

# SQUAW PEAK PROMENADE

NWC Glendale Ave & 16th Street  
7000-7001 N 16th St, Phoenix, AZ 85020

±1,920 - ±4,600 SF AVAILABLE



**CAMCRE.**

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# PROPERTY SUMMARY

**AVAILABLE** ±1,920 - ±4,600 SF (FORMER SALON & MEDICAL SPACE)

- NWC of Glendale & 16th Street
- Located in an affluent trade area with \$90,000 average household income
- Under-served retail market
- 1/3 mile west of State Route 51 Freeway
- Notable tenant mix with national co-tenants including UPS, Walgreen's, Papa John's, Panda Express, and more

## AVAILABLE SPACES

- Suite 130: 4,560 SF (Former Medical Office)
- Suite 144: 3,113 SF (Former Salon)
- Suite 154-156: 2,417 SF (Vacant)
- Suite 158: 1,920 SF (Vacant)
- Suite 162: 2,334 SF (Vacant)

## TENANTS AT CENTER



## TRAFFIC COUNTS

**N** 16th St: ±19,937 VPD

**E** Glendale Ave: ±42,088 VPD

**S** 16th St: ±22,249 VPD

**W** Glendale Ave: ±52,320 VPD



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# SITE PLAN

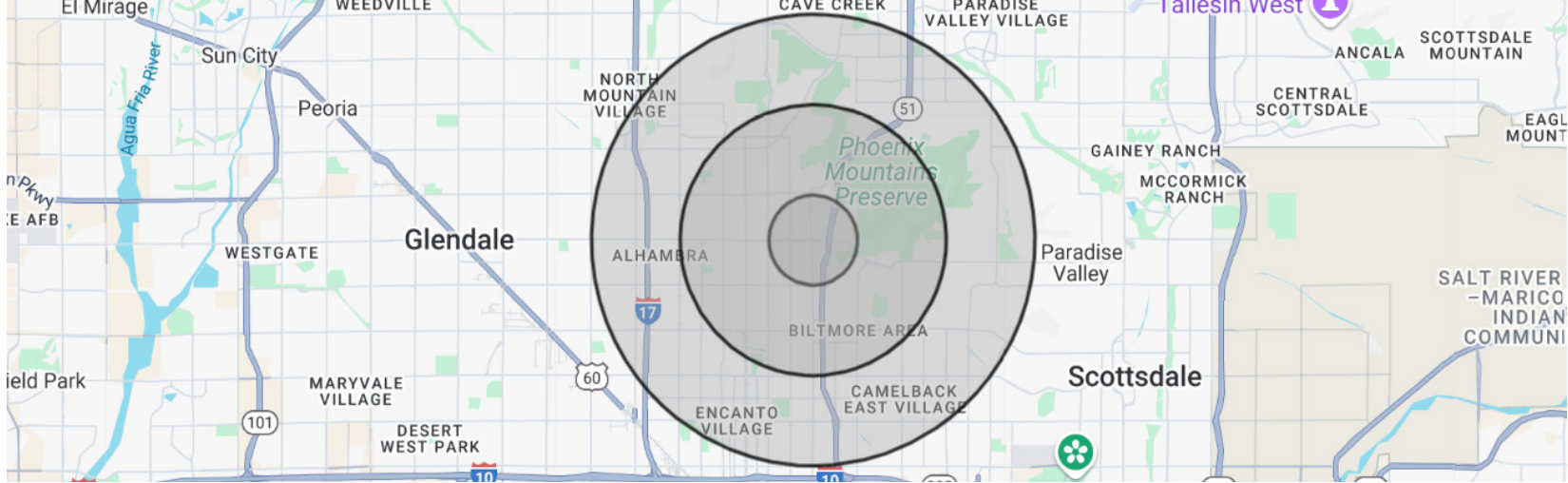


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## DEMOGRAPHICS

| POPULATION                 | 1-MILE    | 3-MILE    | 5-MILE   |
|----------------------------|-----------|-----------|----------|
| 2029 Projection            | 17,472    | 122,877   | 398,232  |
| Current Year               | 16,122    | 113,021   | 367,358  |
| 2020 Population            | 15,620    | 107,401   | 352,590  |
| Growth Current Year - 2029 | 1.7%      | 1.7%      | 1.7%     |
| Growth 2020 - Current Year | 0.8%      | 1.3%      | 1.0%     |
| HOUSEHOLDS                 | 1-MILE    | 3-MILE    | 5-MILE   |
| 2029 Projection            | 8,617     | 58,500    | 168,854  |
| Current Year               | 7,950     | 53,730    | 155,233  |
| 2020 Population            | 7,789     | 51,238    | 148,844  |
| Growth Current Year - 2029 | 1.7%      | 1.8%      | 1.8%     |
| Growth 2020-Current Year   | 0.6%      | 0.9%      | 0.9%     |
| INCOME                     | 1-MILE    | 3-MILE    | 5-MILE   |
| Avg Household Income       | \$112,177 | \$107,332 | \$92,473 |
| Median Household Income    | \$84,936  | \$76,050  | \$64,401 |

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