



PROFESSIONAL PRIVATE-OFFICE/CONDO IN PIESTEWA PEAK CORRIDOR

7220 NORTH 16TH STREET, SUITE F, PHOENIX, AZ 85020

OFFERING MEMORANDUM

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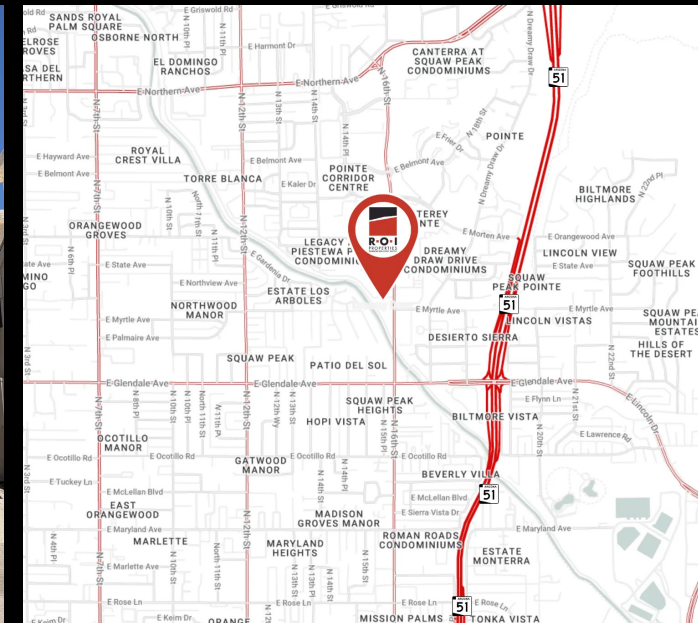
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EXECUTIVE SUMMARY

ADDRESS:	7220 North 16th Street, Suite F
SALE PRICE:	\$650,000
PRICE / SF:	\$248.28
BUILDING SIZE (SF):	2,618 SF
LOT SIZE:	0.045 AC / 1,971 SF
APN:	160-25-192-A
YEAR BUILT:	1982-1983
ZONING:	Commercial Office & Restricted Commercial (C-O Prior To 1986)
SUBMARKET:	Piestewa Peak

Offered at \$650,000, this $\pm 2,618$ SF two-story office condominium presents a rare owner-user acquisition opportunity in the desirable Piestewa Peak office submarket. The Property features a highly functional layout with eight private offices, a spacious conference room, reception area, break room, storage space, and two restrooms, including one with a shower. Situated within an established office complex near 16th Street and Glendale Avenue, the Property offers convenient access to SR-51, the Camelback Corridor, and Downtown Phoenix. With covered parking, ample additional parking, and proximity to the Arizona Canal Trail, this professional office environment is ideally suited for law firms, accounting practices, consultants, medical users, and other professional service businesses seeking to own rather than lease.

- $\pm 2,618$ SF two-story office condo
- Eight private offices throughout
- Large second-floor conference room
- Reception and waiting area
- Two restrooms, one with shower
- Covered and unreserved parking



PROPERTY OVERVIEW

The Property consists of a ±2,618 SF two-story office condominium located within a well-maintained professional office complex in the highly desirable North Central Phoenix submarket. The space features a highly functional layout designed to maximize privacy and efficiency, with eight private offices distributed across two floors, making it ideal for professional service firms, medical users, attorneys, accountants, consultants, and other office-based businesses. Additional improvements include a spacious conference room, reception and waiting area, break room, storage space, and two restrooms, including one with a shower.

The Property offers an attractive owner-user opportunity with a move-in-ready configuration that minimizes the need for costly tenant improvements. Two covered reserved parking spaces are included, with additional employee and visitor parking available throughout the complex. Its location near SR-51 and the Arizona Canal Trail provides convenient accessibility and a desirable work environment for both employees and clients. Offered at \$650,000, the Property represents a rare opportunity to acquire professional office space in one of Phoenix's most established office corridors.

SUBMARKET OVERVIEW

Located in the heart of Central Phoenix, the Piastewa Peak submarket is one of the Valley's most established and desirable infill locations. Anchored by Piastewa Peak and the surrounding Phoenix Mountain Preserve, the area offers a unique blend of affluent residential neighborhoods, thriving commercial corridors, and premier outdoor recreation.

The submarket benefits from exceptional accessibility via SR-51, providing convenient connections to Downtown Phoenix, Sky Harbor International Airport, Scottsdale, the Camelback Corridor, and the Biltmore area. Strong demographics, a highly educated workforce, and proximity to major employment centers continue to support demand for office, medical, retail, and residential development. Combined with its scenic mountain views, extensive trail system, and central location, the Piastewa Peak submarket remains a highly sought-after destination for businesses, residents, and investors alike.



INTERIOR PHOTOS



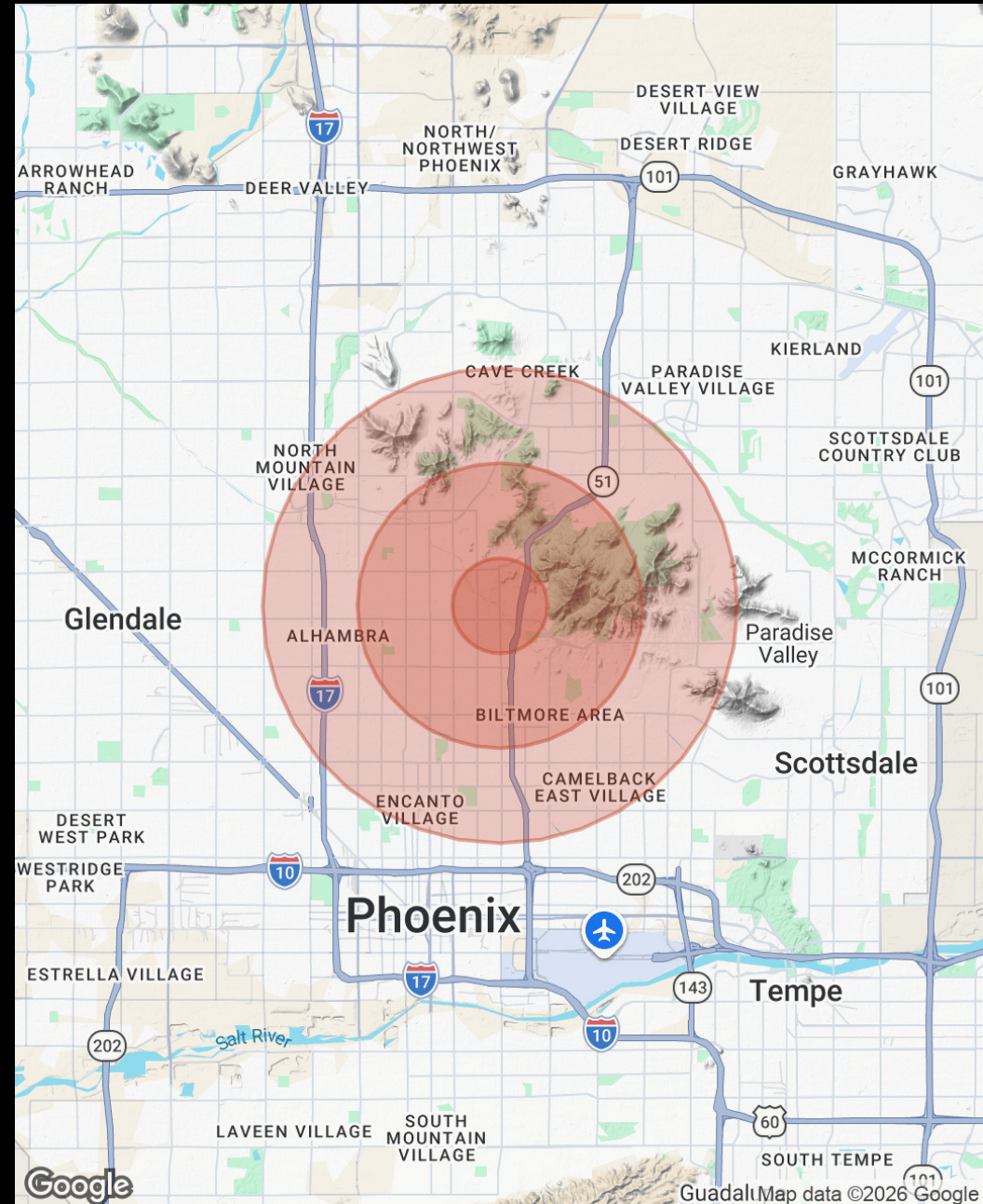
RETAIL MAP



DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,230	99,946	340,020
Average Age	42.8	42.2	38.3
Average Age (Male)	41.4	40.5	37.6
Average Age (Female)	43.1	43.8	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,538	48,406	148,804
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$144,723	\$131,390	\$111,399
Average House Value	\$592,966	\$617,324	\$579,343

2023 American Community Survey (ACS)





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