

2,000 SF END CAP  
HIGH PROFILE | 16TH ST & BETHANY  
UPTOWN PHOENIX

6102 N 16TH STREET  
PHOENIX, AZ 85016

SITE

2,293 SF  
END CAP

**FOR LEASE**

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**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# OFFERING DETAILS

**LEASE RATE** Call For Pricing

**BUILDING SIZE** ±16,072 SF

**LOT SIZE** ±0.48 AC (±20,909 SF)

**AVAILABLE** ±2,293 SF End Cap

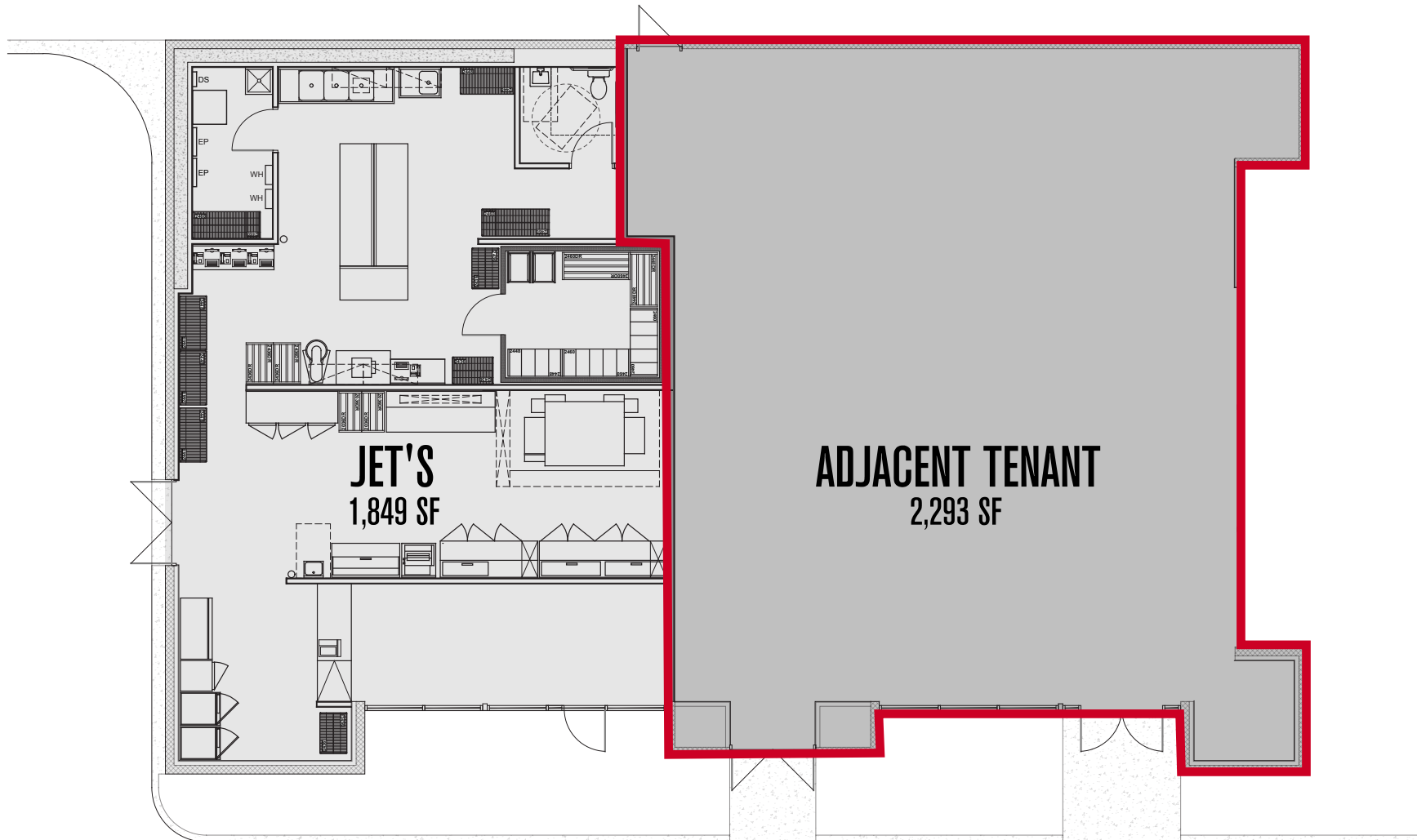
**ZONING** C-1

## HIGHLIGHTS

- 2,293 SF End Cap
- Great for QSR, Medical, or Retail User
- Located N/NWC of Bethany Home Road and 16th Street in Uptown/Central Phoenix corridor
- Close proximity and easy access to SR-51 freeway
- High traffic intersection boasting more than 58,000 VPD
- Below market in a strong national, regional, and local infill trade area
- Monument panel signage on 16th

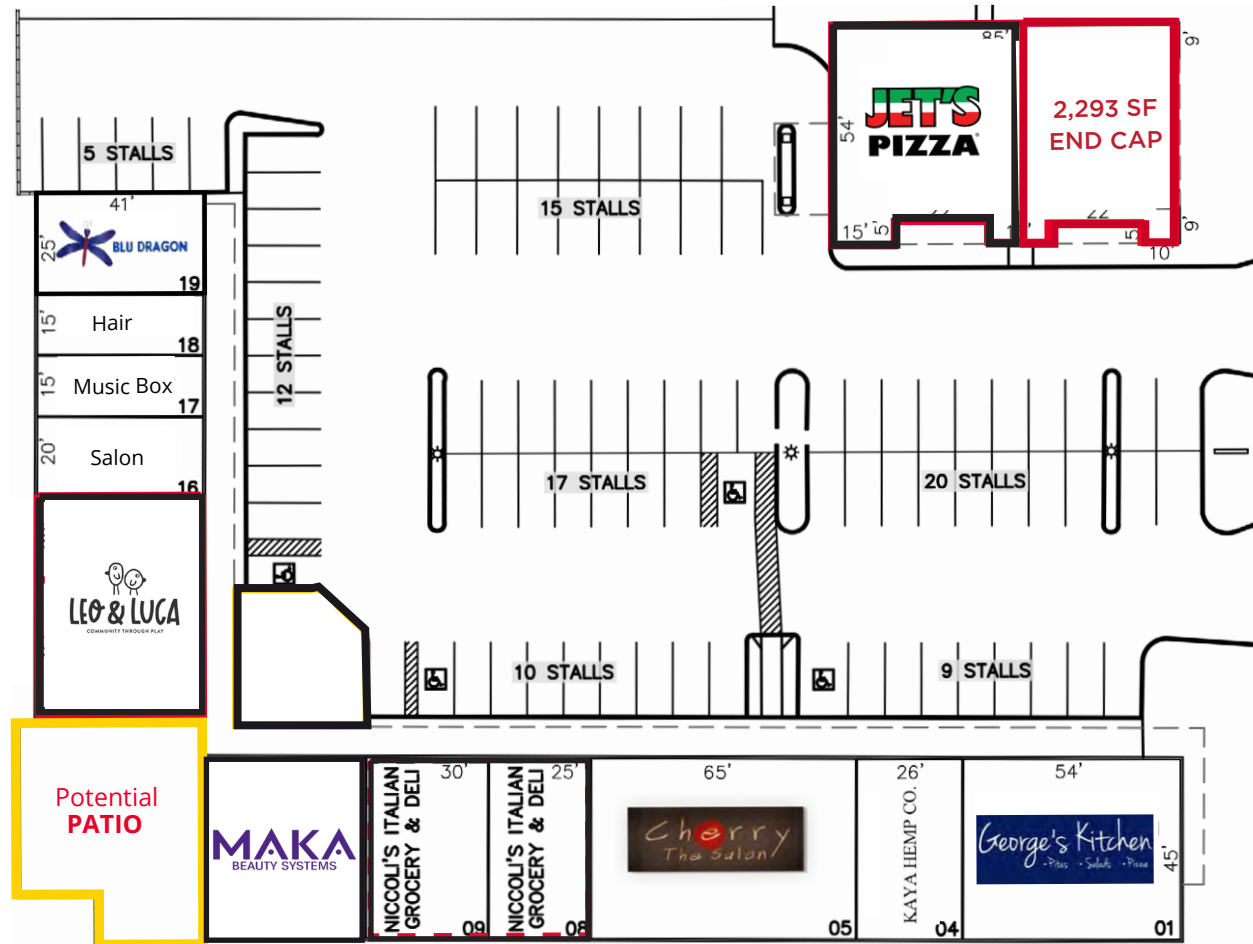


# SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

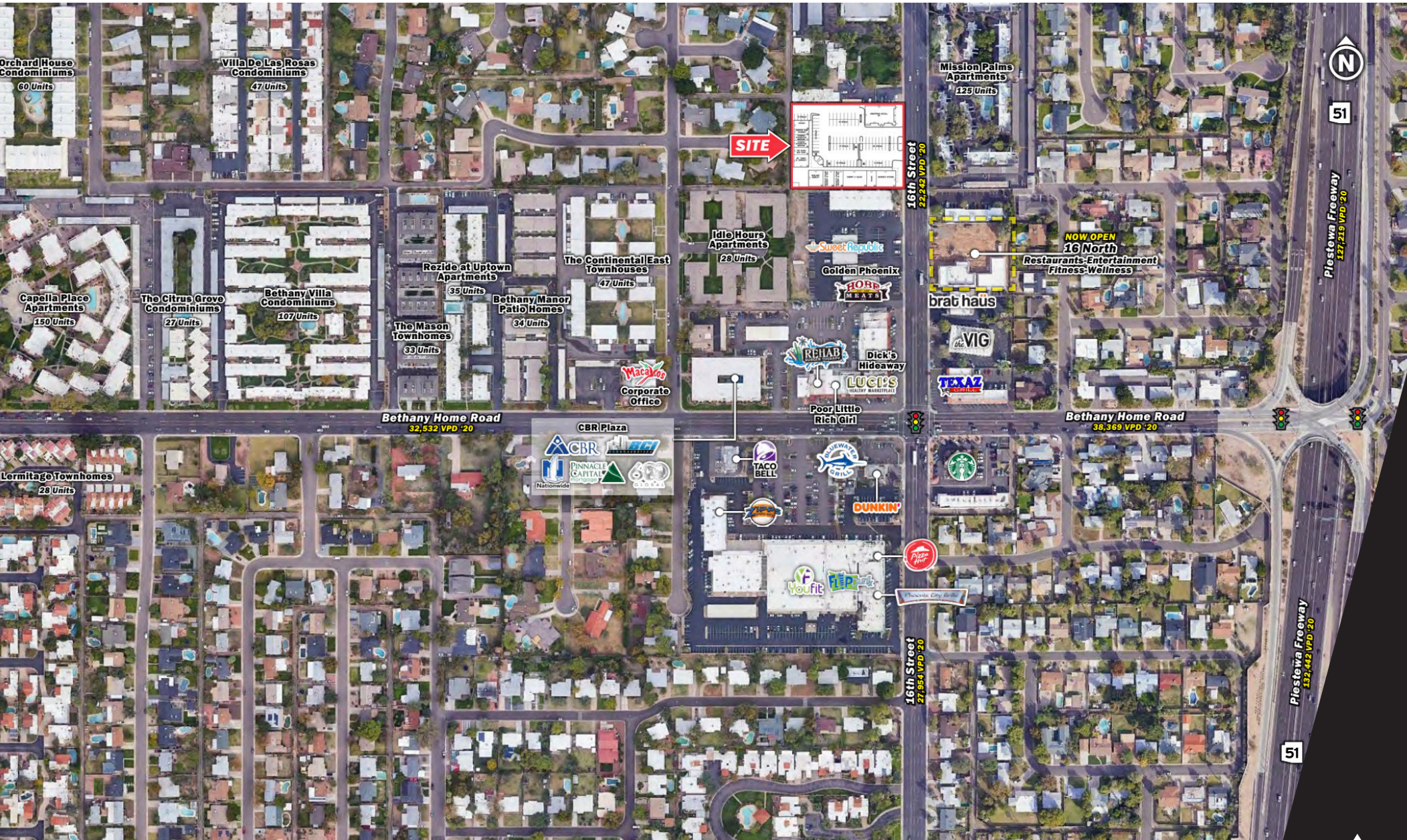
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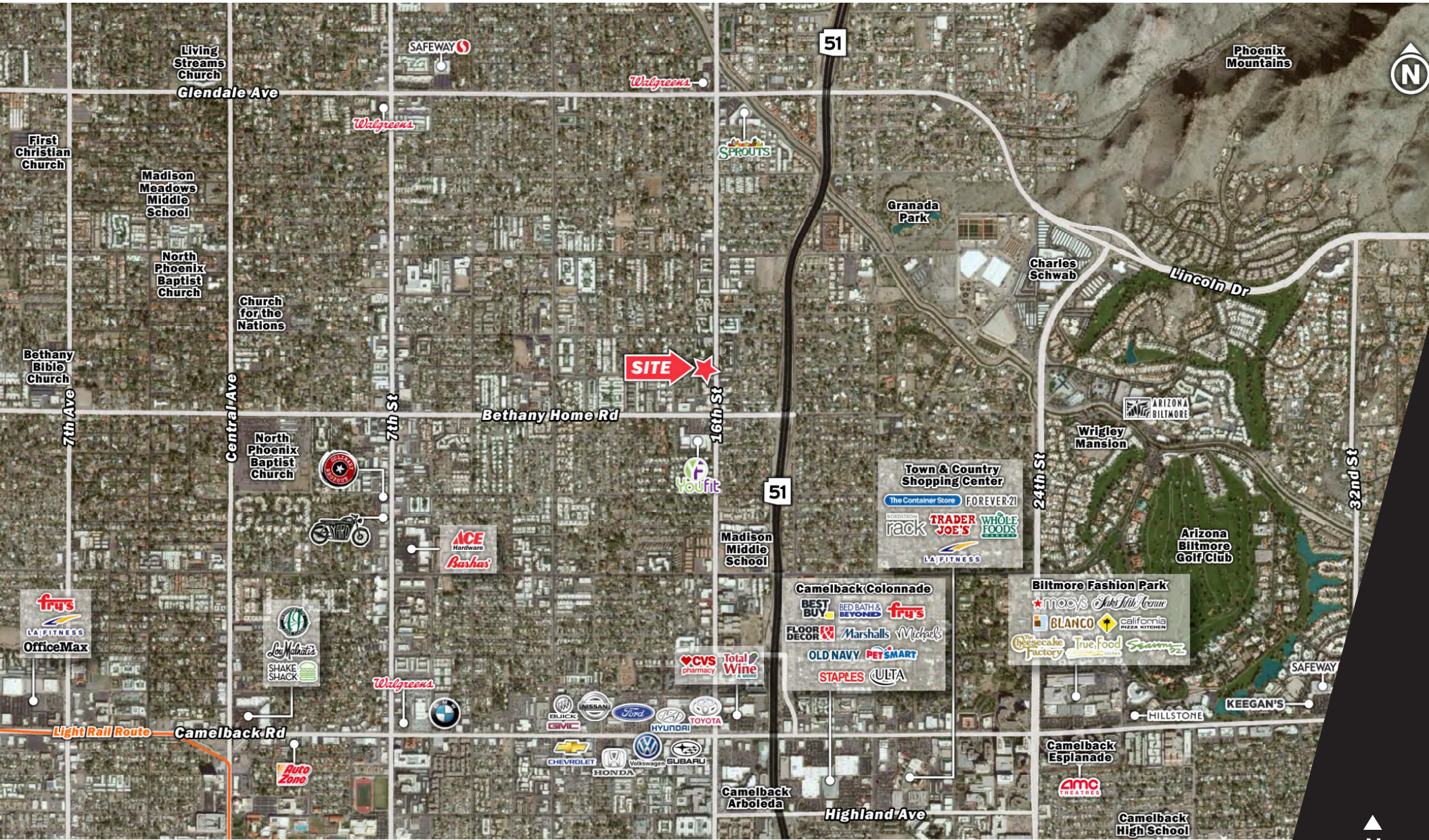


# AERIAL OVERVIEW





# AERIAL OVERVIEW





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	18,228	132,454	393,301
<b>2028</b>	18,515	134,881	398,651



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	9,094	62,002	160,726
<b>HH GROWTH 2023-2028:</b>	0.3%	0.4%	0.3%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$95,181	\$96,850	\$84,947

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# LOCATION OVERVIEW

## PHOENIX



**73%**  
REPRESENTATION  
OF ARIZONA'S  
ECONOMY



**4.4M**  
CURRENT  
POPULATION OF  
RESIDENTS

### **AFFLUENT POPULATION**

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix is the largest city in Arizona, and 5th largest city in the nation, growing at a rapid rate of 1.54% annually. As a strongly diverse city, a large representation of Phoenix citizens are speakers of a non-English language. This multi-city metropolitan area, known as the Valley of the Sun, is home to numerous high-end spa resorts, impeccably designed golf courses, vibrant nightclubs and endless outdoor endeavors. Phoenix is a fantastic location to work, live or visit with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.

### **EDUCATION**

The Valley of the Sun offers several higher education opportunities including Grand Canyon University, Arizona State University-Downtown Phoenix, Phoenix College and several outstanding Community Colleges. The most popular major in Phoenix is Registered Nursing, followed by General Business Administration and Management, and General Art Studies.

### **DIVERSIFIED LOCAL ECONOMY**

Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life. The largest industries in Phoenix are Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services. The highest paying industries include Mining, Quarrying, and Oil and Gas Extraction.





# LEV ROSE

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