

**SUMMERTIME RATE!**

**3120**

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For Lease | Encanto Business Park

**3120 N 19th Ave  
Phoenix, AZ 85015**

**NAI Horizon**

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# The Property

## Property Overview

<b>Building Size</b>	10,848 SF
<b>Building Class</b>	C
<b>Year Built</b>	1985
<b>Cross Streets</b>	N 19th Ave & W Flower St
<b>Available SF</b>	±1,000 - ±4,318 SF
<b>Lease Rate</b>	\$16.00/SF, MG



## Property Amenities & Highlights

- Plug-and-play office space available
- Aggressive ownership
- Conveniently located off I-10
- 20 minutes from the Sky Harbor International Airport
- Property management on-site
- Located south of Osborn Rd on 19th Ave
- Great building in the heart of Central Phoenix

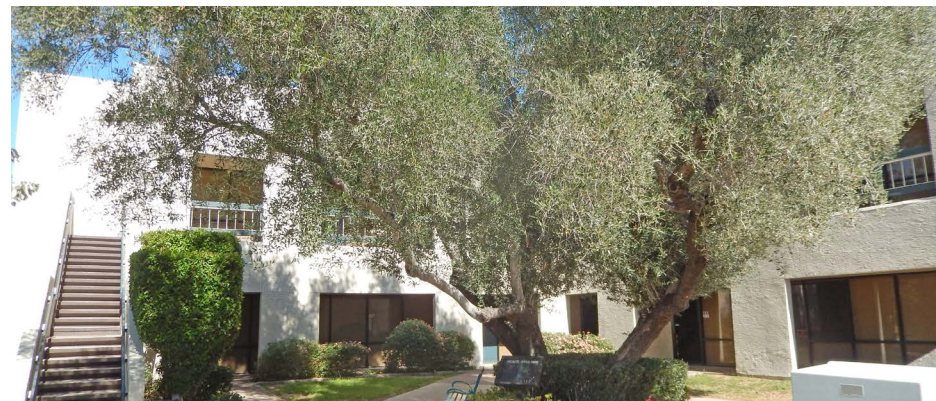
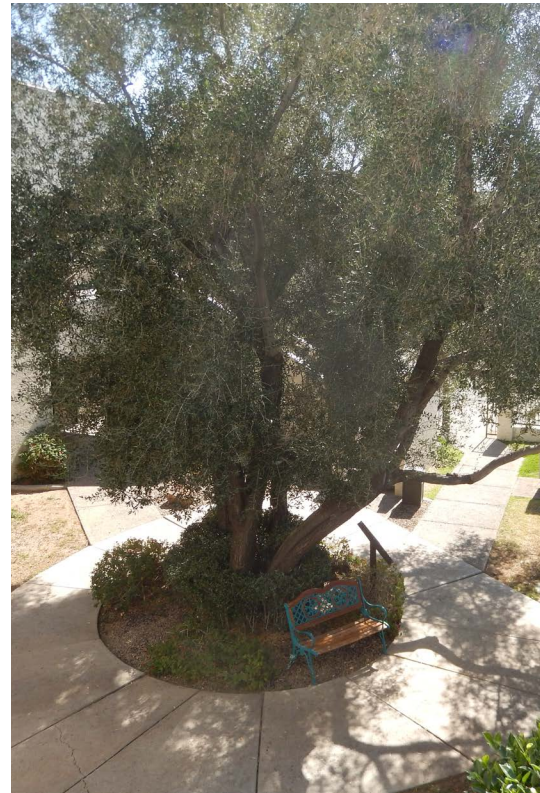
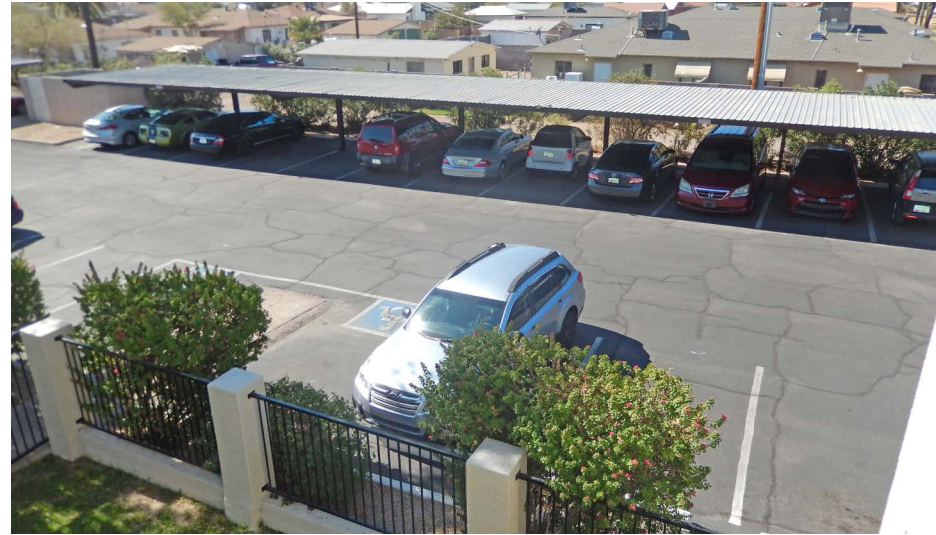
\***Suite 130 (total):** 2,000 SF

## Property Availabilities

Suite	Square Footage
<b>Suite 130-A</b>	1,000 SF*
<b>Suite 130-B</b>	1,000 SF*
<b>Suite 150</b>	LEASED
<b>Suite 250</b>	LEASED



# Exterior Photos

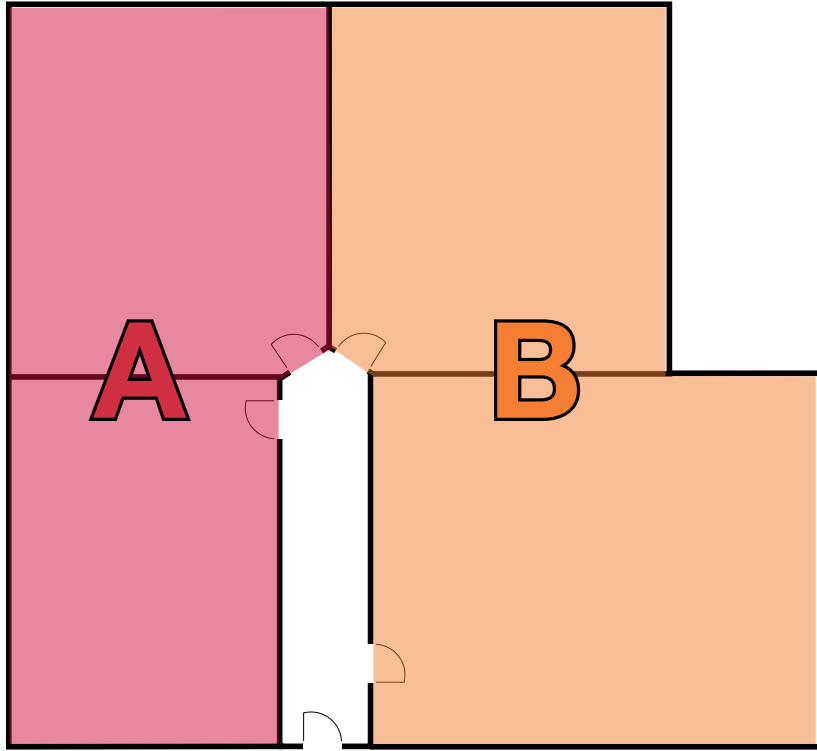




# Interior Photos



# Floor Plans

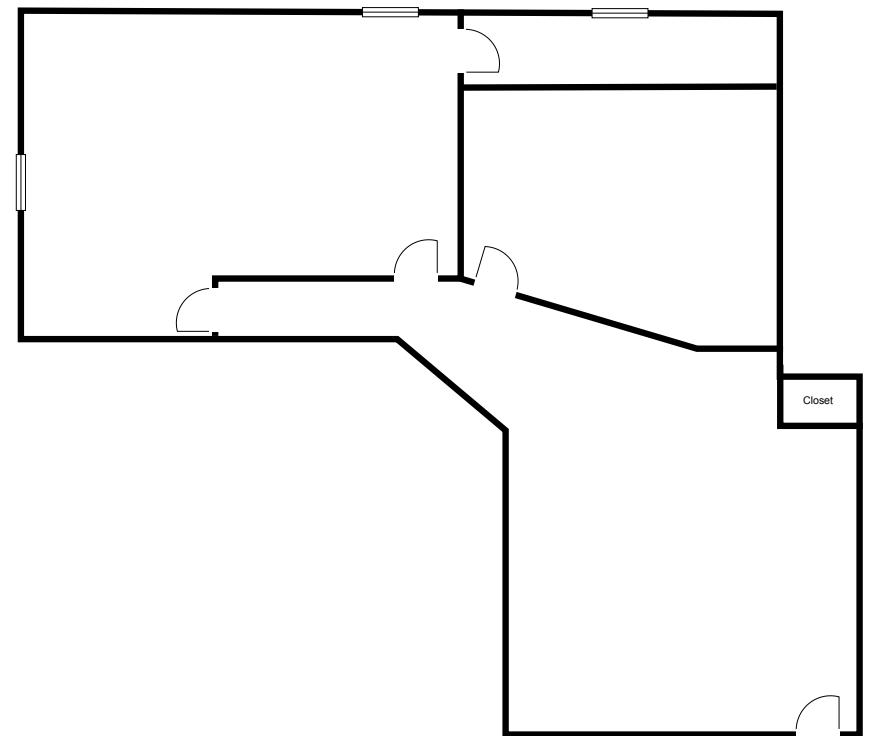


Suite **130-A**  
1,000 SF

Suite **130-B**  
1,000 SF

Suite **130 (total)**  
2,000 SF

Suite **150**  
850 SF  
LEASED



*\*Floor plans are not to scale*



# Property **Aerial**





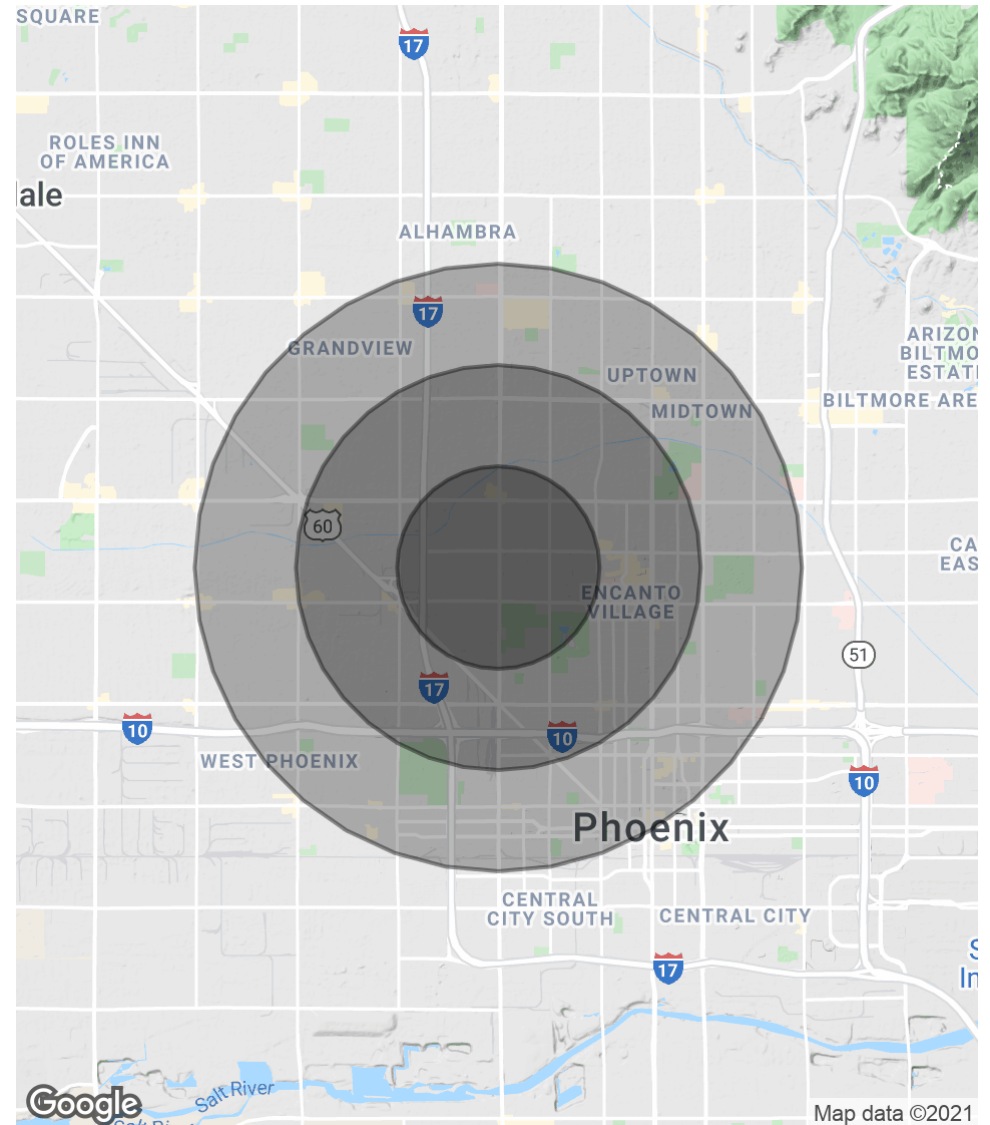
# Property Demographics

## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	19,222	70,585	158,754
Average age	31.1	30.4	30.2
Average age (Male)	31.6	30.7	30.6
Average age (Female)	30.5	30.1	30.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,950	26,204	56,482
# of persons per HH	2.8	2.7	2.8
Average HH income	\$57,096	\$48,563	\$47,941
Average house value	\$250,183	\$265,652	\$267,586



# Encanto Business Park

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**OFFICE SPACE FOR LEASE**

For More Information Contact:

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