

SQUAW PEAK PROMENADE

NWC Glendale Ave & 16th Street
7000-7001 N 16th St, Phoenix, AZ 85020

±1,247 - ±4,600 SF AVAILABLE



CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE ±1,247 - ±4,600 SF

- NWC of Glendale & 16th Street
- Located in an affluent trade area with \$90,000 average household income
- Under-served retail market
- 1/3 mile west of State Route 51 Freeway
- Notable tenant mix with national co-tenants including UPS, Walgreen's, Panda Express, and more

AVAILABLE SPACES

- Suite 106: 1,247 SF (Former Papa John's)
- Suite 130: 4,560 SF (Former Medical Office)
- Suite 144: 3,113 SF (Former Salon)
- Suite 154-156: 2,417 SF (Vacant)
- Suite 158: 1,920 SF (Vacant)
- Suite 162: 2,334 SF (Vacant)

TENANTS AT CENTER



Walgreens



TRAFFIC COUNTS

N 16th St: ±19,937 VPD

E Glendale Ave: ±42,088 VPD

S 16th St: ±22,249 VPD

W Glendale Ave: ±52,320 VPD



CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



SITE PLAN

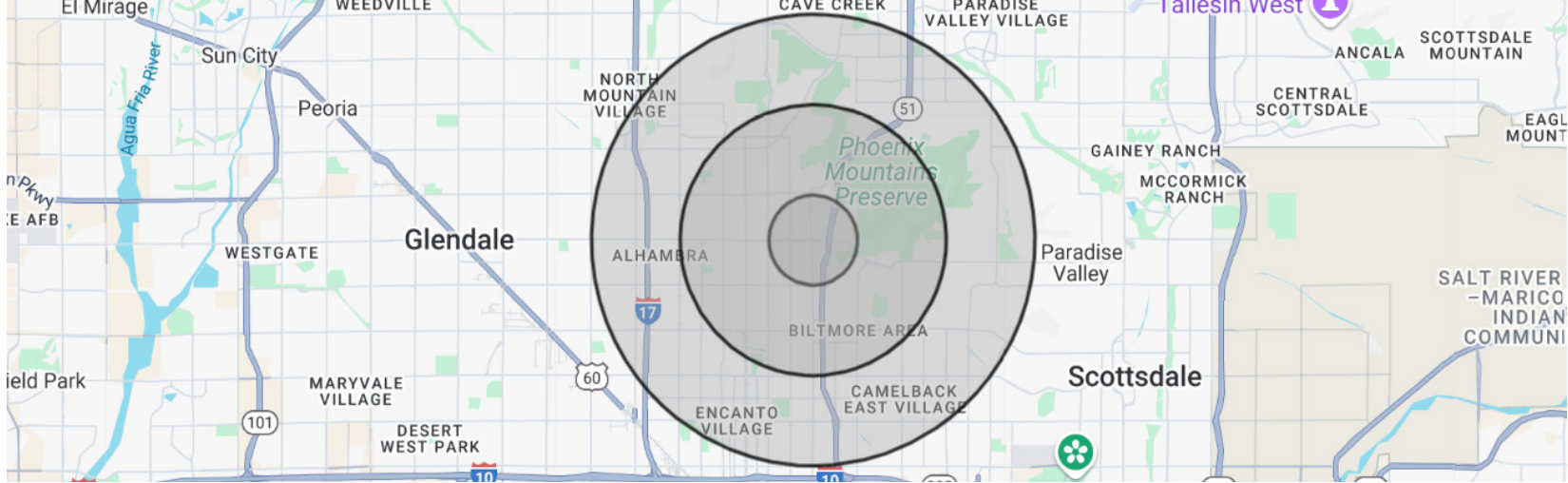


CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	17,472	122,877	398,232
Current Year	16,122	113,021	367,358
2020 Population	15,620	107,401	352,590
Growth Current Year - 2029	1.7%	1.7%	1.7%
Growth 2020 - Current Year	0.8%	1.3%	1.0%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	8,617	58,500	168,854
Current Year	7,950	53,730	155,233
2020 Population	7,789	51,238	148,844
Growth Current Year - 2029	1.7%	1.8%	1.8%
Growth 2020-Current Year	0.6%	0.9%	0.9%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$112,177	\$107,332	\$92,473
Median Household Income	\$84,936	\$76,050	\$64,401

CONFIDENTIALITY STATEMENT 2024 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

