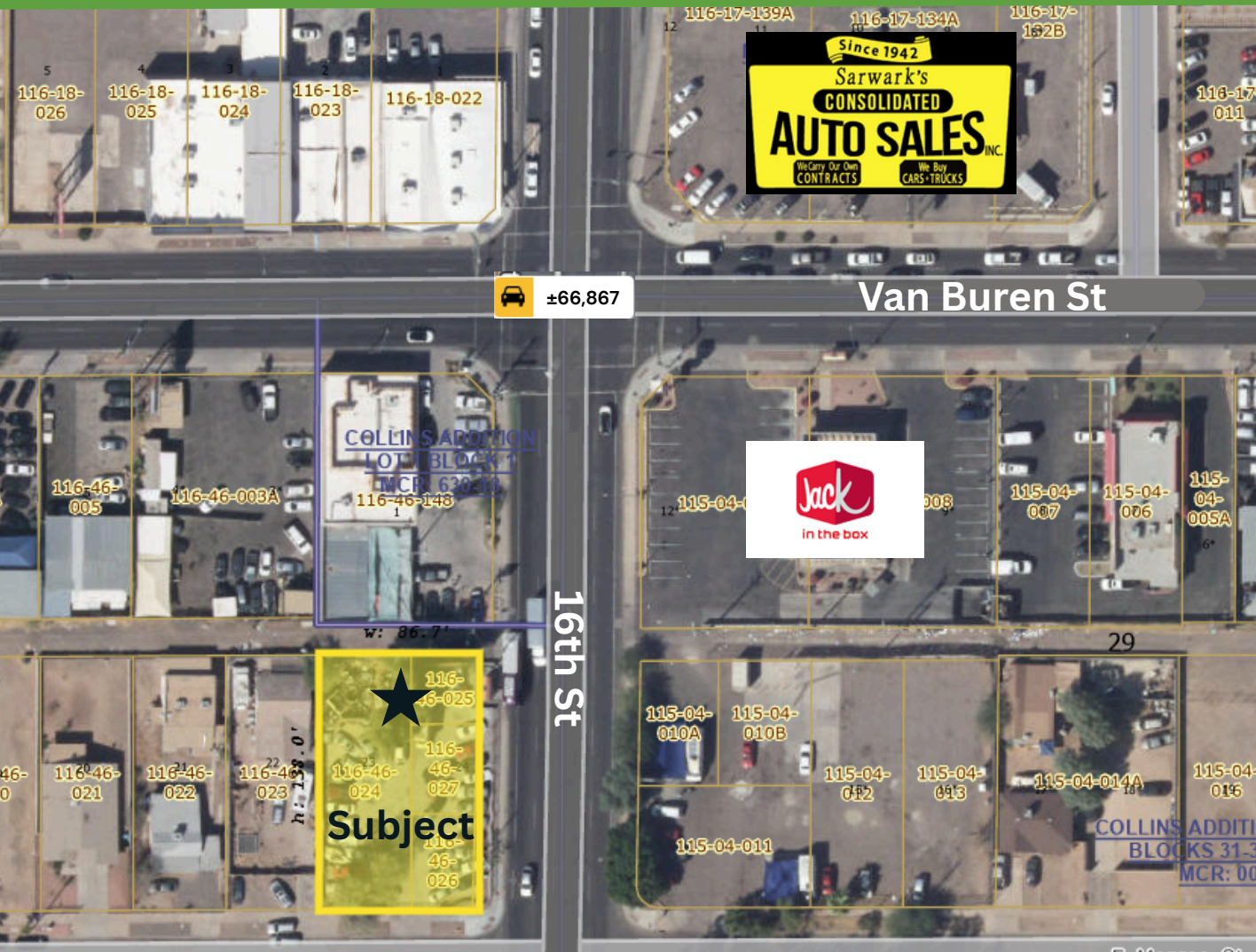


Commercial Fenced Yard

204 North 16th Street
Phoenix, AZ 85034

FOR SALE

OFFERED AT \$500,000



SALE HIGHLIGHTS

- +/- 0.27 Acres
- C-3 Zoning
- Recently Fenced
- Opportunity Zone
- .75 Miles From I-17/202/I10 Diamond Interchange
- Seller Will Consider Carrying the Note

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Zackery Sherman

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Opportunity Overview

- Location: Near SW corner of Van Buren St & 16th St, Phoenix
- Newley fenced
- Zoning: C-3 – General Commercial
- Traffic Exposure: ±66,867 VPD (2025) – At the intersection
- Surrounding Development: Surrounded by active multifamily and retail development within one mile radius
- Investment Appeal: Located in a high-growth corridor with significant infill and redevelopment momentum

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Neighborhood Development Snapshot (Within 1-Mile Radius)



The Henri | 502 W Van Buren

- 313-unit, 7-story upscale multifamily project
- Under construction, delivery anticipated Q4 2025
- Features: coworking lounge, resort-style pool, fitness center, EV charging, and smart-home tech



PALMtower | 5th Ave & Van Buren

- 352-unit workforce housing community
- Completed in 2024
- Adds significant residential density and demand for local services



X Phoenix Phase II | 201 W Van Buren

- 26-story, 352-unit mixed-use high-rise
- Combines luxury residential with coworking space and bike-friendly amenities



Porto Fino Apartments | 3545 E Van Buren

- 66-unit fully renovated apartment community
- High occupancy rates and convenient access to Sky Harbor International Airport



Hotel-to-Housing Conversions

- Multiple nearby properties (66–150 units each) are being converted into supportive and affordable housing
- Reflects strong municipal and investor focus on urban infill and housing access

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