



WESTERN
RETAIL ADVISORS



RETAIL SPACE

SEC 6TH ST & GARFIELD

LOCATED IN THE HEART OF PHOENIX'S ROOSEVELT ROW ARTS DISTRICT | PHOENIX, AZ



SEC 6th Street + Garfield | 817 N 6th Street | Phoenix, AZ

DOWNTOWN PHOENIX | THE HEART OF IT ALL

Downtown Phoenix is the thriving core of the Valley, where history meets innovation with its recent revitalization and continued resurgence.

From 2005 to the present, the 1.7 square mile redevelopment area has been infused with more than \$6 billion in investment in transportation, residential, office, education, research, technology, arts, culture, sports, restaurants/nightlife and hospitality.

Perfectly situated near the light rail system and minutes from Phoenix Sky Harbor International Airport, Downtown's explosive growth has catapulted the city center into one of the most vibrant and dynamic urban centers in the U.S.



6+
Million

TOTAL YEARLY VISITORS
TO DOWNTOWN PHOENIX



73,745

DAYTIME EMPLOYMENT
POPULATION PER
1 MILE RADIUS



9,000+

RESIDENTIAL POPULATION
WITHIN 1.7 SQUARE MILE
REDEVELOPMENT AREA



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RETAIL

800,000

SQUARE FEET OF RETAIL

225+

DOWNTOWN BARS
AND RESTAURANTS

5

HIGHLY AWARDED DOWNTOWN
RESTAURANTS / CHEFS



OFFICE

9.5 Million

SQUARE FEET OF EXISTING
OFFICE SPACE

300

TECH AND START-UP COMPANIES
IN CENTRAL PHOENIX

8

COWORKING SPACES



RESIDENTIAL

7,753

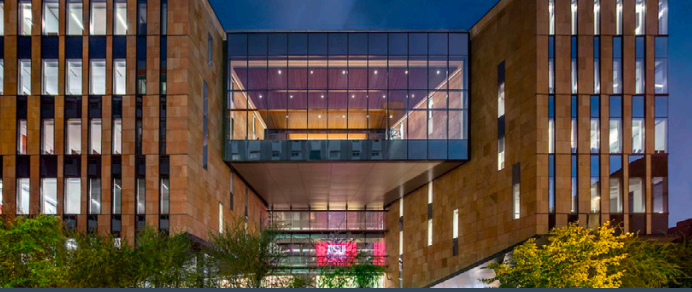
HOUSING UNITS BUILT
SINCE 2000

3,767

HOUSING UNITS
UNDER CONSTRUCTION



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EDUCATION & RESEARCH

All three major Arizona universities maintain a downtown presence with more construction planned.

15,000

ASU DOWNTOWN STUDENTS

618

U OF A PHOENIX COLLEGE OF MEDICINE STUDENTS

259

NAU DOWNTOWN STUDENTS



ARTS, CULTURE & ENTERTAINMENT

4

PRO SPORTS TEAMS

12,421 + 24

THEATER SEATS MOVIE SCREENS

12

LIVE MUSIC VENUES

100

MURALS



TOURISM

Located 10 minutes from Phoenix Sky Harbor International Airport, Downtown Phoenix features some of the most hip and sophisticated hotels in the nation, just steps away from the city's dining, sports, and entertainment hub.

With more than 3,900 hotel rooms available, Downtown Phoenix is a hot spot for tourists, business travelers, and locals looking for a staycation retreat.



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PROJECT OVERVIEW

Situated in the heart of Phoenix's Roosevelt Row Arts District, the 309-unit Skye on 6th will offer residents smartly designed luxury apartments and an unparalleled amenity package featuring an expansive health and wellness experience—opening summer 2023.

Skye on 6th will be located at 817 N 6th Street on the southeast corner of 6th Street and Garfield, near the light rail—ideal for commercial visibility. This area features major attractions drawing considerable pedestrian traffic with:

- **Sports | Arts & Culture | Nightlife**
 - 4 Major Sports Teams
 - 10 Live Music Venues
 - 9 Theater Stages/12,421 Seats
 - 225+ Bars & Restaurants
 - The unique and lively First Friday Art Walk attracts over 1 million visitors annually
- Skye on 6th will feature:
 - ± 6,500 sf available retail space





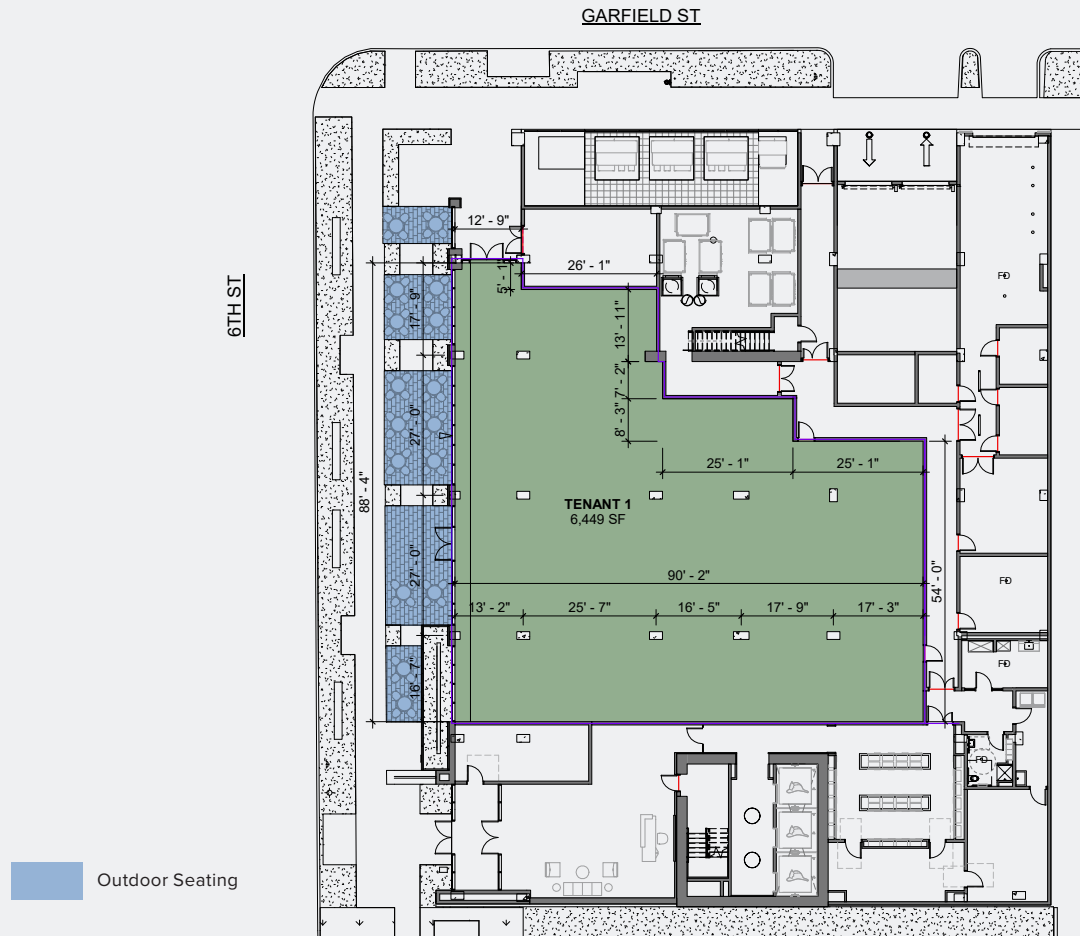
CENTRAL LOCATION

Skye on 6th is located within a vibrant area—an easy walk to ASU’s Downtown campus, NAU-Phoenix Biomedical Campus, Footprint Center, Chase Field, the Phoenix Convention Center and Margaret T. Hance Park (currently undergoing a \$100M revitalization project).

Lined with restaurants, bars, sports and entertainment venues, Downtown Phoenix is also surrounded by historic residential and warehouse districts with numerous national accolades—all combining to make this unique area a highly desirable and walkable space—and all within easy access to Phoenix’s 28-mile light rail system serving Phoenix, Tempe, and Mesa.



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CONCEPT PLAN GROUND FLOOR

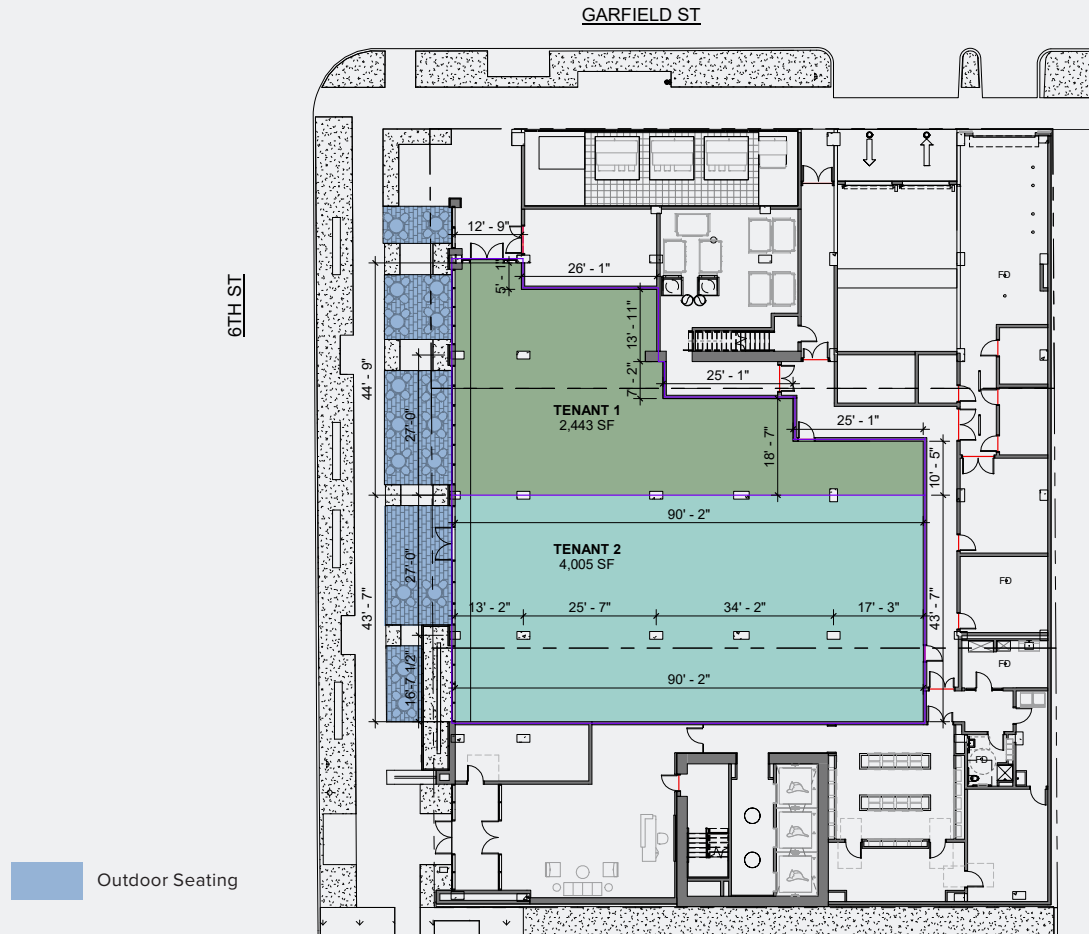
Various size requirements can be accommodated, please inquire for more details.

- **One Tenant**
± 6,449 SF

FEATURING:

- 16'—22' in Ceiling Heights
- More than 85' of frontage along 6th Street
- Outdoor seating





CONCEPT PLAN GROUND FLOOR

Various size requirements can be accommodated, please inquire for more details.

POTENTIAL DEMISED FLOOR PLAN

- **Tenant 1**
± 2,443 SF
- **Tenant 2**
± 4,005 SF

FEATURING:

- 16'–22' in Ceiling Heights
- More than 85' of frontage along 6th Street
- Outdoor seating



We'd Love to Partner With You

Based in Arizona and California, our team of retail tenant specialists has significant local, regional and national market experience.

From master broker services and tenant representation, to retailer disposition services and investment sales, we are proud to serve many top retailers and Fortune 500 clients in more than 30 states nationwide.

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