

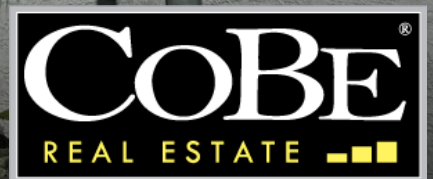
FOR SUBLEASE | OFFICE

BLACK CANYON HWY OFFICE

5815 N Black Canyon Hwy, Ste 201 & 202, Phoenix, AZ 85015

Preston Beck Advisor / 480.610.2400 / preston@coberealestate.com

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	5,250 SF
Lease Rate:	\$13.71 SF/yr (Full Service)
Building Class:	B
Zoning:	C-2
Cross Streets:	Bethany Home Rd/Black Canyon Hwy
Traffic Count:	45,378 VPD
Sublease Expiration:	August 2027

VIRTUAL TOUR

PROPERTY OVERVIEW

Located along Black Canyon Hwy with **>45,000 VPD** and a **block from I-17**, this property has **easy access and great visibility**. This central location allows for **quick travel throughout the Phoenix metro area**, including downtown Phoenix, the West Valley, and northern suburbs. The property buildout **includes 10 offices in Suite 201, 7 offices in Suite 202, a break room, 2 conference rooms, and more**. With a **sublease that goes through August of 2027**, this is ideal for a business who needs to get into a space quickly and for a short term.

PROPERTY HIGHLIGHTS

- Buildout includes: 10 Offices in suite 201, 7 Offices in Suite 202, Break Room, 2 Training/Conference Rooms
- Digital locks onsite
- Frontage on Black Canyon Highway and Bethany Home Rd - 45,378 VPD

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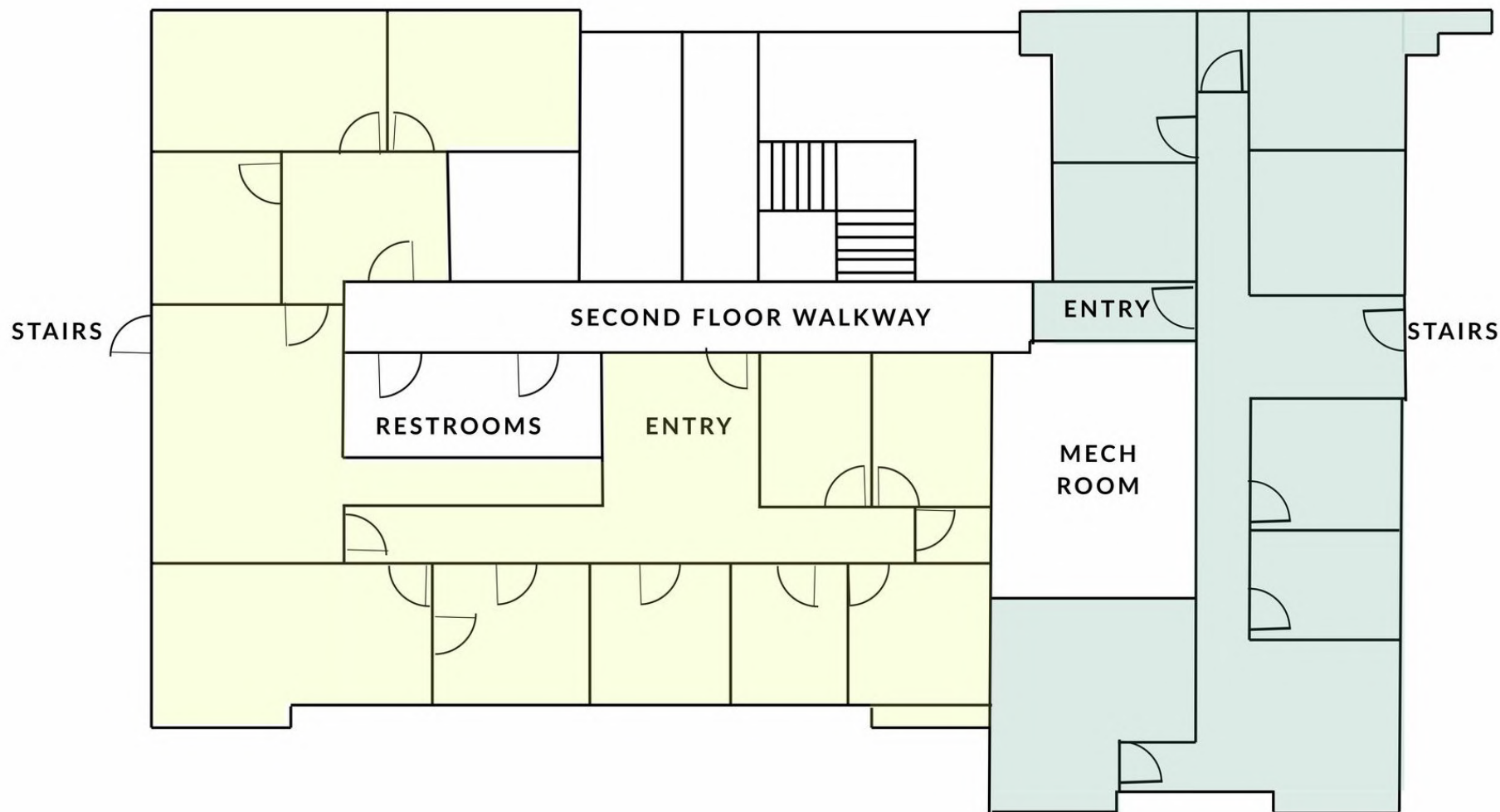
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SUITE 201 & 202

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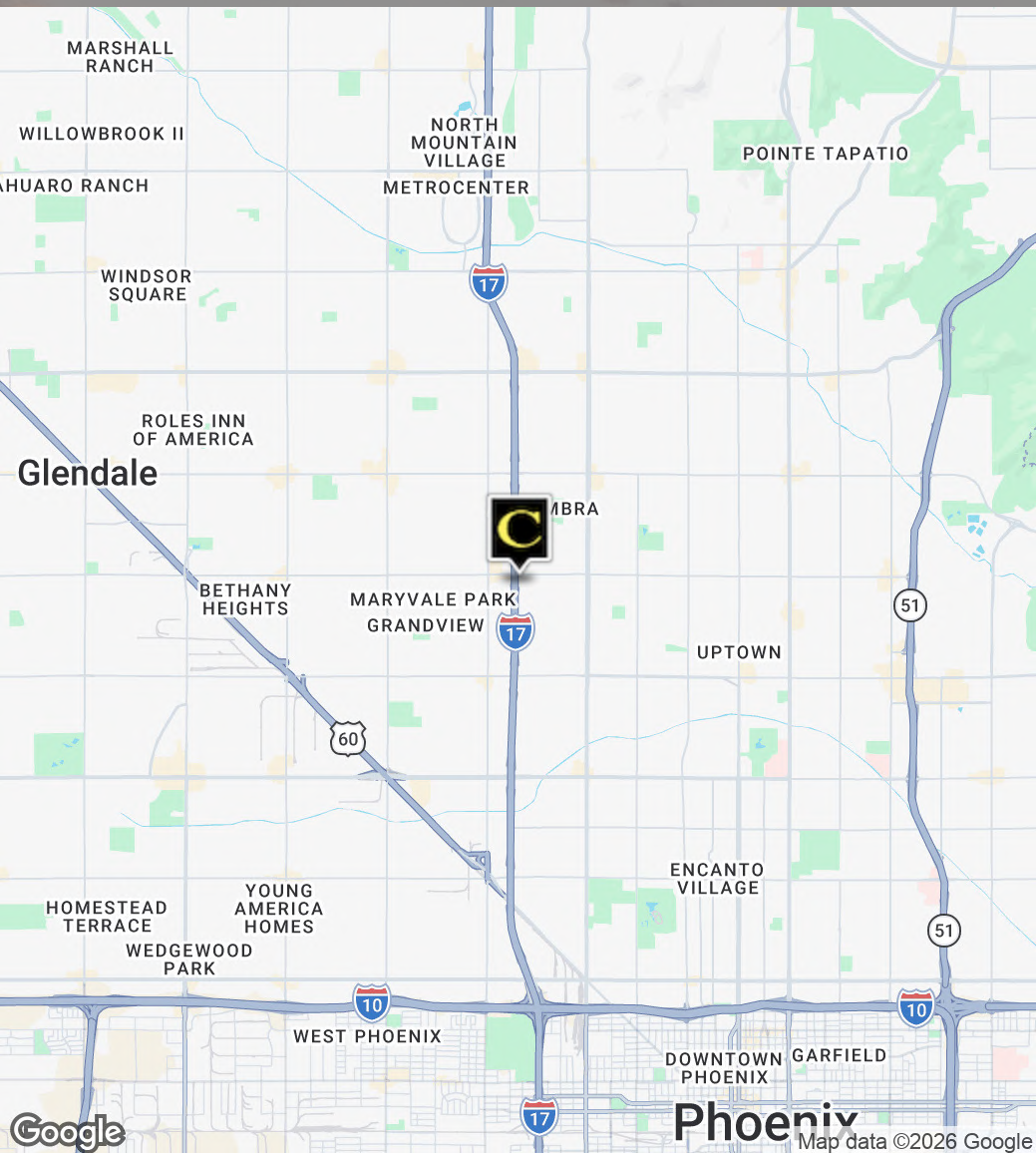
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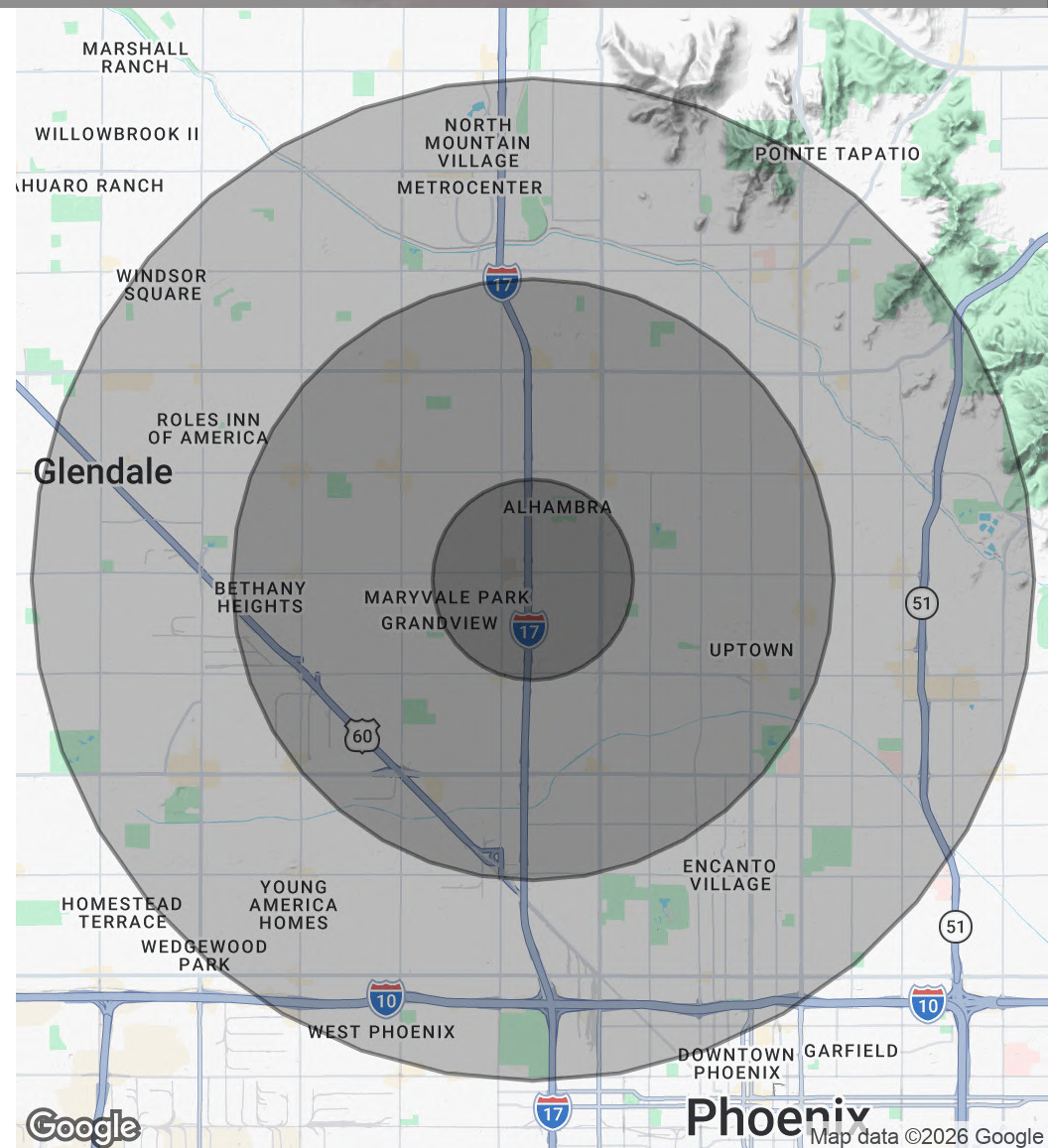
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,891	202,484	497,104
Average Age	30.2	33.4	34.3
Average Age (Male)	29.9	33.6	33.9
Average Age (Female)	32.9	33.9	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,226	73,964	187,974
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$73,173	\$83,685	\$87,649
Average House Value	\$273,240	\$392,043	\$377,024

2023 American Community Survey (ACS)



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