



RETAIL PROPERTY FOR LEASE

CAMPBELL @ 16

4515 N. 16th St. Phoenix, AZ 85016

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LOCATION DESCRIPTION

The Camelback Corridor is made up of the most well known businesses, retailers and restaurants in the valley. The area also encompasses some of the most sought-after residential neighborhoods and renowned resorts. Making this area one of the strongest submarkets in the valley.

- Over 9 million square feet of office space is located in the corridor
- Over 6,800 residential units are within a 1-mile radius
- 25,467 vehicles pass by on 16th St daily
- 160,000+ residents within a 3-mile radius

PROPERTY HIGHLIGHTS

- Exterior Renovated in 2020
- Dense infill urban area with strong demographics

AREA COTENANTS



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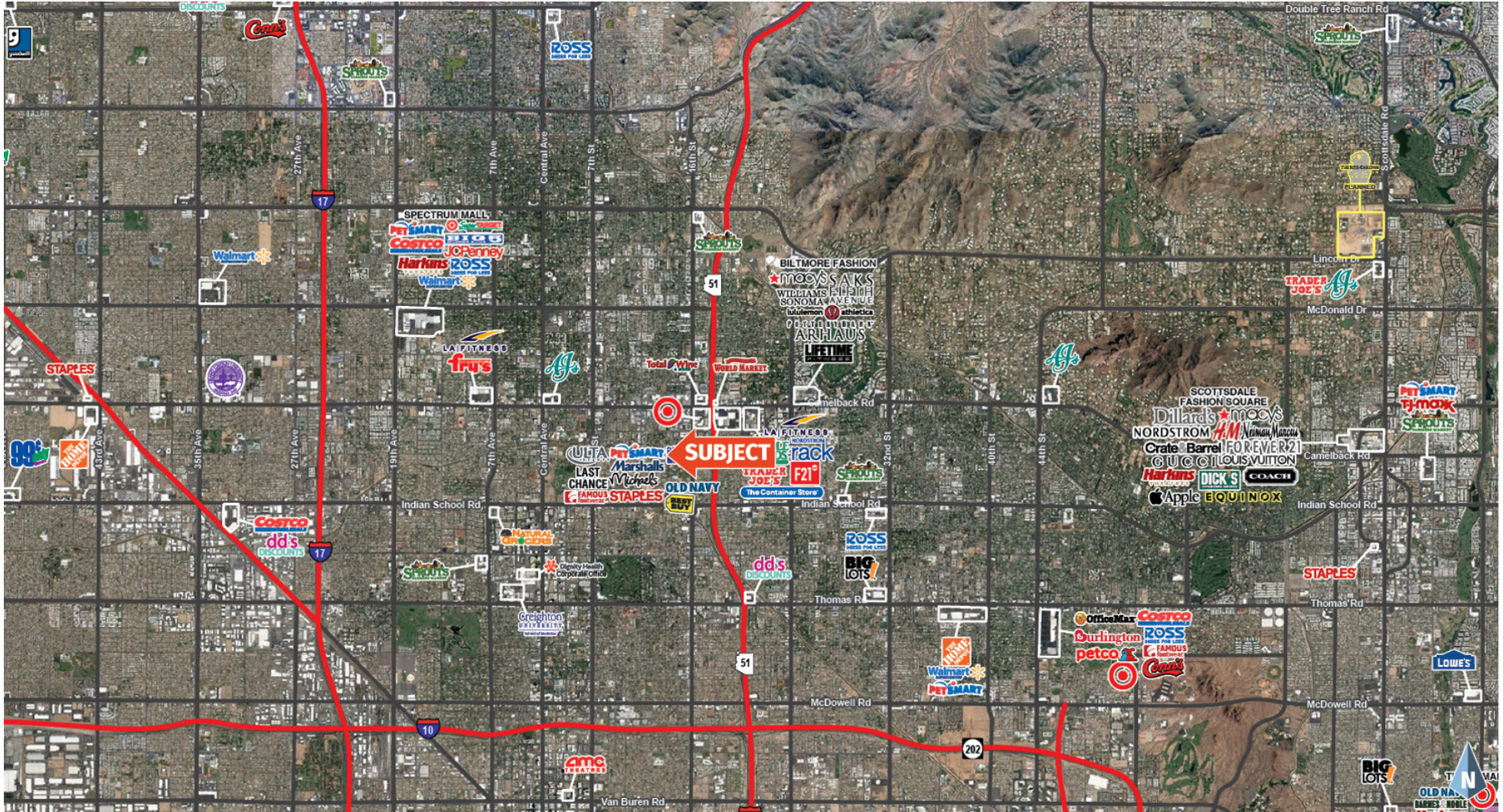
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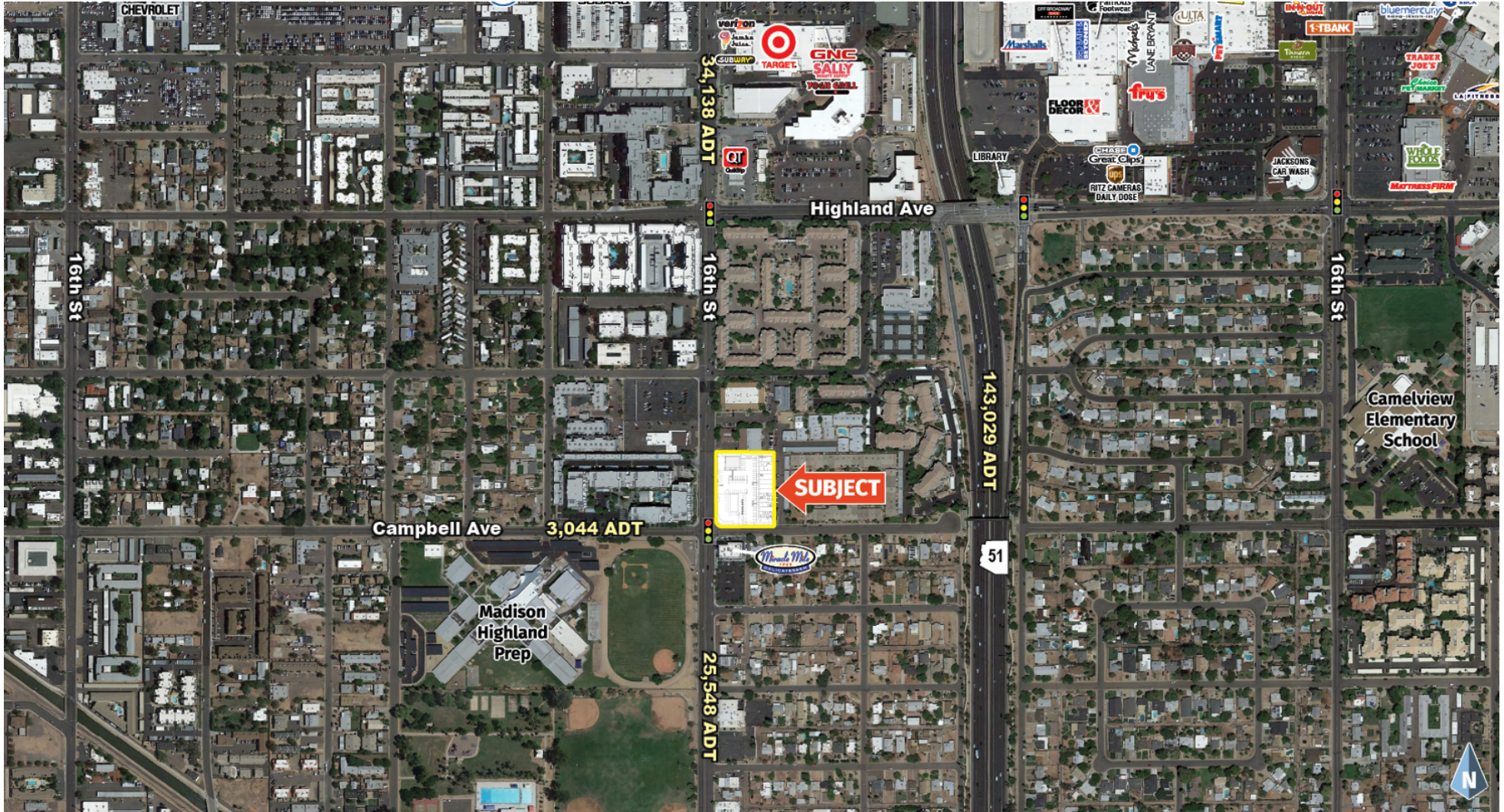
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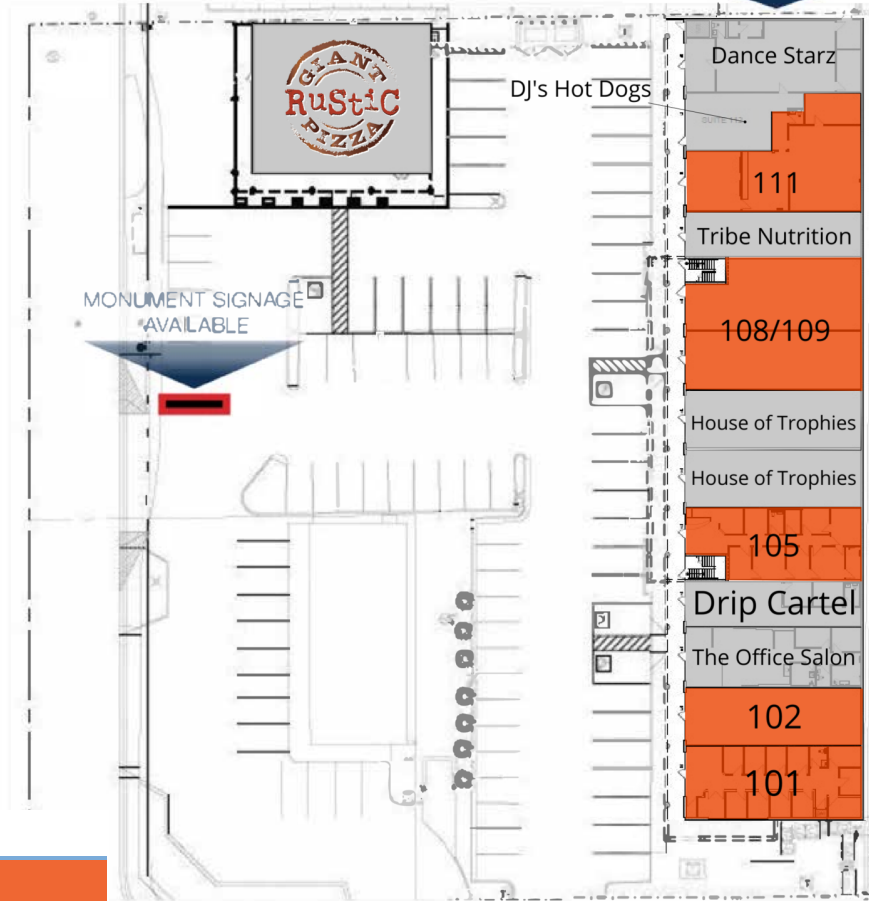


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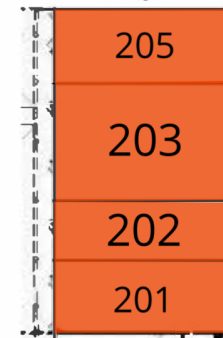
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GROUND FLOOR



SECOND FLOOR 4,803 SF DIVISIBLE



LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	942 - 2,539 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Available	1,479 SF	NNN	CALL FOR PRICING	End Cap. Can be combined with with STE 102.
102	Available	1,175 SF	NNN	CALL FOR PRICING	Can be combined with with STE 101. Do not disturb tenant.
103	The Office Salon	1,227 SF	NNN	-	-
104	Drip Cartel	940 SF	NNN	-	-
105	Available	1,351 SF	NNN	CALL FOR PRICING	-
106	House of Trophies	1,197 SF	NNN	-	-
107	House of Trophies	1,197 SF	NNN	-	-
108/109	Available	1,197 - 2,539 SF	NNN	CALL FOR PRICING	Currently one space but can be demised back into two spaces. Suite 108 is 1,197 sf and Suite 109 is 1,342 sf.
110	Nutrition Avenue/ Tribe	944 SF	NNN	-	-
111	Available	1,747 SF	NNN	CALL FOR PRICING	-
112	Chicago Hot Dogs	647 SF	NNN	-	-
113	Dance Starz	1,450 SF	NNN	-	-
201	Available	989 SF	NNN	CALL FOR PRICING	-
202	Available	942 SF	NNN	CALL FOR PRICING	-
203	Available	1,883 SF	NNN	CALL FOR PRICING	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
205	Available	989 SF	NNN	CALL FOR PRICING	-
300	Giant Rustic Pizza	3,015 SF	NNN	-	2nd generation restaurant space

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	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
POPULATION SUMMARY			
2020 Total Population	25,971	161,166	389,886
2025 Total Population	29,598	177,095	421,231
2015-2020 Annual Growth Rate	2.65%	1.90%	1.56%
2020 Median Age	34.0	38.0	34.9
INCOME SUMMARY			
Median Household Income	\$51,785	\$55,884	\$51,038
Average Household Income	\$66,586	\$83,947	\$79,850
BUSINESS DATA			
Total Businesses	1,658	9,920	19,241
Total Employees	21,010	130,256	306,084
Daytime Population	33,359	208,552	512,751
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	7.6%	7.2%	7.0%
Bachelor's Degree	23.6%	24.9%	20.6%
Graduate/Professional Degree	13.6%	15.8%	13.0%
Percent of Population with Degrees	44.73%	47.93%	40.63%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total Employees	13,622	82,869	183,220
White Collar	65.3%	66.1%	60.2%
Services	18.9%	18.4%	21.3%
Blue Collar	15.7%	15.5%	18.5%
HOUSEHOLD SUMMARY			
2020 Households	12,536	72,119	156,058
2020 Average Household Size	2.05	2.21	2.43
2020 Average Family Size	3.15	3.17	3.36
2020 Median Home Value	\$266,215	\$312,916	\$298,540

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