

END CAP AVAILABLE IN UPTOWN PHOENIX
HIGH PROFILE | 16TH ST & BETHANY

6102 N 16TH STREET
PHOENIX, AZ 85016

SITE

2,293 SF
END CAP

FOR LEASE

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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
±1,170 SF Inline

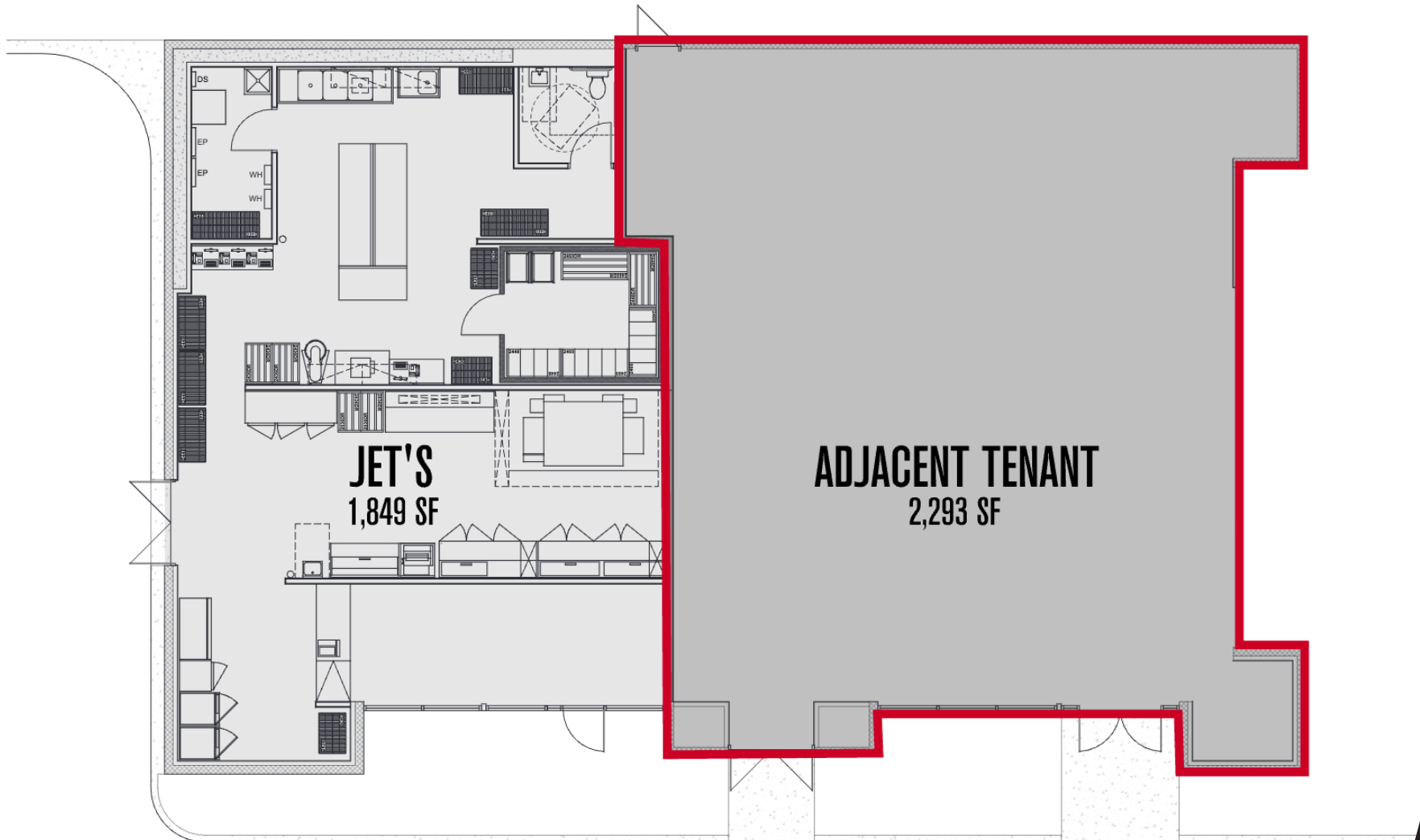
ZONING C-1

HIGHLIGHTS

- 2,293 SF End Cap and ±1,170 SF Inline
- 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

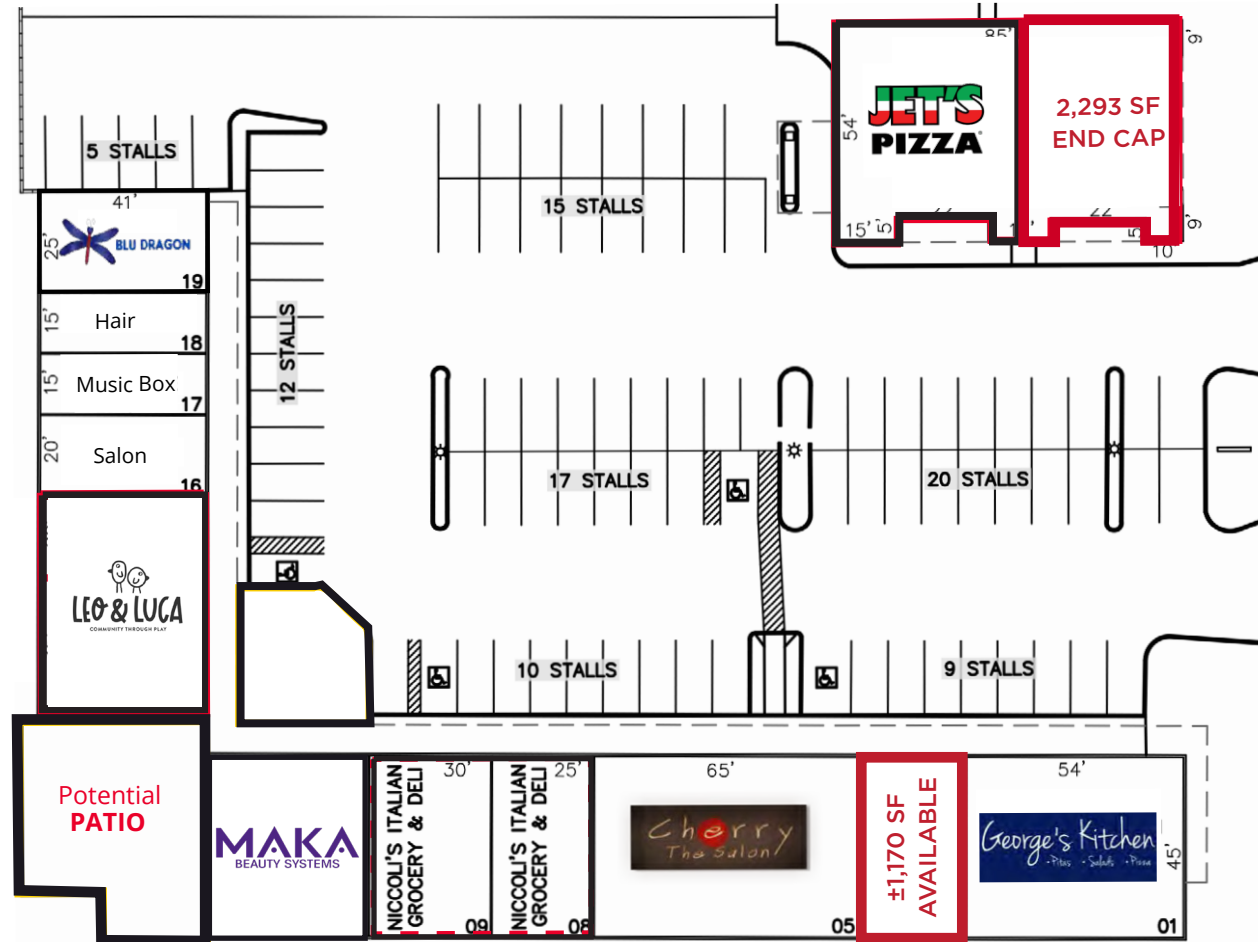


SITE PLAN



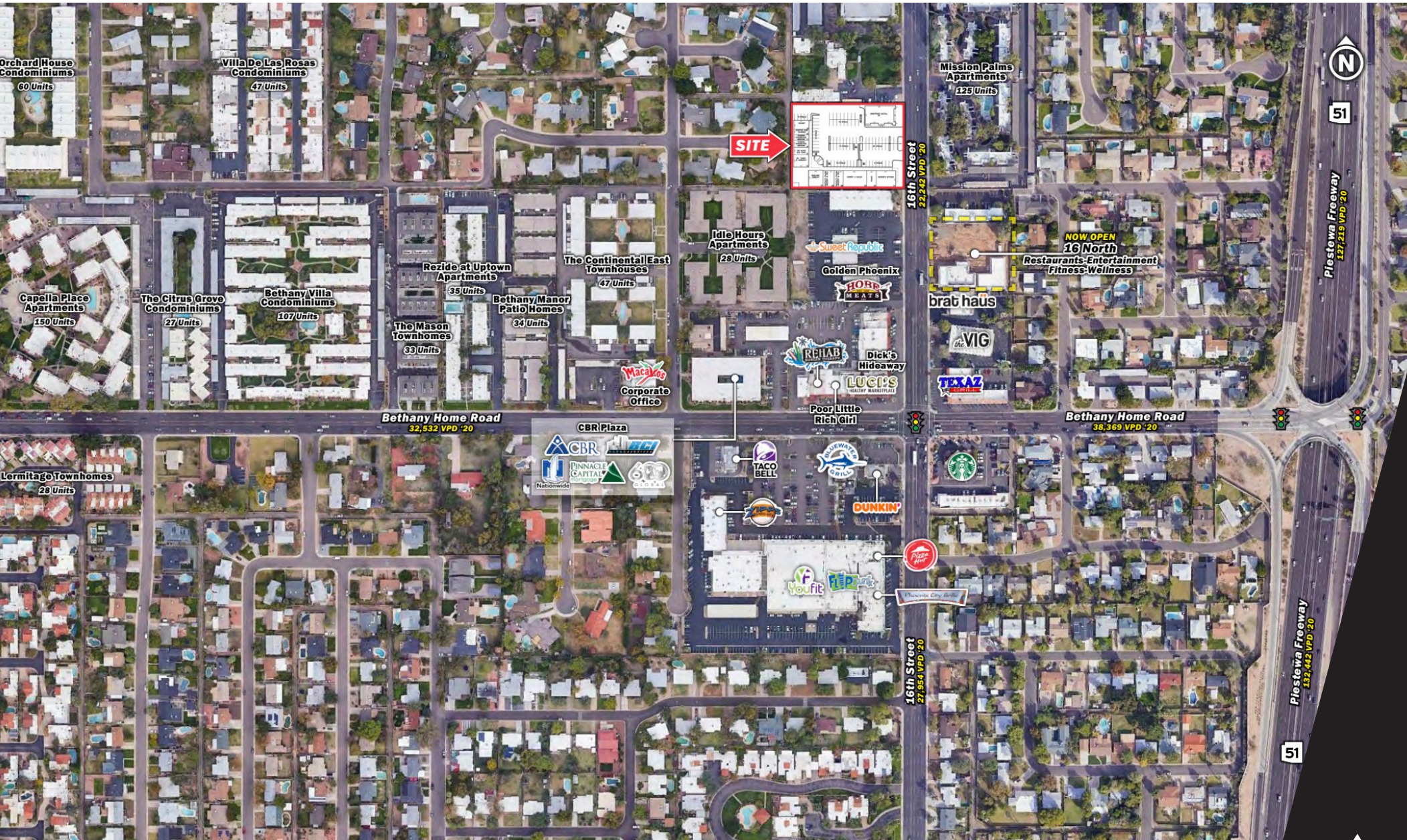
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AERIAL OVERVIEW



51

Piestewa Freeway
127,219 VPD '20

16th Street
22,242 VPD '20

Bethany Home Road
38,369 VPD '20

16th Street
27,594 VPD '20

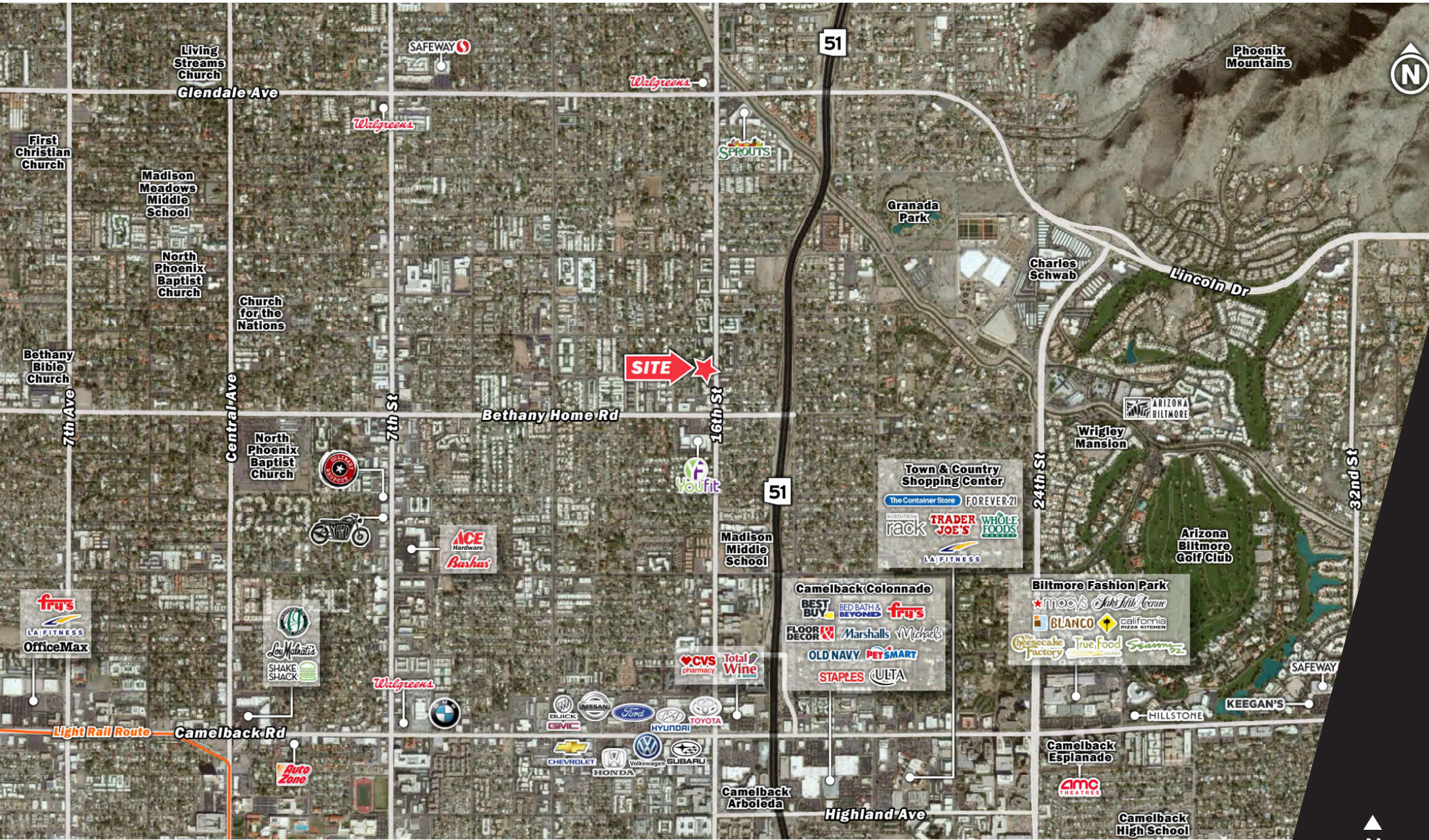
Piestewa Freeway
132,442 VPD '20

51



51

AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	18,644	133,021	394,185
2029	20,277	144,872	427,693



HOUSEHOLDS

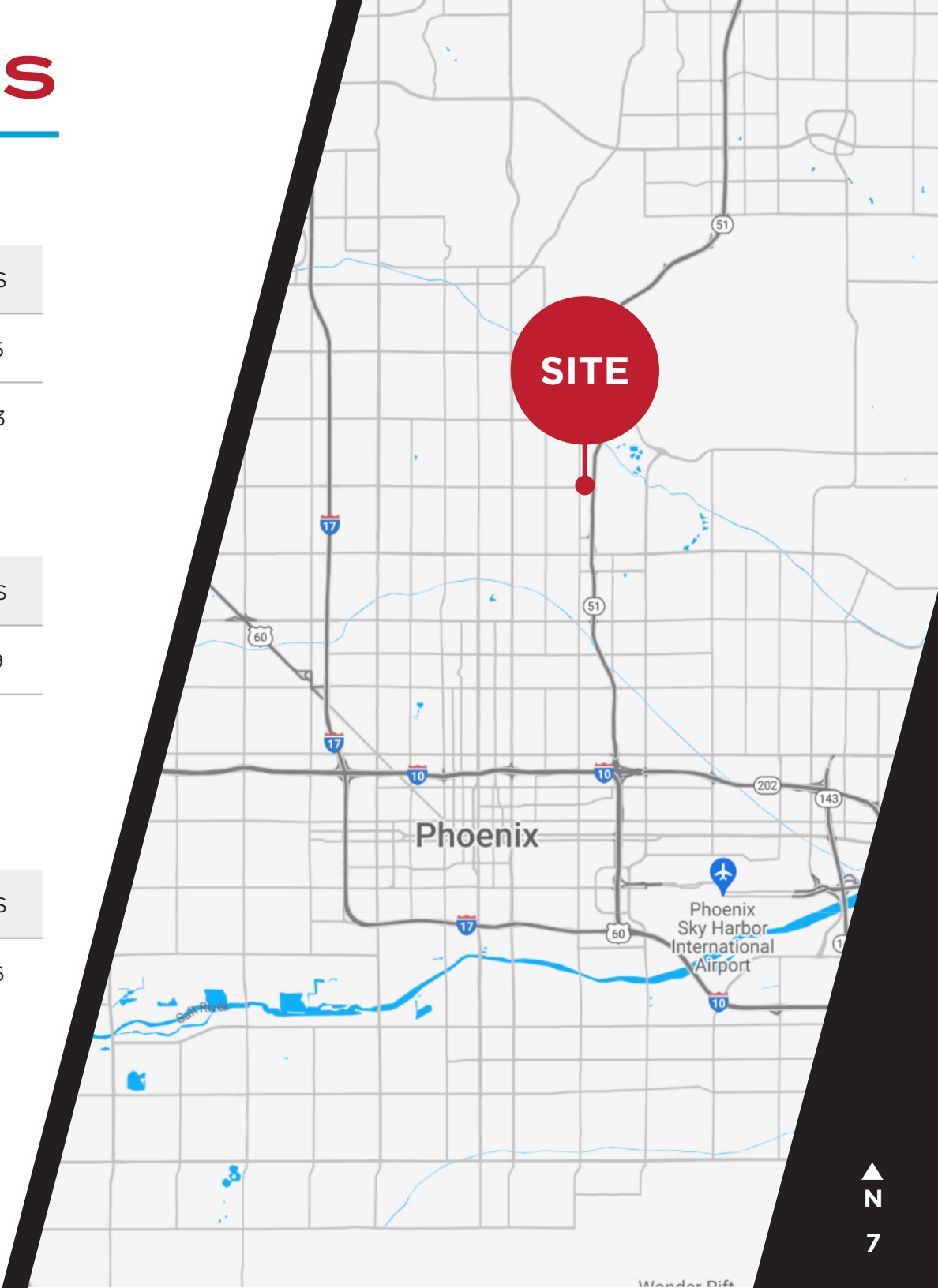
	1 MILE	3 MILES	5 MILES
2024	9,314	64,207	165,379
HH GROWTH 2024-2029:	1.8%	1.8%	1.8%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$105,354	\$103,850	\$91,586

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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.



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