

**FOR SALE | Freestanding Retail Storefront + Secured Yard + Bonus Storage Building**

**5819 SOUTH 16TH STREET**

**Phoenix, AZ 85016 - Value-Add Investment or Owner/User with Income**

**JAMES LIEBERTHAL, SIOR**

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

# 5819 SOUTH 16TH STREET

Phoenix, AZ 85016

## RETAIL PROPERTY WITH SECURED YARD FOR SALE



### PROPERTY HIGHLIGHTS

- Freestanding Storefront Retail Building with Large Secured Yard with Parking and an Additional Bonus Storage Building
- Value-Add Investment or Owner/User with Income
- 8 Small Individually Metered Units Providing Maximum Leasing Versatility
- Each Unit Approximately  $\pm 850$  SF (Units can be Combined)
- Short-Term Tenancy in Place, Providing a Compelling Opportunity for Significant Income and Growth and Upside Potential
- Signage on 16th Street for Unmatched Visibility (Traffic Count  $\pm 25,012$  as Per Costar 2025)
- Excellent Ingress & Egress
- Approximately 5 Miles from Downtown Phoenix | Minutes from I-10, I-17 and Phoenix Sky Harbor Airport

### OFFERING SUMMARY

Sale Price:	\$675,000 ( $\pm \$99$ PSF)
Parcel #:	122-49-172
Lot Size:	$\pm 27,007$ SF ( $\pm 0.62$ Acres)
Building Size:	$\pm 6,800$ SF
Zoning:	C-C, City of Phoenix

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

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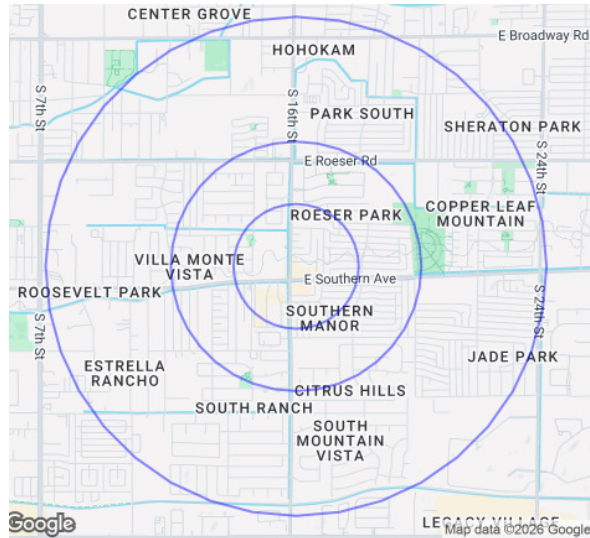


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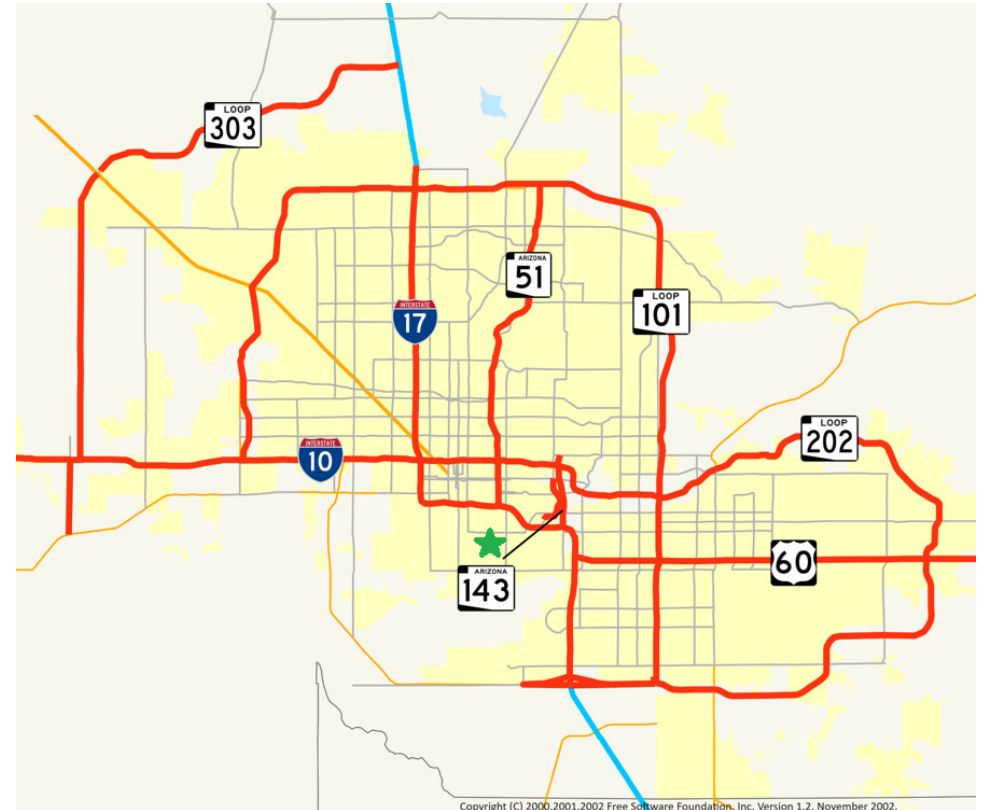
Phoenix, AZ 85016

## DEMOGRAPHICS & LOCATION MAP



	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	1,565	6,175	19,814
Average Age	29.3	29.3	34.5
Average Age (Male)	30.1	29.9	32.6
Average Age (Female)	30.5	30.5	36.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	459	1,787	6,413
# of Persons per HH	3.4	3.5	3.1
Average HH Income	\$82,586	\$82,307	\$81,861
Average House Value	\$297,220	\$289,781	\$286,714

2023 American Community Survey (ACS)



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