



**Hani Aldulaimi**

Keller Williams Realty East Valley  
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Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Property Description

Office with block construction situated prominently on the corner of 16th Street and Granada Rd. Will work for medical or any other office use boasting off street parking and easy access to freeways. Premises are full of potential with reception area, admin office, 3 treatment rooms, lab area, 4 private offices, potential conference room, breakroom, 2 restrooms and lots of storage.

## Property Highlights

- Monument signage
- 10 parking spaces
- Ten minutes from FOUR major hospitals
- Easy access to Loop 202, I-10 and SR 51
- Minutes from Sky Harbor International Airport
- Over 23,000 VPD & 360,000 people within 5 miles

## Location Description

Situated by midtown and downtown Phoenix, within ten minutes of four major hospitals (including Barrow Neurological Institute containing the Muhammad Ali Parkinson Center). This area has celebrated dining, entertainment and popular landmarks nearby such as the Phoenix Art Museum, Heard Museum, Arizona Science Center and major sports arenas. Phoenix has a dynamic urban environment that is home to major corporations and keeps drawing more including Taiwan Semiconductor Manufacturing Company (TSMC) that will open its first fab shortly. The bustling energy and diverse cultural experiences that define this thriving city and strategic location embodies the essence of modern urban vitality, making it an ideal place to do business.

## Offering Summary

Sale Price:	\$599,000
Lot Size:	6,833 SF
Building Size:	2,200 SF



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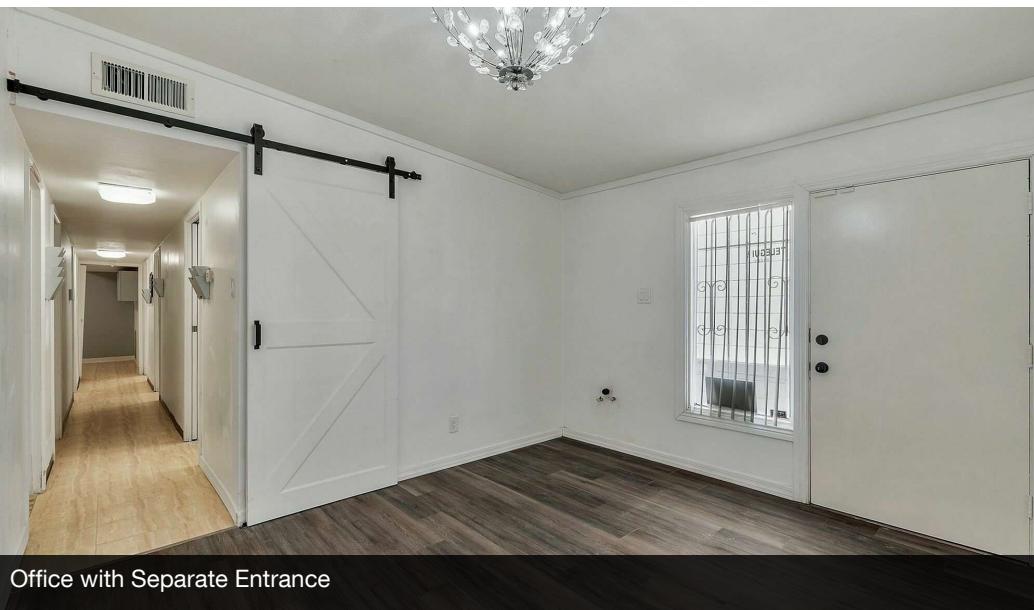
## Great Central Office on High Profile Corner | Phoenix, Arizona



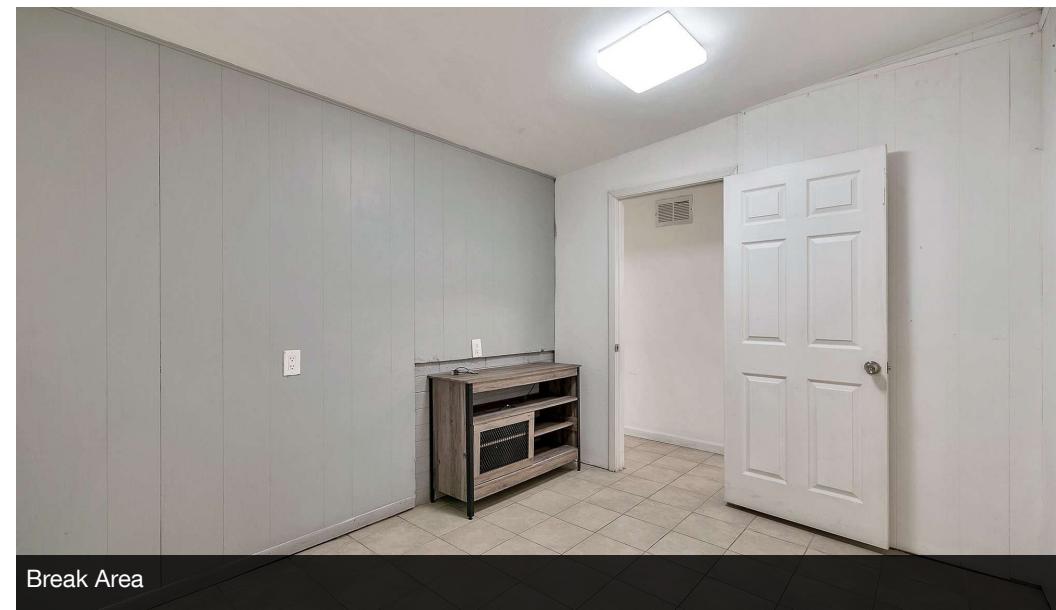
View from 16th Street



Admin Office



Office with Separate Entrance



Break Area

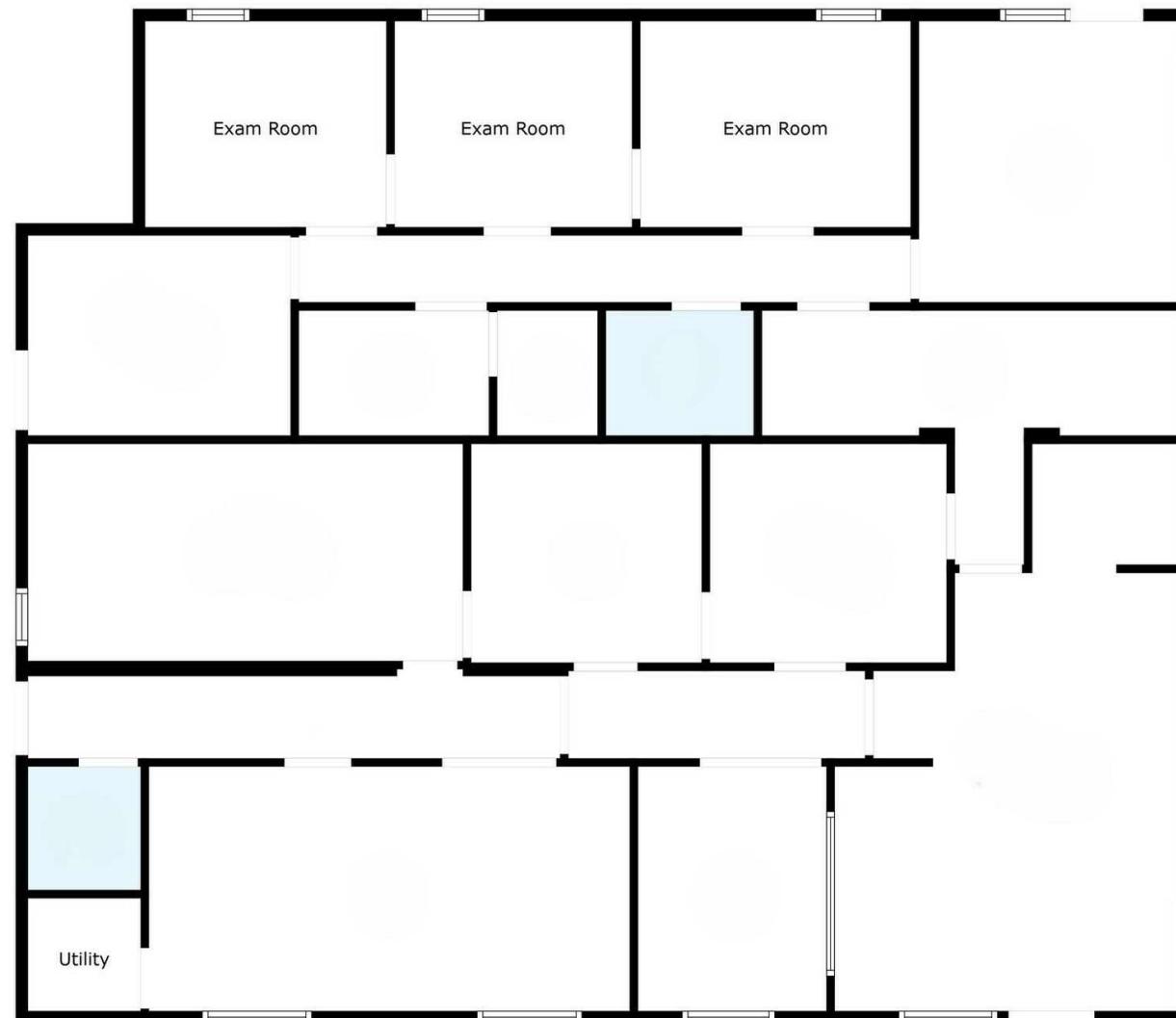


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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

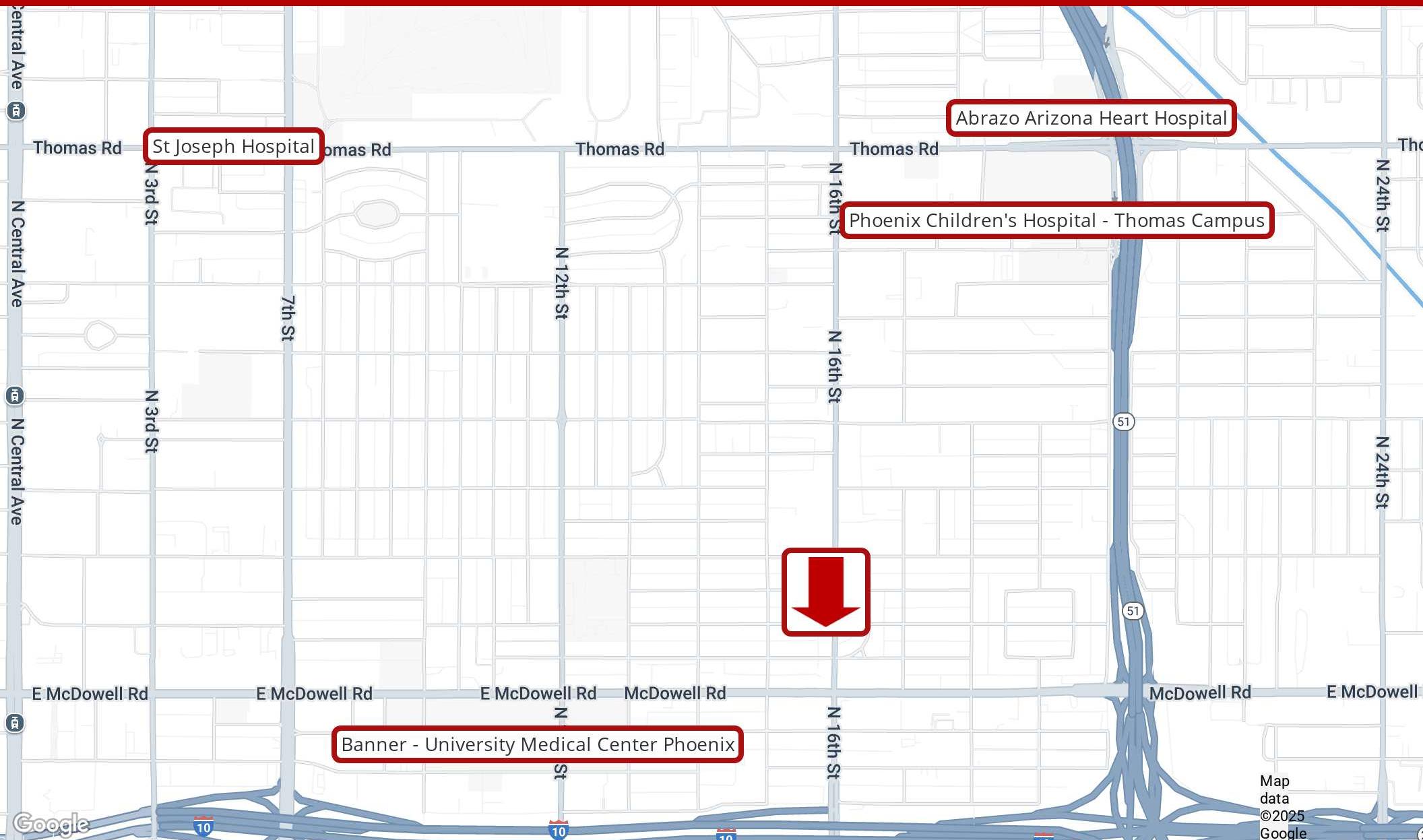


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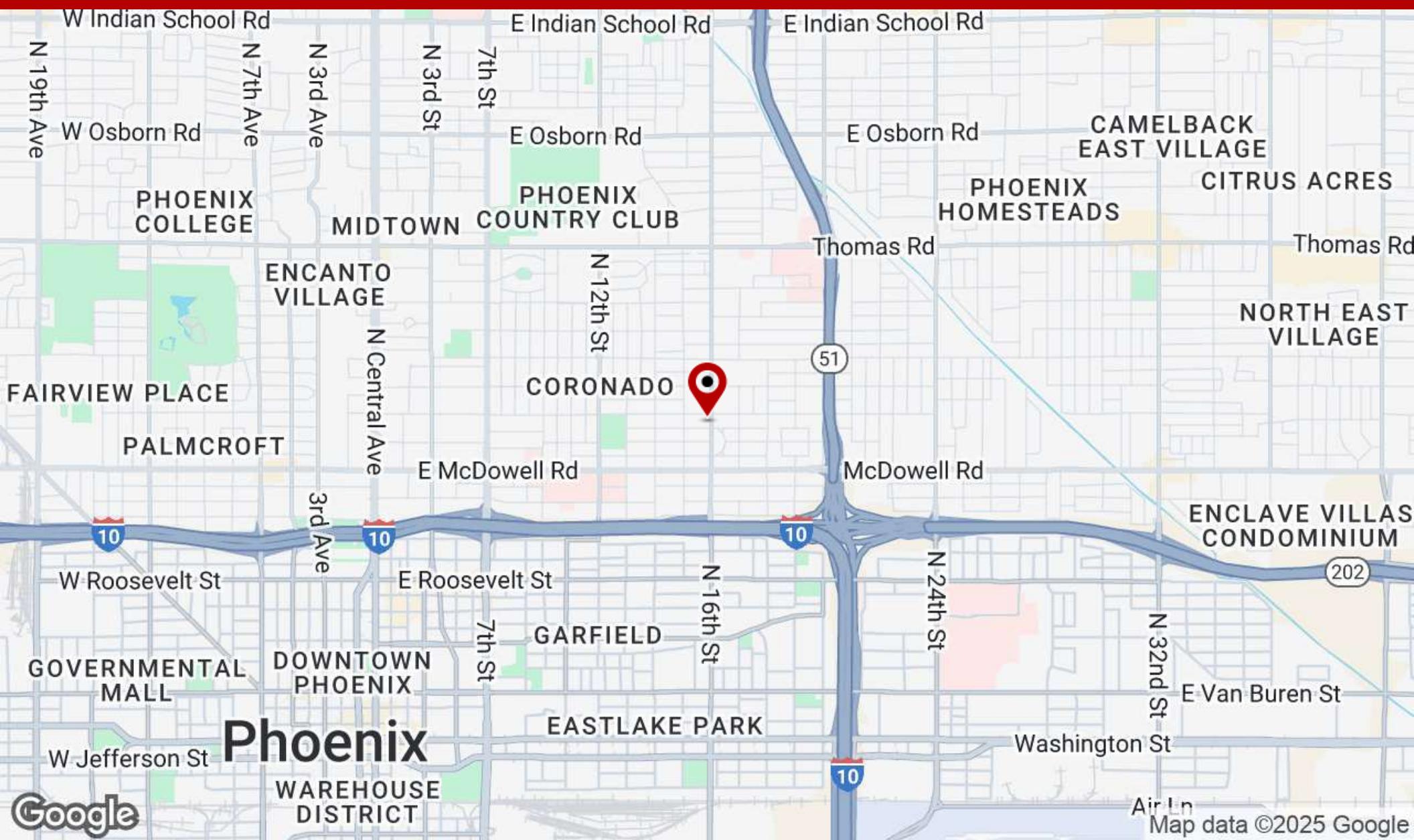


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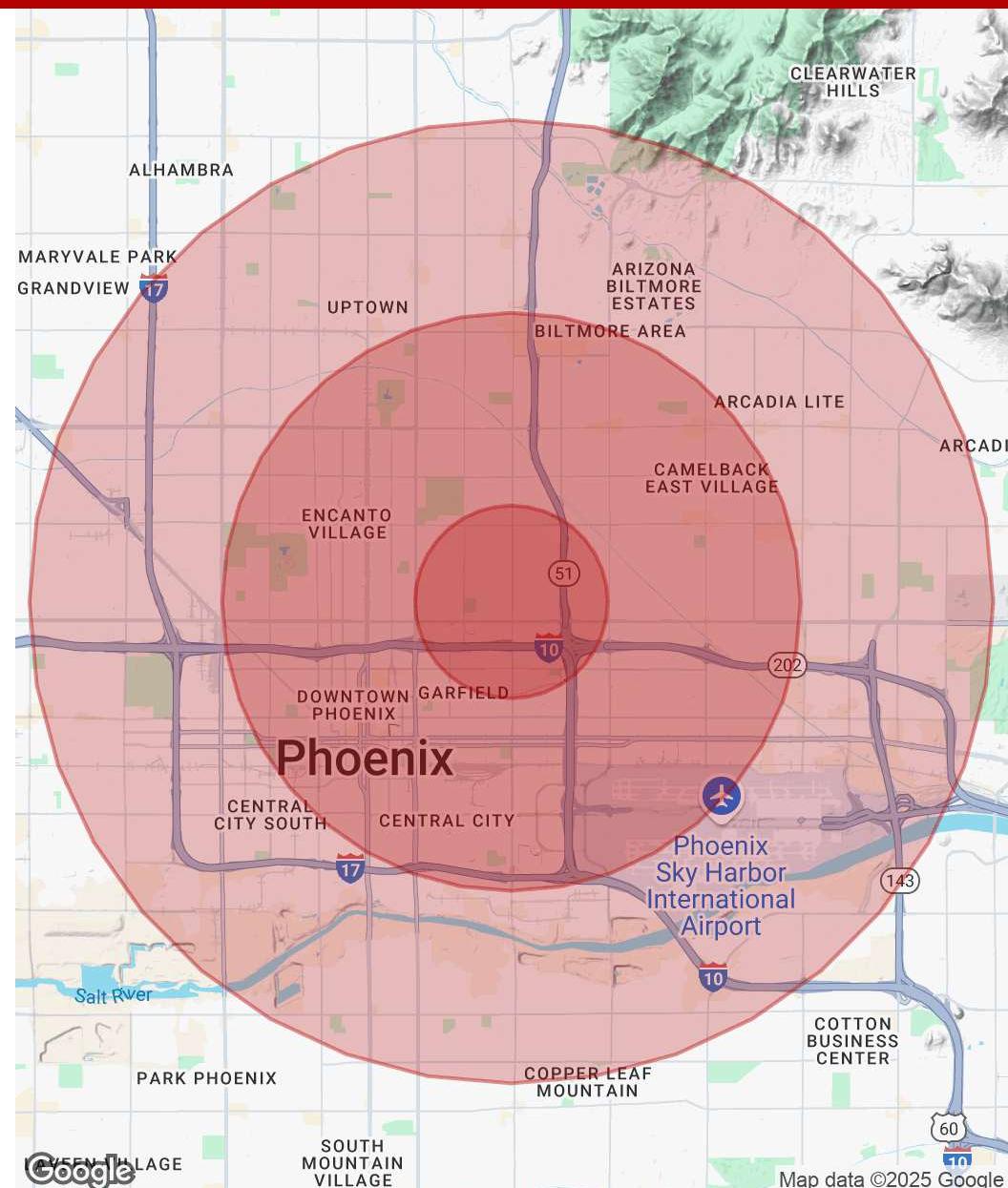
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,501	165,745	361,199
Average Age	35.8	36.4	36.4
Average Age (Male)	35.6	36.6	36.4
Average Age (Female)	36	36.1	36.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,610	73,447	151,134
# of Persons per HH	2.5	2.1	2.3
Average HH Income	\$66,352	\$77,826	\$83,831
Average House Value	\$386,489	\$393,914	\$422,963

\*\*\*Demographic data derived from 2024 CoStar estimates



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