

Office Building In Central Phoenix

3335 N 16th St | Phoenix, AZ 85016



PROPERTY SUMMARY

Available SF:	5,500+ SF
Lease Rate:	\$7,000/mo (Modified Gross)
Lot Size:	8,087 SF
Building Size:	5,500+ SF
Building Class:	B
Year Built:	1981
Zoning:	C-2
Cross Streets:	16th St and Osborn Rd

PROPERTY OVERVIEW

Beautiful office building centrally located in Phoenix for lease. Property boasts 4 bathrooms (one with a shower) and multiple office rooms. Large basement with two separate rooms. Upstairs is a large open space with access to the roof/balcony area. Property has great visibility for any business and a monument sign which can be seen from Osborn Rd and 16th St.

PROPERTY HIGHLIGHTS

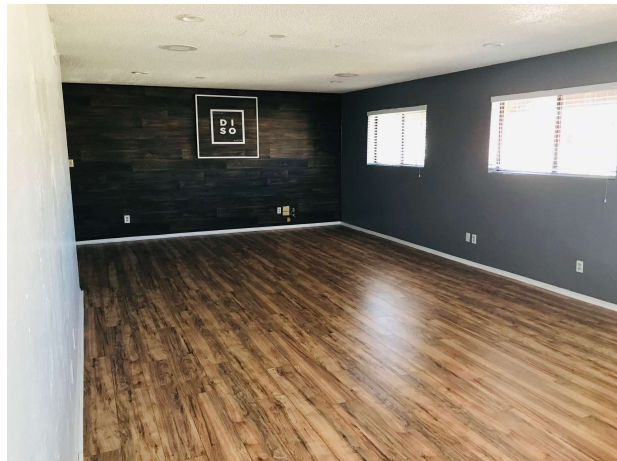
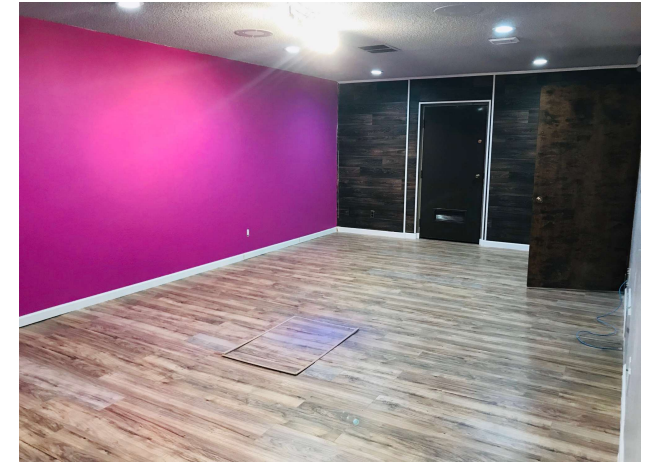
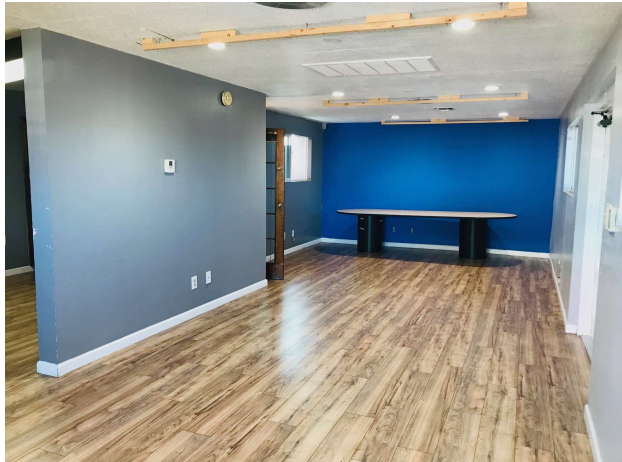
- Monument Signage
- Excellent Visibility
- Signage
- Covered Parking
- Two Stories and a Basement
- C-2 Zoning
- Close to SR51, I-10, and Loop 202
- Easy to Access



FOR LEASE | OFFICE

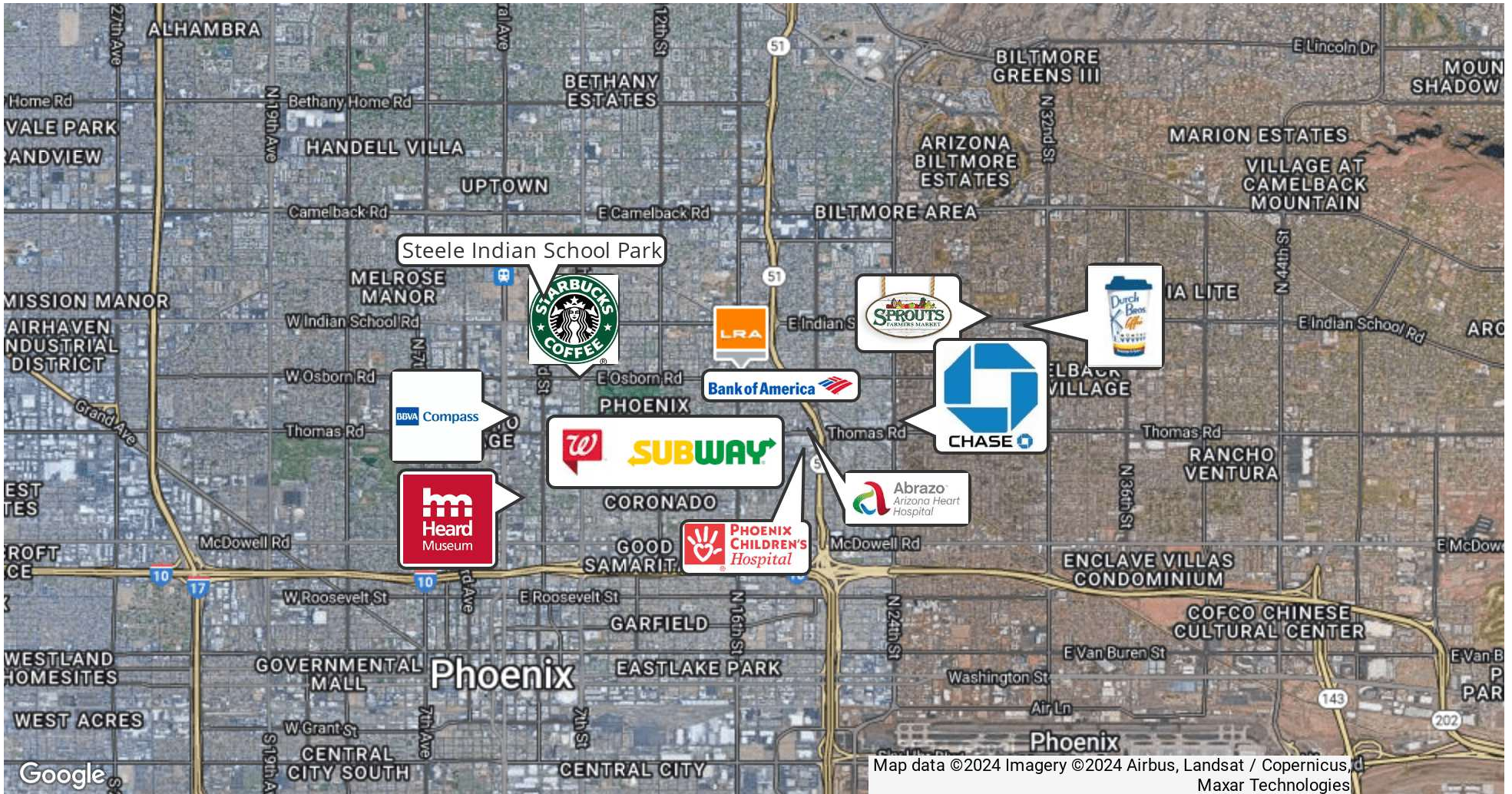
Office Building In Central Phoenix

3335 N 16th St | Phoenix, AZ 85016



Office Building In Central Phoenix

3335 N 16th St | Phoenix, AZ 85016



Demographic Summary Report

Stand Alone Office Building in Central PHX

3335 N 16th St, Phoenix, AZ 85016

Building Type: **Class C Office**

Class: **C**

RBA: **5,500 SF**

Typical Floor: **5,500 SF**

Total Available: **5,500 SF**

% Leased: **0%**

Rent/SF/Yr: **\$15.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	22,002	199,703	415,139
2024 Estimate	20,217	182,763	381,748
2020 Census	19,096	168,297	359,536
Growth 2024 - 2029	8.83%	9.27%	8.75%
Growth 2020 - 2024	5.87%	8.60%	6.18%
2024 Population by Hispanic Origin	9,621	73,649	160,295
2024 Population	20,217	182,763	381,748
White	9,018 44.61%	91,129 49.86%	180,400 47.26%
Black	1,167 5.77%	12,664 6.93%	32,178 8.43%
Am. Indian & Alaskan	829 4.10%	5,755 3.15%	11,808 3.09%
Asian	551 2.73%	5,501 3.01%	12,236 3.21%
Hawaiian & Pacific Island	32 0.16%	297 0.16%	665 0.17%
Other	8,620 42.64%	67,418 36.89%	144,462 37.84%
U.S. Armed Forces	10	72	219
Households			
2029 Projection	9,583	93,498	174,102
2024 Estimate	8,794	85,322	159,471
2020 Census	8,341	78,125	149,514
Growth 2024 - 2029	8.97%	9.58%	9.17%
Growth 2020 - 2024	5.43%	9.21%	6.66%
Owner Occupied	3,223 36.65%	30,720 36.00%	62,840 39.41%
Renter Occupied	5,571 63.35%	54,603 64.00%	96,631 60.59%
2024 Households by HH Income	8,795	85,323	159,471
Income: <\$25,000	1,444 16.42%	17,371 20.36%	32,720 20.52%
Income: \$25,000 - \$50,000	2,070 23.54%	18,405 21.57%	35,650 22.36%
Income: \$50,000 - \$75,000	2,024 23.01%	14,188 16.63%	26,647 16.71%
Income: \$75,000 - \$100,000	1,569 17.84%	11,142 13.06%	19,207 12.04%
Income: \$100,000 - \$125,000	532 6.05%	6,974 8.17%	12,467 7.82%
Income: \$125,000 - \$150,000	292 3.32%	4,239 4.97%	8,038 5.04%
Income: \$150,000 - \$200,000	522 5.94%	5,283 6.19%	9,771 6.13%
Income: \$200,000+	342 3.89%	7,721 9.05%	14,971 9.39%
2024 Avg Household Income	\$74,849	\$87,441	\$87,574
2024 Med Household Income	\$58,960	\$61,408	\$60,212



Consumer Spending Report

Stand Alone Office Building in Central PHX

3335 N 16th St, Phoenix, AZ 85016

Building Type: **Class C Office**

Class: **C**

RBA: **5,500 SF**

Typical Floor: **5,500 SF**

Total Available: **5,500 SF**

% Leased: **0%**

Rent/SF/Yr: **\$15.00**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$237,425	\$2,415,423	\$4,630,852
Total Apparel	\$12,407	\$123,084	\$243,098
Women's Apparel	4,693	47,513	91,991
Men's Apparel	2,621	26,182	50,595
Girl's Apparel	815	8,109	17,195
Boy's Apparel	626	5,940	12,770
Infant Apparel	680	6,368	12,736
Footwear	2,972	28,972	57,812
Total Entertainment & Hobbies	\$33,973	\$351,183	\$669,857
Entertainment	5,813	52,151	101,344
Audio & Visual Equipment/Service	7,892	79,174	148,964
Reading Materials	548	6,134	11,294
Pets, Toys, & Hobbies	5,716	61,095	115,028
Personal Items	14,004	152,630	293,227
Total Food and Alcohol	\$69,690	\$694,168	\$1,323,719
Food At Home	36,131	349,846	682,107
Food Away From Home	28,756	293,291	547,992
Alcoholic Beverages	4,803	51,031	93,619
Total Household	\$36,475	\$385,984	\$741,401
House Maintenance & Repair	6,244	62,061	126,124
Household Equip & Furnishings	14,444	153,018	289,617
Household Operations	11,604	122,186	233,689
Housing Costs	4,184	48,719	91,970

Consumer Spending Report

Stand Alone Office Building in Central PHX

3335 N 16th St, Phoenix, AZ 85016

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$60,840	\$594,743	\$1,142,123
Vehicle Purchases	27,938	266,618	518,224
Gasoline	17,365	162,098	310,996
Vehicle Expenses	1,209	15,752	30,521
Transportation	6,345	71,920	134,881
Automotive Repair & Maintenance	7,983	78,355	147,501
Total Health Care	\$10,509	\$108,784	\$209,938
Medical Services	6,555	67,567	129,959
Prescription Drugs	2,821	29,387	57,360
Medical Supplies	1,133	11,829	22,619
Total Education/Day Care	\$13,530	\$157,478	\$300,716
Education	8,144	96,279	184,168
Fees & Admissions	5,387	61,198	116,548

