

# plaza 16

1601 & 1609 E. Bell Rd | Phoenix, AZ

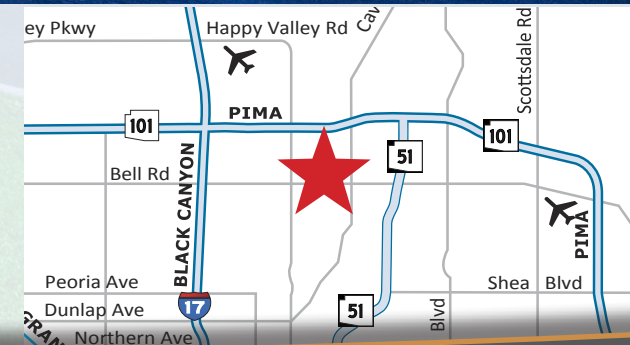


## Features:

- Suites Range From ± 750 to 3,500 SF
- Building & Monument Signage Available
- Most Retail, Office and Light Industrial Uses Allowed in Plaza 16
- Parking: 4/1000

## Lease Rate: \$5.00 PSF/NNN\*

*\*\$5.00 PSF/NNN is for 1st year of 3 year lease only.  
 2nd year rental rate will be \$9.00 PSF/NNN.  
 3rd year will be 3% increase over previous year.*



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. 01 10 20

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CCRFAC International

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Demographics	1 Mile	3 Mile	5 Mile
2018 Population:	20,817	142,620	326,058
2023 Population:	22,553	154,094	352,409
2018 Households:	8,973	58,487	132,676
Median HHI:	\$47,268	\$54,832	\$55,847



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