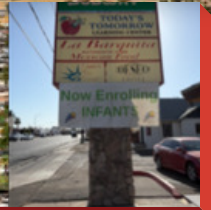


NWC 24th Street and McDowell

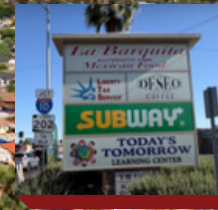
1616 NORTH 24TH STREET, PHOENIX AZ 85008

FOR LEASE

E McDowell Rd
Monument Sign



N 24th St
Monument Sign



4,500 SF Second
Generation Education
Space Included



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com

AARON GUTIERREZ | 602.396.8004 | agutierrez@roiproperties.com

R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



HARD CORNER & CENTRALLY LOCATED SECOND GEN EDUCATION BUILDOUT

PROPERTY SUMMARY

TRADE MARKET	Central Phoenix
PRICING	\$25 PSF + NNN
SUITE SIZE AVAILABLE	4,500 SF (Included outdoor play area)
VPD AT INTERSECTION	±64,000
ZONING	C-2
YEAR BUILT	2007



Retailers at Intersection & Close Proximity Hospitals



1616 North 24th Street

- Second-generation child care/education space with outdoor play area
- 4,500 SF retail space available at a high-visibility hard corner
- Immediate access to I-10, Loop 202, and SR-51
- Dense infill location with strong traffic counts
- Monument signage on McDowell Rd. & 24th St.
- Within 2 miles of Valleywise and Banner University hospitals
- Ample parking included (shared parking access with neighbors)

HIGH TRAFFIC – HARD CORNER LOCATION

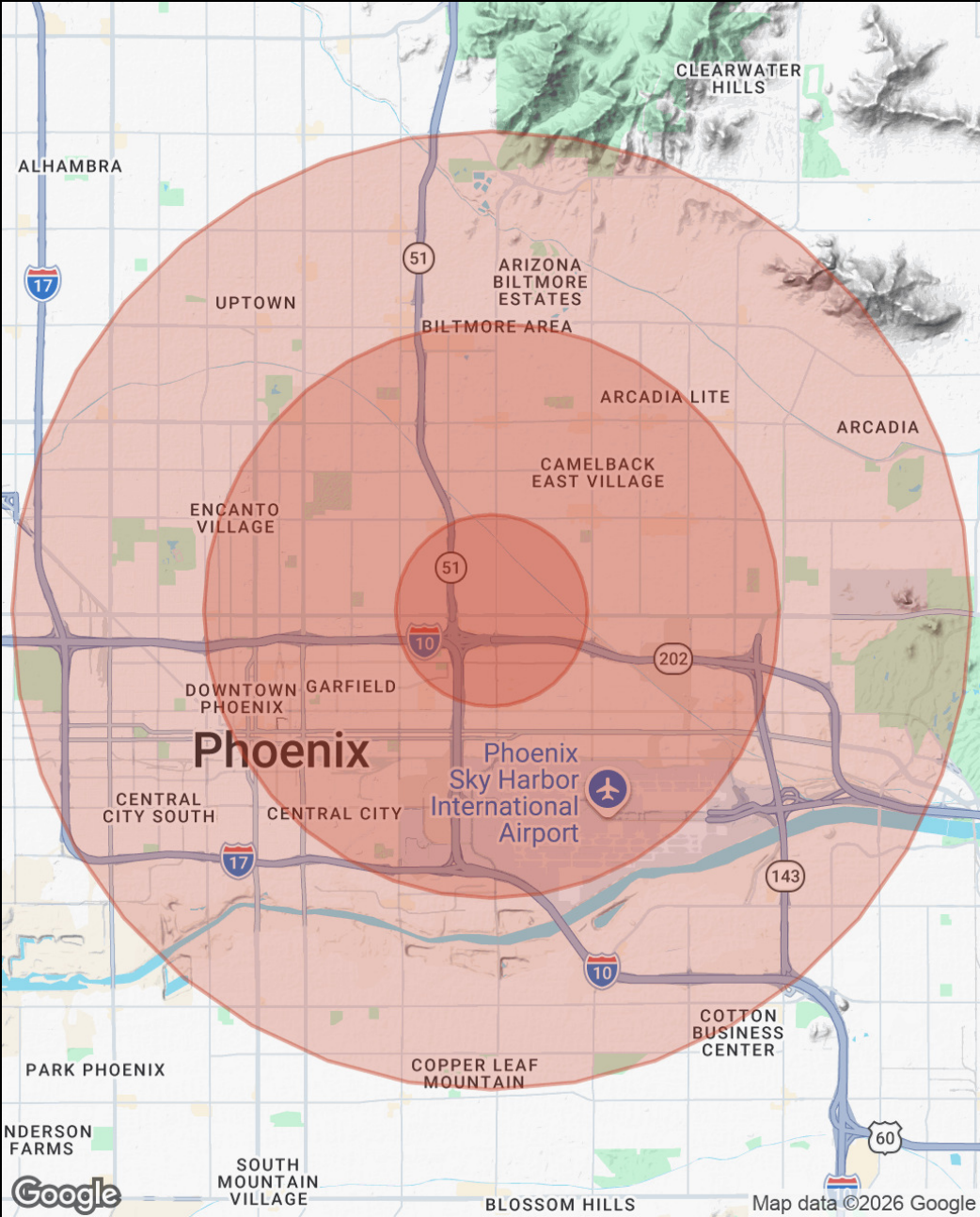


DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,421	144,760	305,382
Average Age	31.1	33.8	35.1
Average Age (Male)	29.1	34.1	35.3
Average Age (Female)	34.5	34.0	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,961	63,728	134,306
# of Persons per HH	2.9	2.3	2.3
Average HH Income	\$68,475	\$94,527	\$104,033
Average House Value	\$278,708	\$488,225	\$580,864

2023 American Community Survey (ACS)





3333 E. CAMELBACK RD, SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM



Reuben Nach
Vice President, Commercial Division
602.881.4724
rnach@roiproperties.com

AZ #SA687040000



Aaron Gutierrez
Vice President, Commercial Division
602.396.8004
agutierrez@roiproperties.com

AZ #SA698660000