

3335 NORTH 16TH STREET

PHOENIX, ARIZONA 85016

- +/- 5,500 Square Foot Stand Alone Office Building
- +/- 8,087 Square Foot Lot
- Sale Price: \$1,182,500
- Lease Rate: \$6,000/Month, Modified Gross
- Monument Signage Available
- New Electrical 400 Amp Service & New HVAC System (10.5 Tons)
- New Roof, Flooring and Paint
- APN # 119-32-107
- C-2 Zoning
- SEC of 16th Street and Osborn Road
- Close Proximity to SR-51, I-10 & Loop 202
- Less Than a Mile From Phoenix Country Club, Phoenix Children's Hospital and Abrazo Heart Hospital

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	35.2	36.1	35.3
POPULATION:	8,794	85,322	159,471
AVERAGE HH INCOME:	\$74,849	\$87,441	\$87,574

TRAFFIC COUNTS	VPD
W OSBORN ROAD:	32,068
N 16TH STREET:	29,944

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com



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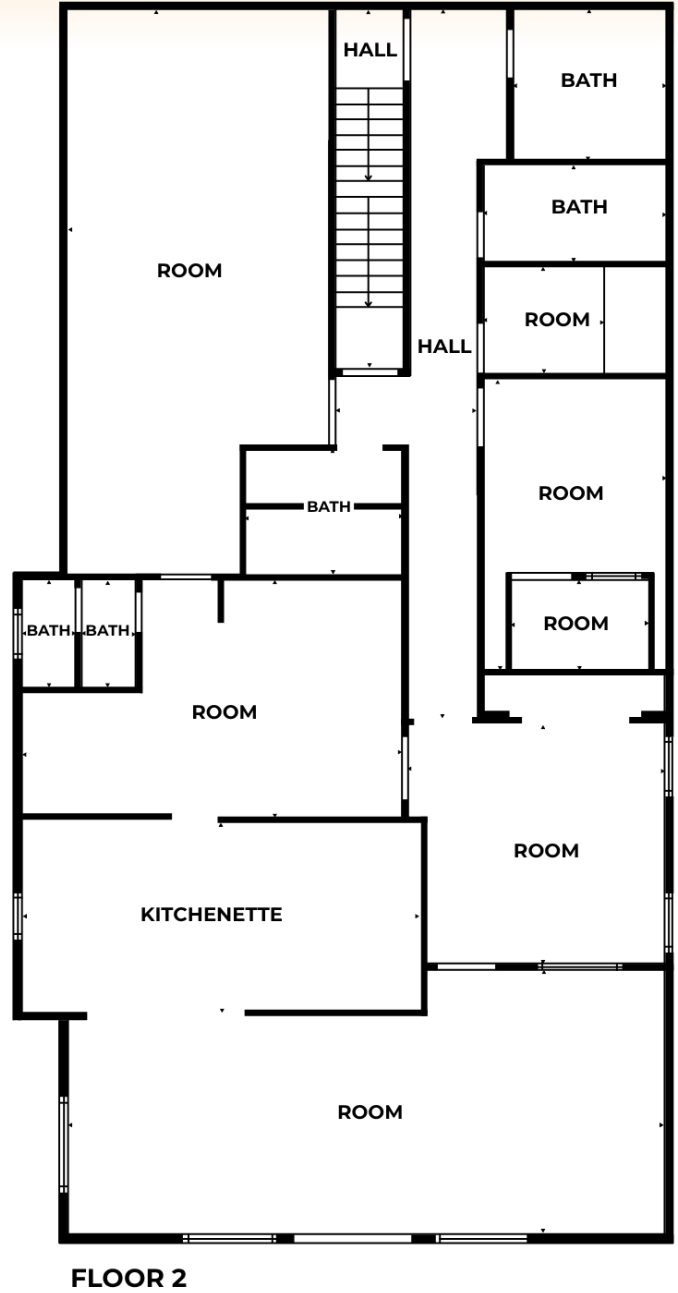
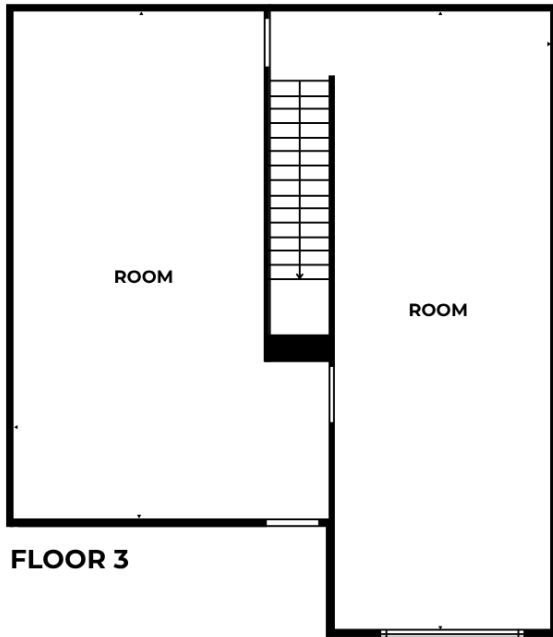
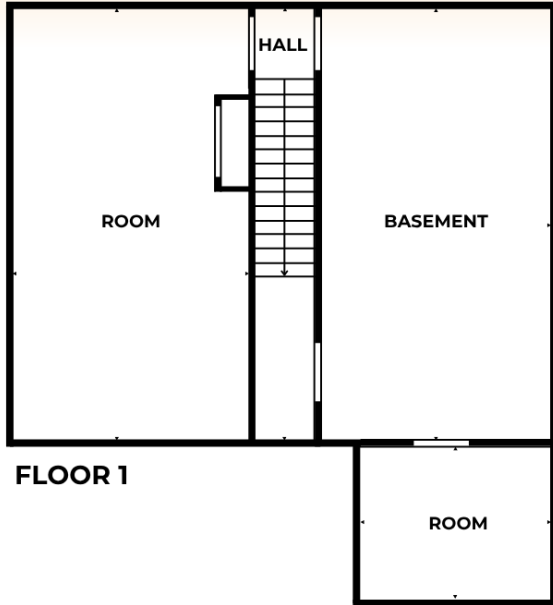
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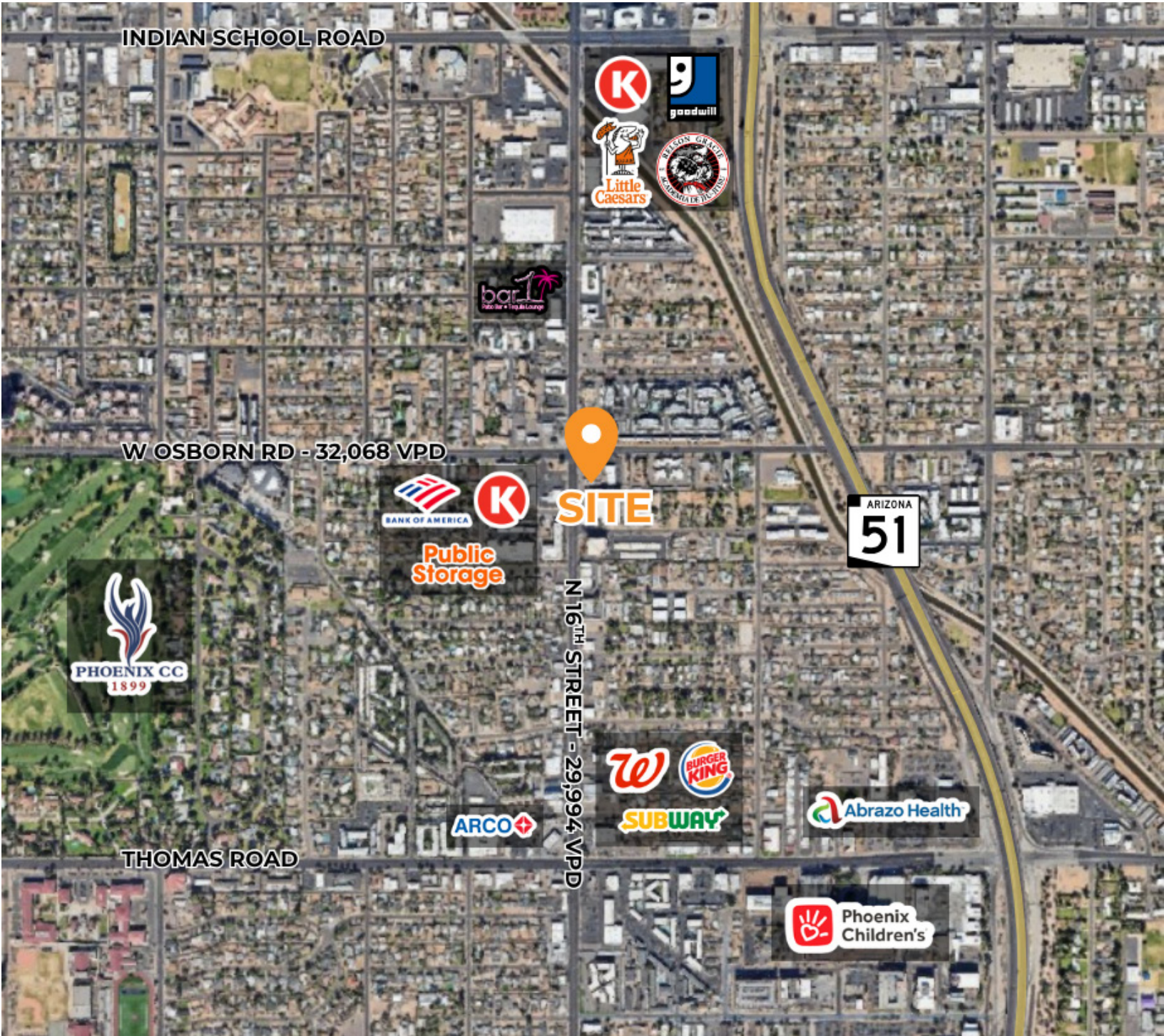
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