

4401 N 16TH ST,
PHOENIX, AZ 85016



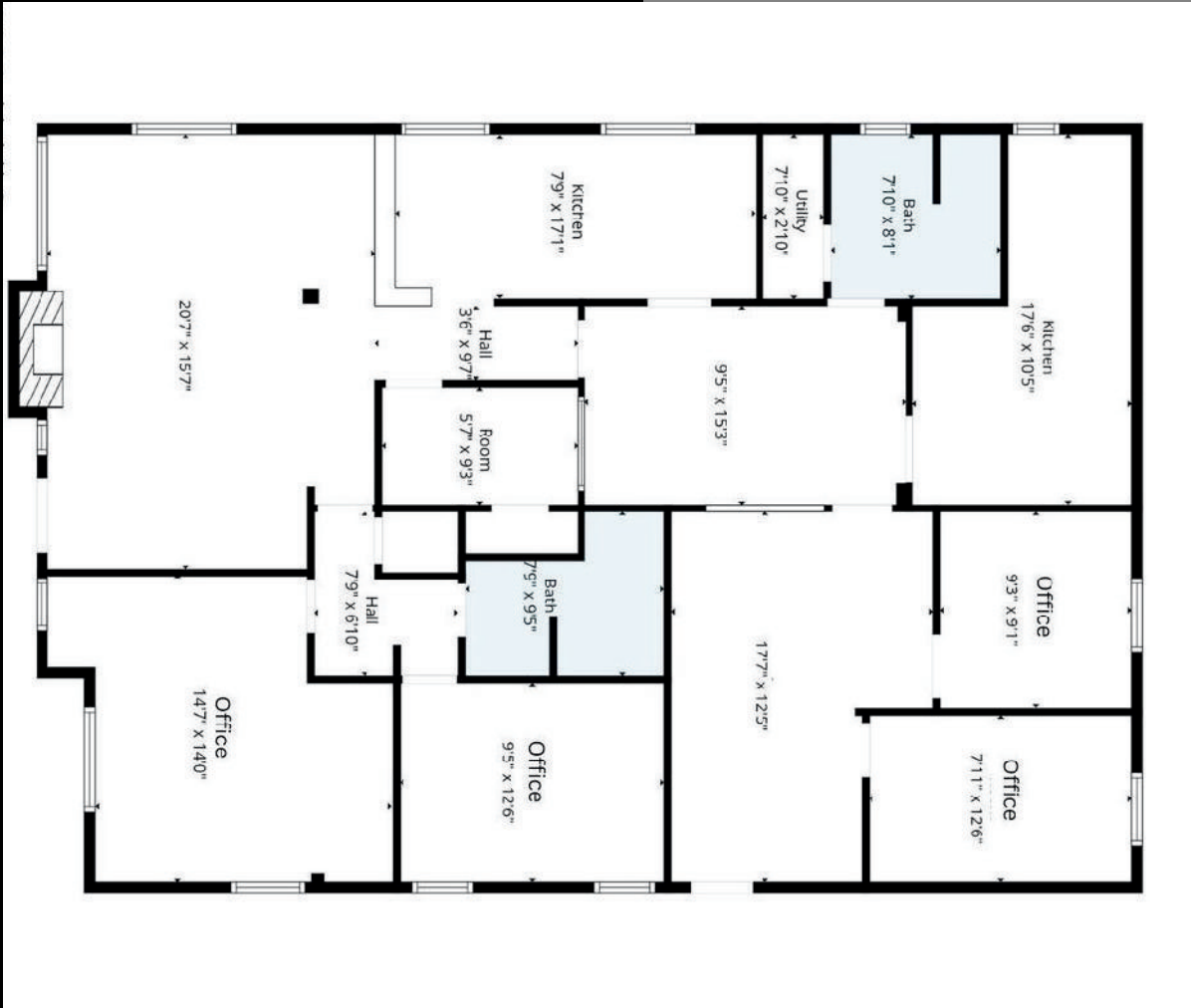
Prime central Phoenix location with strong 16th St exposure! This standalone commercial building offers a versatile layout featuring a kitchen, two restrooms, and 3+ private offices. Ideal for office, medical, beauty, or specialty retail users seeking a functional space with great visibility. Property includes on-site parking and easy access to major freeways, downtown Phoenix, and nearby medical corridors. A rare opportunity to position your business in a high-demand area.

Kassandra Noriega
(480)750-9671
REALTOR®



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FLOOR PLAN



- PRIVATE OFFICES
- CENTRAL WORKSPACE
- KITCHEN

- SEPERATE ZONES
- PRIVATE BATHROOMS
- HIGH-VISIBILITY FRONTAGE

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AMPLIFY

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BILTMORE CORRIDOR | CENTRAL PHOENIX

Roulette commercial opportunity in the heart of the Biltmore Corridor. Excellent visibility and accessibility with strong surrounding demographics and a dense daytime employment base. Ideal for office, medical, wellness, retail, or other service-oriented users.



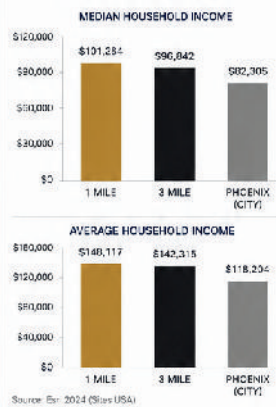
- HIGH VISIBILITY**
16th Street Corridor
- AFFLUENT TRADE AREA**
Strong Household Incomes
- DENSE DAYTIME POPULATION**
Professional Employment Hub
- CENTRAL PHOENIX LOCATION**
Minutes to Dillman & SR-51
- FLEXIBLE COMMERCIAL USE**
Office | Medical | Retail

KEY FACTS (3-MILE RADIUS)

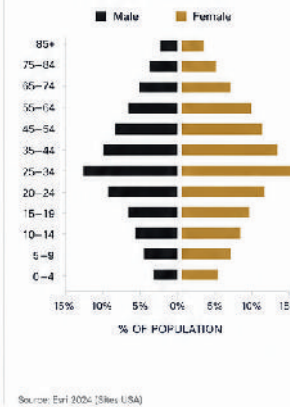
- POPULATION**
148,362
- HOUSEHOLDS**
67,914
- DAYTIME POPULATION**
122,487
- MEDIAN AGE**
37.9
- MEDIAN HOUSEHOLD INCOME**
\$96,842
- AVERAGE HOUSEHOLD INCOME**
\$142,315
- VEHICLES PER DAY ON N 16TH ST**
34,125

Source: First Street (2024) ADOT 2023

INCOME & BUYING POWER (3-MILE RADIUS)

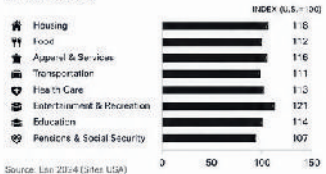


AGE BY SEX (3-MILE RADIUS)



AVERAGE HOUSEHOLD BUDGET INDEX (3-MILE RADIUS)

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc. to the average amount spent by all U.S. households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20% greater than the national average.



POPULATION SUMMARY

1 Mile	28,453
3 Miles	148,362
5 Miles	370,620

Source: Esri 2024 (2024 Census USA)

TOP LIFESTYLE SPENDING (3-MILE RADIUS)

Restaurant Dining	\$5,122,096
Health Care	\$8,731,450
Fitness & Recreation	\$3,739,204
Personal Care	\$2,429,765
Home Improvement	\$9,618,332

Source: Esri 2024 (2024 Census USA)

TRADE AREA HIGHLIGHTS

- Located in the heart of the Biltmore employment and retail corridor
- Strong concentration of medical, professional and financial services
- Excellent access to SR-51, Camelback Rd and Downtown Phoenix
- Affluent residential neighborhoods with high household incomes
- High visibility on N 16th Street with over 34,000 VPD
- Established infill location with long-term commercial stability

LOCATION MAP



NEARBY AMENITIES & EMPLOYERS

- Biltmore Fashion Park 0.4 miles
- Phoenix Children's Hospital 1.3 miles
- Midtown Employment Corridor 0.6 miles
- Camelback Corridor 0.6 miles
- SR-51 Freeway Access 1.1 miles

TRAFFIC COUNTS



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