



Roosevelt/Central Ave Station

Station Area Destinations and Development Opportunities

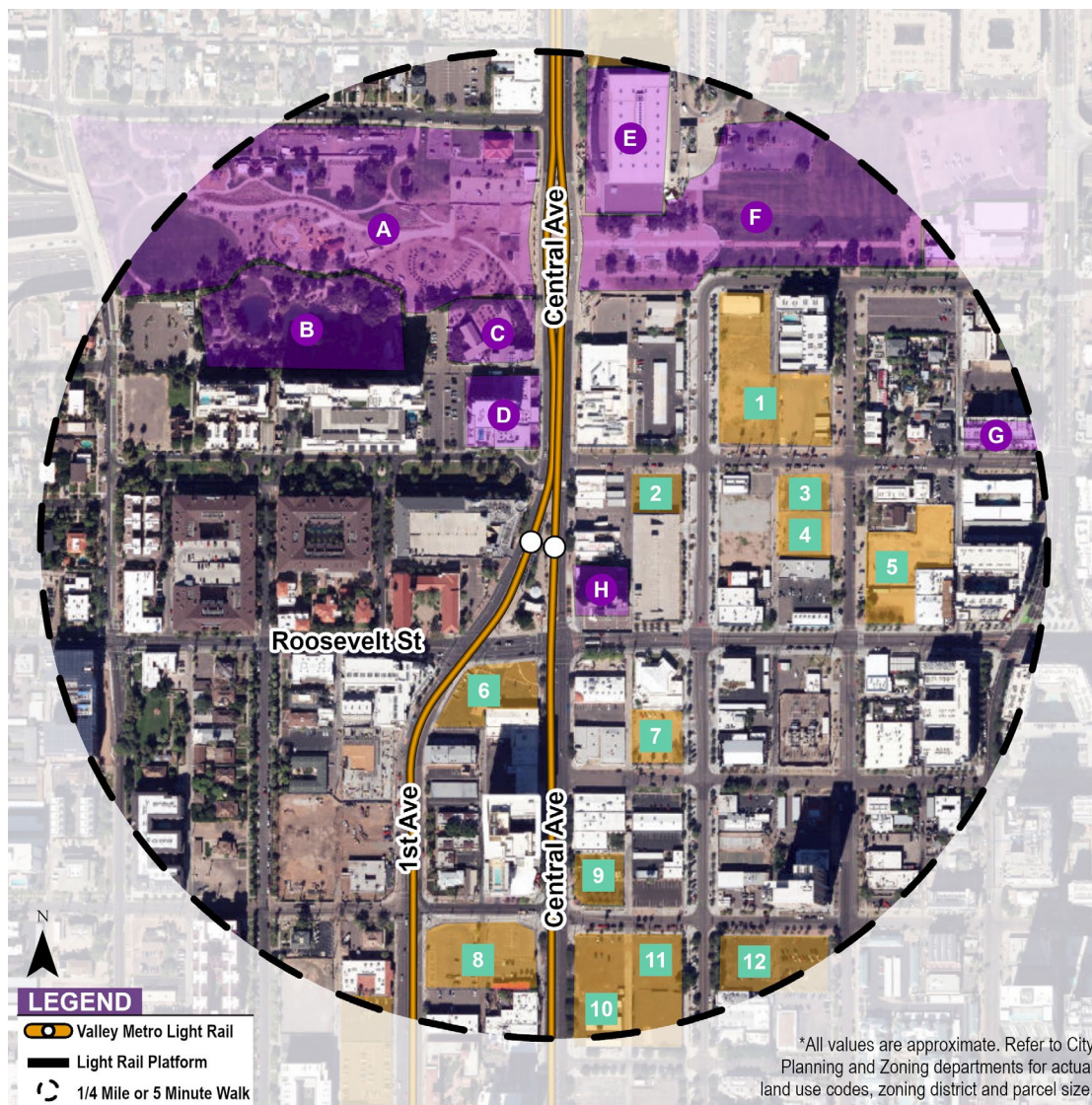


Destinations

- | | |
|-------------------------------------|---|
| A Hance Park | E Burton Barr Library |
| B Japanese Friendship Garden | F Hance Park |
| C Irish Cultral Center | G Cambria Hotel |
| D FOUND:RE Hotel | H Ten-O-One Retail/Office Buidling |

Development Opportunities*

- 1** Vacant Land | 2 acres | DTC - Evans Churchill West - Max HT 250'
- 2** Surface Parking | 0.3 acres | DTC - Evans Churchill West - Max HT 250'
- 3** Vacant Land | 0.32 acres | DTC - Evans Churchill West - Max HT 250'
- 4** 1-story Commercial Bldg | 0.4 acres | DTC - Evans Churchill West - Max HT 250'
- 5** Vacant Land | 1.1 acres | DTC - Evans Churchill West - Max HT 250'
- 6** Surface Parking | 0.7 acres | DTC - Downtown Gateway - Max HT 250'
- 7** Surface Parking | 0.4 acres | DTC - Evans Churchill West - Max HT 250'
- 8** Surface Parking | 1.2 acres | DTC - Downtown Gateway - Max HT 500'
- 9** Surface Parking | 0.4 acres | DTC - Downtown Gateway - Max HT 250'
- 10** Vacant Land | 2 acres | DTC - Dwtwn Gateway & Evans Chuchill West - Max HT 500'
714 N 1st St
- 11** Surface Parking | 1 acres | DTC - Evans Churchill West - Max HT 475'
- 12** Surface Parking | 1 acres | DTC - Evans Churchill West - Max HT 475'



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

Development Opportunities

- » 1. Mixed-Use Office
- » 2. High-Rise Mixed-Use Residential
- » 3. Hotel
- » 4. Commercial Retail/Services

Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- 50th St/Washington
- TEMPE
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- MESA
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

- LEGEND**
- Featured Station
 - Station
 - Park-and-Ride
 - Transit Center

Major Employers

- » Atmosphere
- » Commercial Interiors
- » Ardurra
- » KMLE/KOOL Radio
- » Parson's Center of Health and Wellness

Existing Retail/Services

- » Burton Barr Central Library
- » FOUND:RE Hotel
- » Cambria Hotel
- » Bunky Botique
- » Sutra Yoga
- » Now or Never
- » Mercantile
- » Phoenix General
- » RIP Valley
- » Bird Dog Pilates & Fitness
- » Salon Ro5
- » Cleaners Alterations & Creations
- » Antique Sugar
- » Public Image Salon
- » Dialogue Home Goods

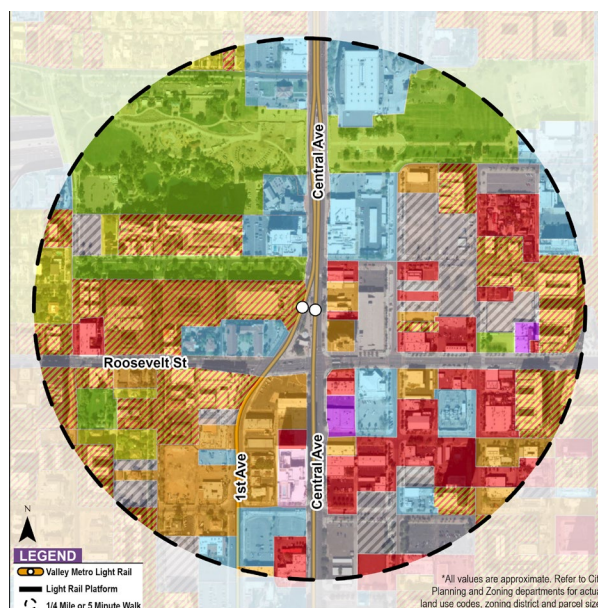
Existing Dining / Entertainment

- » Fez
- » The Larder & The Delta
- » Valley Coffee Company
- » Fair Trade Cafe
- » Carly's Bistro
- » GenuWine Arizona
- » Rodiberto's
- » Palabra
- » Arizona Wilderness Brewing Co.
- » Songbird Cafe and Tea House
- » Matts Big Breakfast
- » Kahvi Coffee & Cafe
- » Pita Jungle
- » Lola Coffee
- » First & Last
- » Jobot Coffee
- » Barcoa Agaveria
- » Pomo
- » Moira Sushi
- » Hamburgesas y Cervezas
- » Pedal Haus Brewery
- » Sosoba
- » Snooze A.M. Eatery
- » Cobra Arcade Bar
- » Angel's Trumpet Ale House
- » Sazerac
- » Fatty Daddy's Ice Cream
- » Chambers
- » Rough Rider
- » The Grand Coffee
- » Match Market & Bar
- » The Nash Jazz Club
- » Irish Cultural Center
- » Lom Wong
- » Sottise
- » Palma
- » Ghost Donkey
- » Lucky's Indoor Outdoor
- » The Farrish House
- » The Churchill
- » Pemberton PHX
- » Cham Pang Lanes
- » Teddy's Preserve
- » Sake House

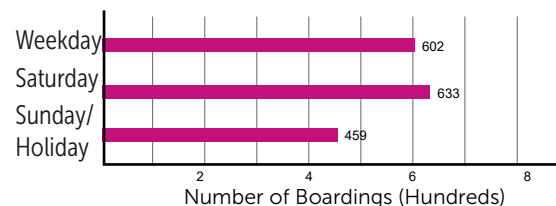
Demographics

Population	3,269 people
Station's Population Density Ratio	2.91 times more dense than rest of the City
Jobs within 1/3 sq mi.	1,539
Station's Job Density Ratio	3.11 times more dense than rest of the City
Median HH Income	\$58,180
Median Age	30

Land Use (1/4 mile)



Station Boardings Daily Average



- LEGEND**
- Featured Station

Recent New Development

- » (2020)- Ten-O-One Office Building Renovation - 153k square feet
- » (2020) - McKinley Lofts - 108 unit multi-family
- » (2020) - ASU/Wexford Lab Building - 200k square feet
- » (2021) - Broadstone Portland - 162 unit multi-family
- » (2022) - Derby - 222 unit multi-family
- » (2022) - 700 N 4th St - 204 unit multi-family

Planned Nearby Development

- » Eco Phx - 70 unit multi-family (under construction)
- » Skye on 6th - 309 unit multi-family (under construction)
- » Moon Tower - 326 unit multi-family (under construction)
- » Union @ Roosevelt Phase 2 - 105 unit multi-family (under construction)
- » X Basecamp - 442 unit multi-family (under construction)
- » The Link - Phase 3 - 156 unit multi-family
- » The Moreland - 216 unit multi-family
- » Vela Roosevelt - 401 unit multi-family

Transit Station Attributes

- » 10 East/10 West
- » 0 North/0 South