

FOR SALE OR LEASE

COMMERCIAL BUILDING IN MIDTOWN PHOENIX CORRIDOR

2533 N. 16th St | Phoenix, AZ

NEW SALE PRICE
~~\$1,395,000~~
\$1,225,000



*Excellent Creative Space for
Retail, Office/Showroom or Restaurant*

Trent Rustan

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 08 22 19

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15' CEILING HEIGHT IN SHOWROOM



HUGE GLASS WINDOWS WITH
NATURAL OPEN LIGHTING



GREAT VISIBILITY AND ACCESS FROM 16TH STREET



EXCELLENT SIGNAGE OPPORTUNITY

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Property Features

Total Building(s) Size: ± 7,961 SF
Showroom: ±3,570 SF
Warehouse: ± 4,391 SF

Showroom: Visually stunning interior, refurbished in 2019. Improvements include: new air conditioning and electrical throughout, refinished and highly polished concrete floor, large glass windows creating natural open lighting, exposed beams, enlarged ADA restrooms with new plumbing.

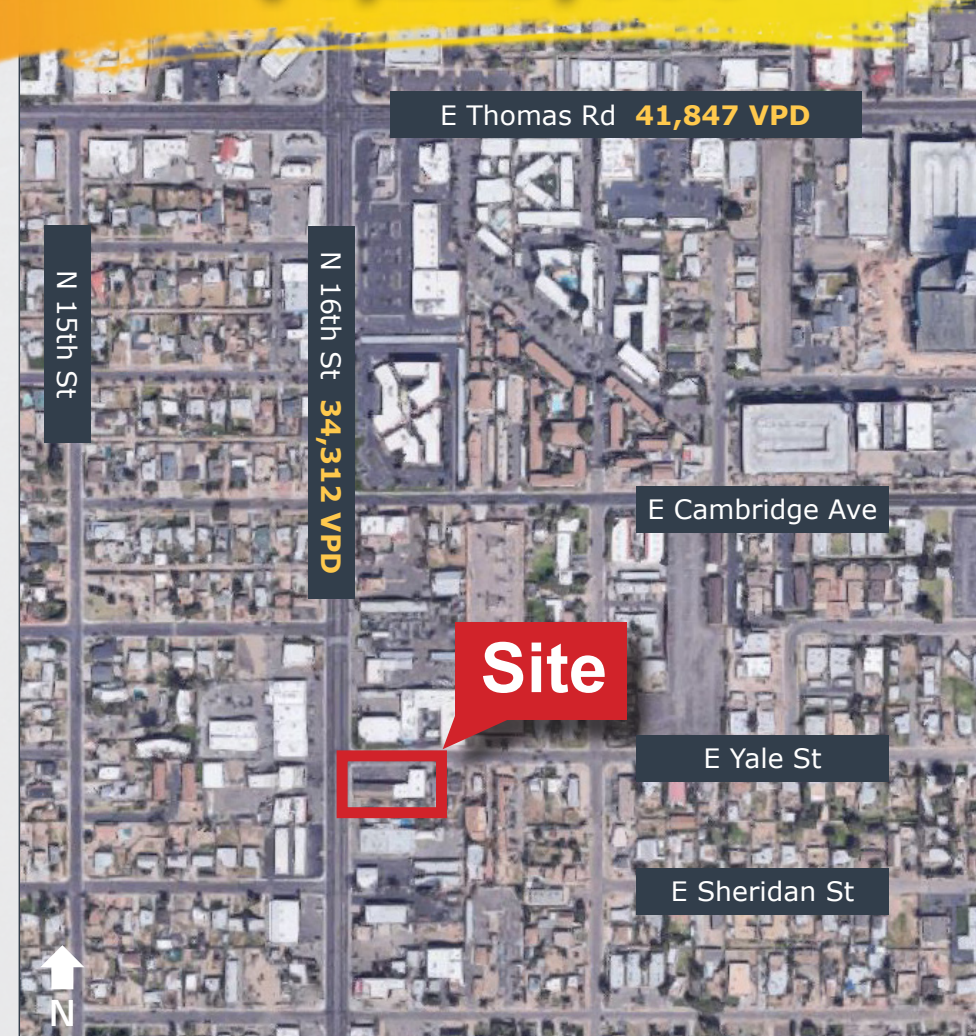
Warehouse: Additional office/service area with 11' clear height and (2) grade level doors (9.5' x 9.5') (12.5' x 12.5'). This area is currently occupied by two (2) month-to-month tenants providing existing income.

Site Features

APN: 117-05-023
Parcel Size: .34 Acres (14,831 SF)
Zoning: C-2 (Intermediate Commercial)
Traffic Count on 16th St: 34,312 VPD

*Located in Midtown Phoenix Corridor w/ Frontage & Signage on 16th St
Less than 1 Mile to I-10 Freeway, SR 51 & SR 202 (Red Mountain)*

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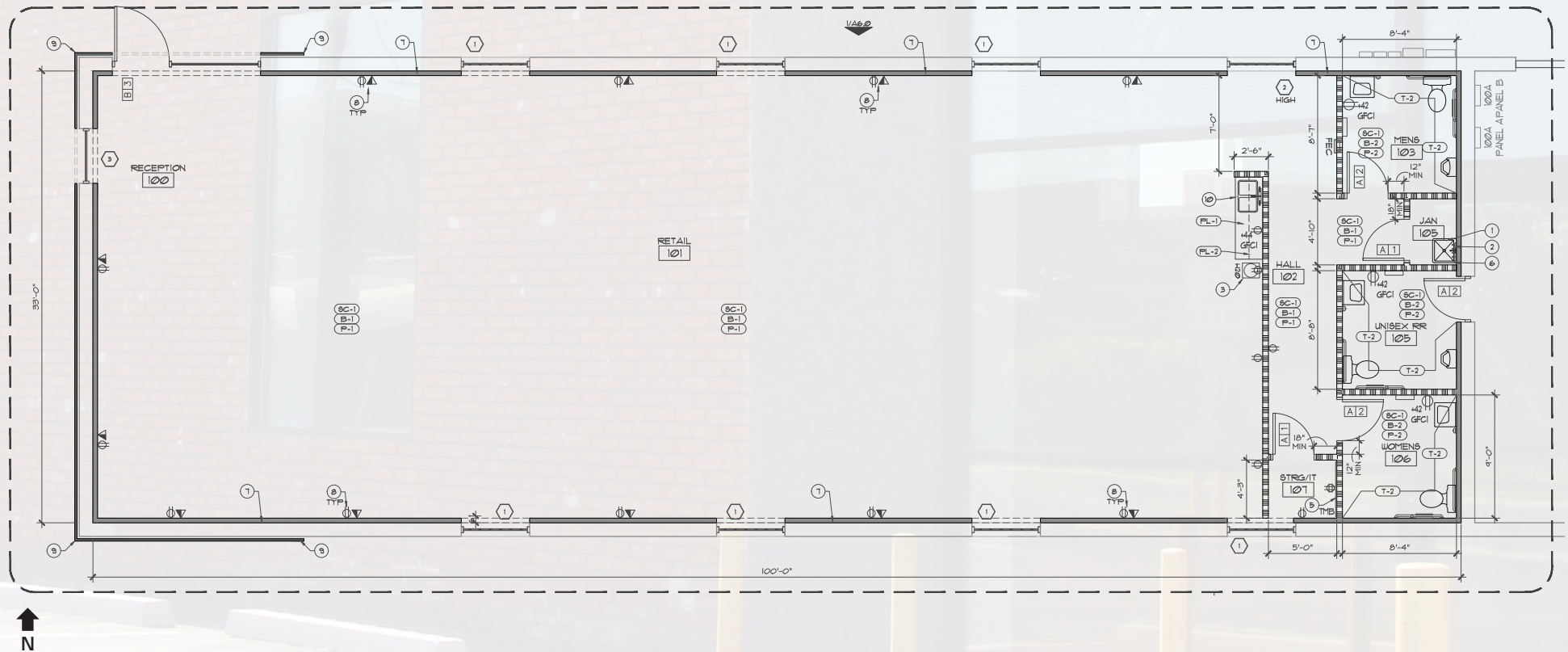
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INTERIOR FLOOR PLAN



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CONSTRUCTION

Red Brick Block with
Exposed Redwood Beams &
Brand New HVAC
15' Clear Height



POWER

3 Phase 4 Wire
120/208V 400 AMP



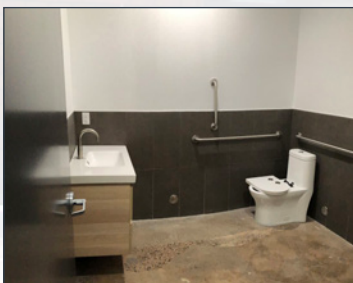
LOCATION

Located in the prestigious
midtown phoenix corridor



ACCESS

16th Street Frontage
±34,312 Cars per day



STYLE

2 large remodeled ADA
bathrooms (9.5' x 9.5')



FUNCTION

Includes warehouse space with
2 grade level doors
(9.5' x 9.5')
(12.5' X 12.5')

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Demographics	1 Mile	3 Mile	5 Mile
2019 Total Population	20,609	195,034	402,487
2024 Projected Population	22,256	213,686	439,782
2019 AVG Household Income	\$60,535	\$62,957	\$66,404
Total Businesses	1,403	17,380	27,577
Total Employees	12,148	200,842	344,755

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