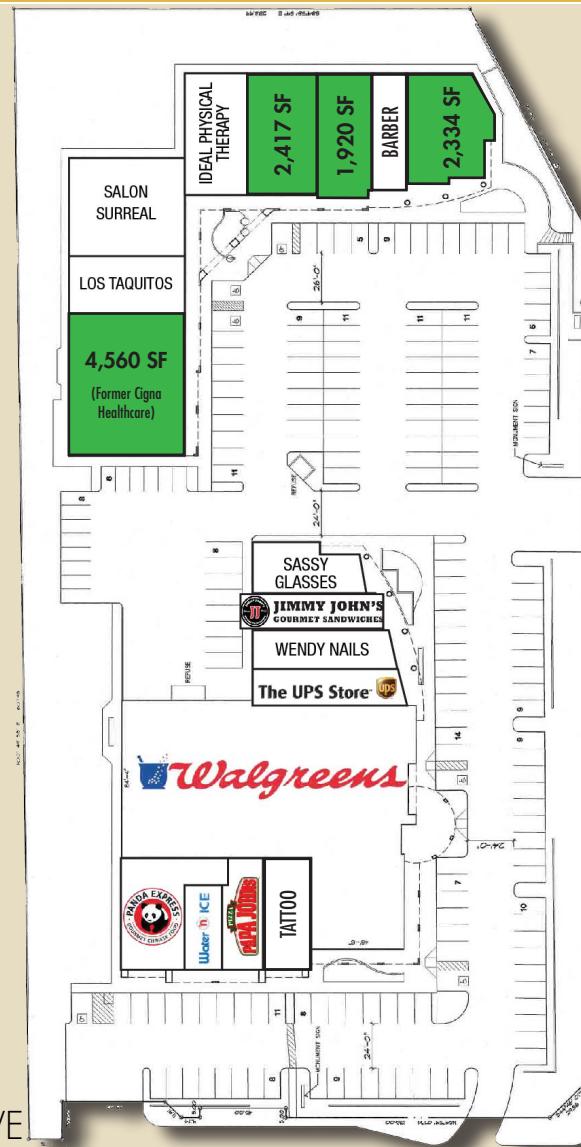


NWC 16th St & Glendale Ave • Phoenix, Arizona



16TH STREET



GLENDALE AVE

DEMOGRAPHICS (Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	16,021	111,176	363,206
Projected Population (2028)	16,545	115,823	379,897
Estimated Avg. Household Income (2023)	\$154,856	\$137,085	\$117,275
Projected Avg. Household Income (2028)	\$153,827	\$134,789	\$114,891
Average Household Size	2.8	3.0	3.3
Total Daytime Employees	11,208	73,948	199,755
Median Age	43.4	41.4	37.4

TRAFFIC COUNTS

16th Street (N/S)	21,900 vpd
Glendale Avenue (E/W)	25,900 vpd
Total Vehicles per Day	47,800 vpd



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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

SQUAW PEAK PROMENADE

Northwest Corner of 16th Street and Glendale Avenue | Phoenix, Arizona

± 2,334 SF END CAP • ± 1,920 to 4,560 SF SUITES AVAILABLE

FOR LEASE



For further information, contact:

STEVE BONNELL

o: (602) 553-2930

c: (602) 390-4406

steve.bonnell@derito.com

9120 East Talking Stick Way, Suite E-1
Scottsdale, Arizona 85250

O: 480.834.8500 | F: 602.381.1981

www.derito.com

PROJECT HIGHLIGHTS

- Under-served retail market
- Affluent trade area - average family income of \$154,856 within a 1-mile radius
- 1/3 mile west of State Route 51
- Over 47,800 vehicles per day at intersection
- National co-tenants include:
- Walgreens, The UPS Store, Papa John's, Jimmy John's, Panda Express, and McDonald's
- Major office buildings within 1-mile: 1,477,124 SF
- Tenants at intersection:



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