



Clarendon ES
395 Students

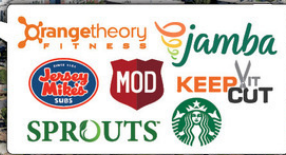
Encanto ES
676 Students



Prep. Acad.
252 Students

PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE
+14,000 Students

39,351 ADT



25,551 ADT

41,246 ADT

56,083 ADT

Dignity Health
St. Joseph's
571 Beds

RETAIL PROPERTY FOR LEASE

ENCANTO VILLAGE

2801-2829 N 15th Ave Phoenix, AZ 85007



SUBJECT

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* Owner / Agent

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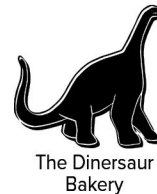
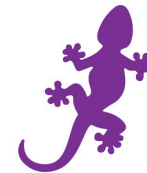
LOCATION DESCRIPTION

SEC 15th Ave & Thomas Rd

PROPERTY HIGHLIGHTS

- SPACE AVAILABLE - 1,647 - 6,288 SF
- In the historic Encanto neighborhood, and serving the Willo, Encanto-Palmcroft, Margarita Place, Den Norte Place, and several other historic Phoenix neighborhoods.
- Located directly across Thomas from Phoenix College, with over 14,000 enrolled students.
- Close proximity to St. Joseph's Hospital, Barrow Neurological Institute and Creighton University Health Sciences Campus.
- Home of The Original Hamburger Works, a Phoenix restaurant institution since 1977.

AREA CO-TENANTS



PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,647 - 6,288 SF	Lease Rate:	Negotiable

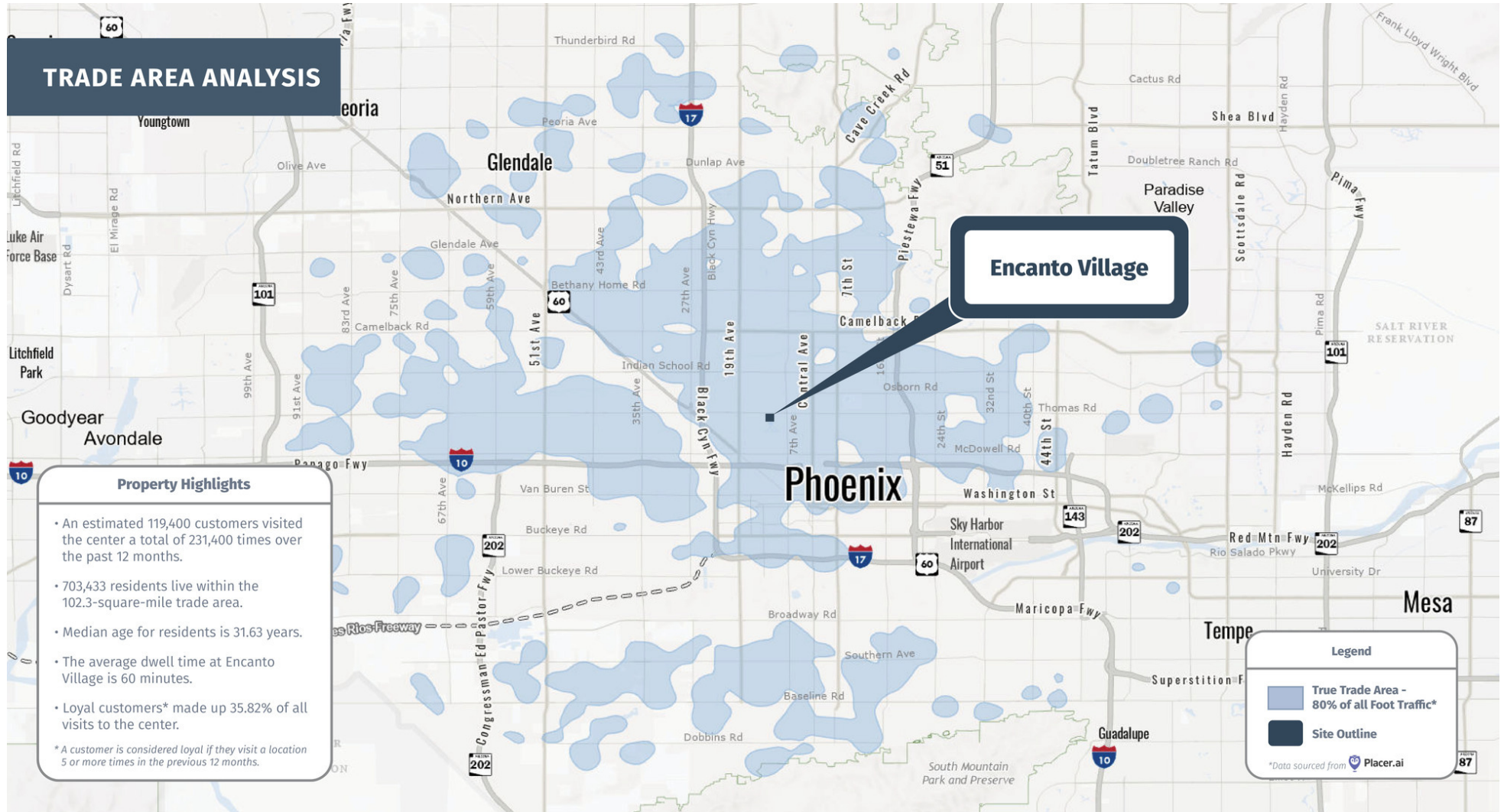
AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
MISS DESSERT	1,894 SF	NNN	-	-
THE DINERSAUR	1,012 SF	NNN	-	-
SALON STOKER	1,379 SF	NNN	-	-
Available	6,288 SF	NNN	CALL FOR PRICING	CAN BE DEMISED
PURPLE LIZARD BOUTIQUE	983 SF	NNN	-	-
Available	1,647 SF	NNN	CALL FOR PRICING	-
ORIGINAL HAMBURGER WORKS	5,217 SF	NNN	-	-
LEASED	1,172 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,889	176,533	424,873
Median Age	40.80	33.50	33.60



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$81,491	\$64,546	\$66,001
Average	\$121,554	\$95,717	\$99,869



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	938	10,648	20,332
Employees	15,468	192,173	337,106
Daytime Population	26,978	308,390	613,539



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	57.4%	41.2%	36.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	73.1%	58.0%	53.9%
Services	12.8%	18.0%	20.2%
Blue Collar	14.1%	24.0%	25.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,676	74,185	161,633
Median Home Value	\$572,205	\$449,546	\$426,373

*2025 Demographic data derived from ESRI

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