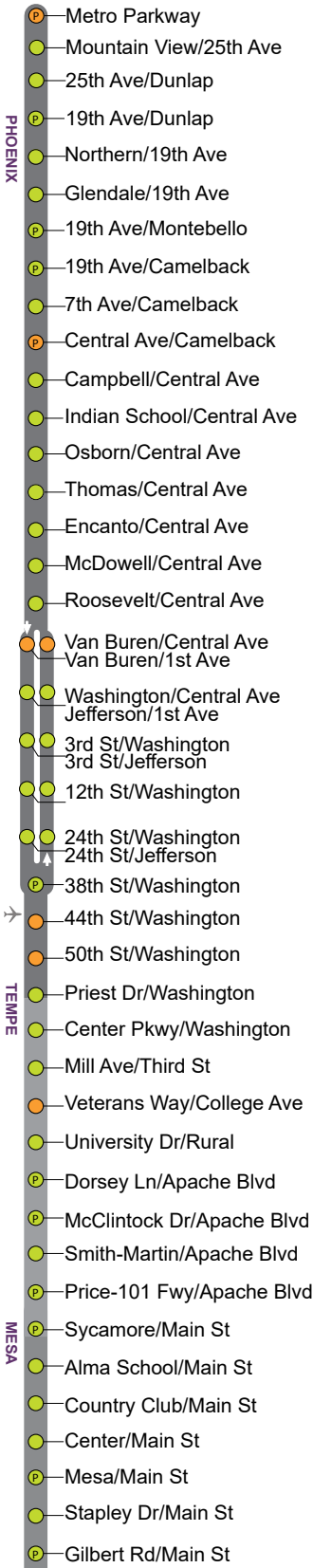


**LEGEND**

- ▬▬ Valley Metro Light Rail
- Light Rail Platform
- 1/4 Mile or 5 Minute Walk

\*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.

### Light Rail Route



### Major Employers

- » Florence Crittenton
- » Catholic Charities
- » Osborn Middle School

### Existing Retail/Services

- » Fry's
- » LA Fitness
- » Brooklym Bedding
- » Changing Hands Bookstore
- » Alliance Urgent Care

### Existing Dining / Entertainment

- » McDonalds
- » Starbucks
- » Southern Rail
- » Belly Kitchen
- » PT Pho Express
- » Refuge Cafe
- » Starbucks
- » Cartel Coffee
- » Charlies Bar
- » Thai Rama Restaurant
- » Lylo Swim Club

### Demographics

|   |   |
|---|---|
| <b>Population</b>                         | 3,595 people                                |
| <b>Station's Population Density Ratio</b> | 3.20 times more dense than rest of the City |
| <b>Jobs within 1/3 sq mi.</b>             | 1,009                                       |
| <b>Station's Job Density Ratio</b>        | 2.04 times more dense than rest of the City |
| <b>Median HH Income</b>                   | \$47,743                                    |
| <b>Median Age</b>                         | 35  |

### Development Opportunities

- » 1. Mixed-Use Residential
- » 2. Fast Casual and Sit Down Dining
- » 3. Mixed-Use Office
- » \*Learn more via the Uptown [TOD Policy Plan](#)

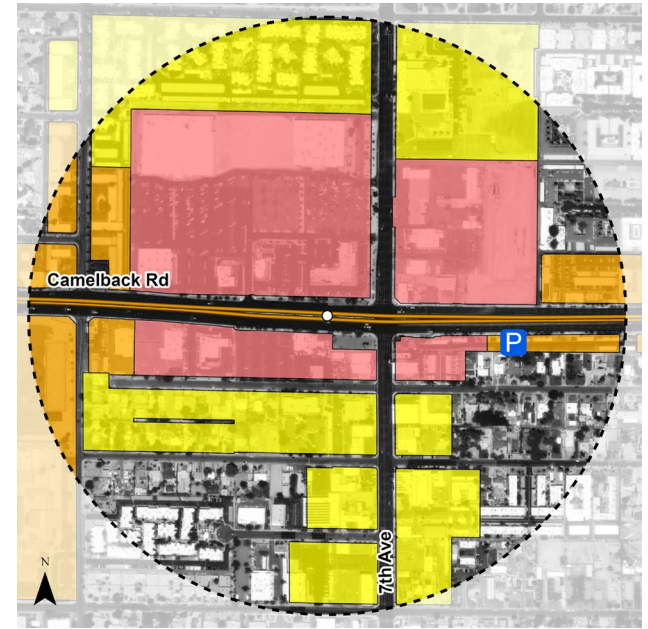
### Recent New Development

- » (2019) Rise Uptown Hotel - 79 Room Botique Hotel with F&B Space
- » (2021) Acacia Heights - Phase 1- 78 units multi-family

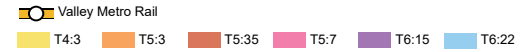
### Planned Nearby Development

- » Broadstone Uptown (under construction)- 284 unit multi-family
- » Acacia Heights - Phase 2- 66 units multi-family
- » Magnolia Apartments - 249 units multi-family

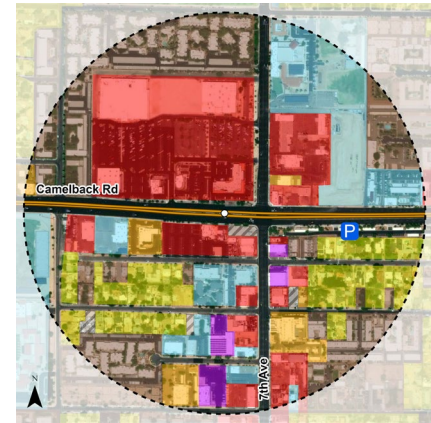
### Transect (¼ mile)



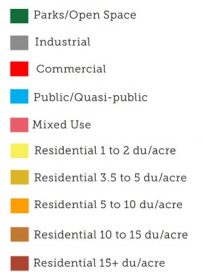
#### LEGEND



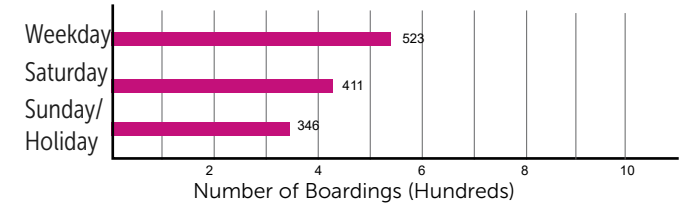
### Land Use (¼ mile)



#### GENERAL PLAN LAND USE LEGEND

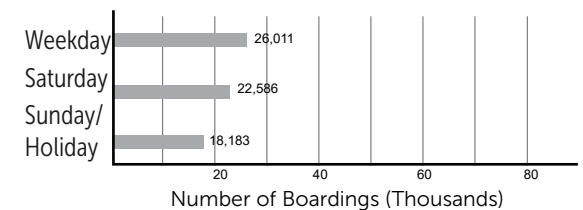


### Station Boardings Daily Average



#### LEGEND

Featured Station



#### LEGEND

Full System

### Transit Station Attributes

- » 50 East/50 West
- » 8 North/8 South