

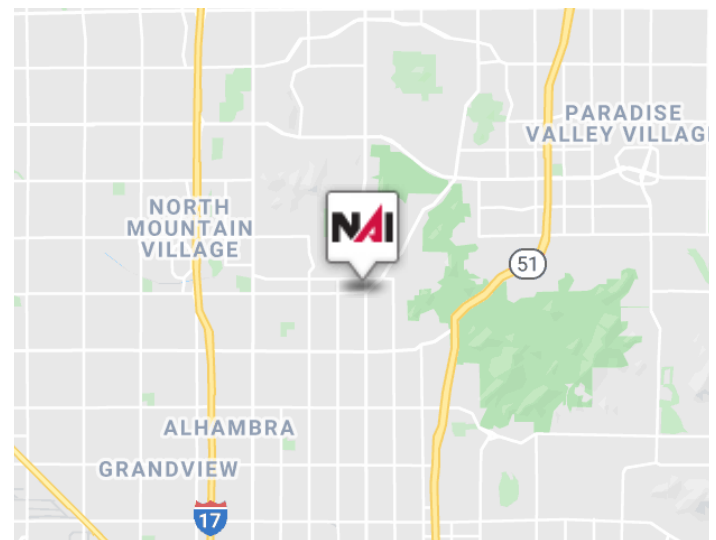


## 9241 N 6th Street

Phoenix, Arizona 85020

### Property Features

- ±4,001 SF multi-tenant retail/office center with strong tenants
- ±566 - 2,564 SF available for lease
- Opportunity to create own tenant mix for investment or occupy as owner/user
- Well-maintained
- Each suite has 2 private entrances
- Quiet co-tenants
- Use determined by Hatcher Road Overlay Zoning Designation
- Suites may be combined
- End cap
- Ample parking in rear
- Great view of North Mountain
- High traffic counts
- Great visibility
- Located west of the southeast corner of 6th St & Hatcher Rd



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	34.4	36.4	37.1
Population:	17,346	147,722	400,657
Average HH Income	\$81,443	\$82,666	\$83,153
Daytime Emp. Pop.	4,783	47,330	134,293
Traffic Counts	VPD		
E Baseline Rd:	37,164		
S 24th St:	4,321		

**For Lease: See Rates on Next Page**  
**For Sale: \$550,000 (\$137.47/SF)**

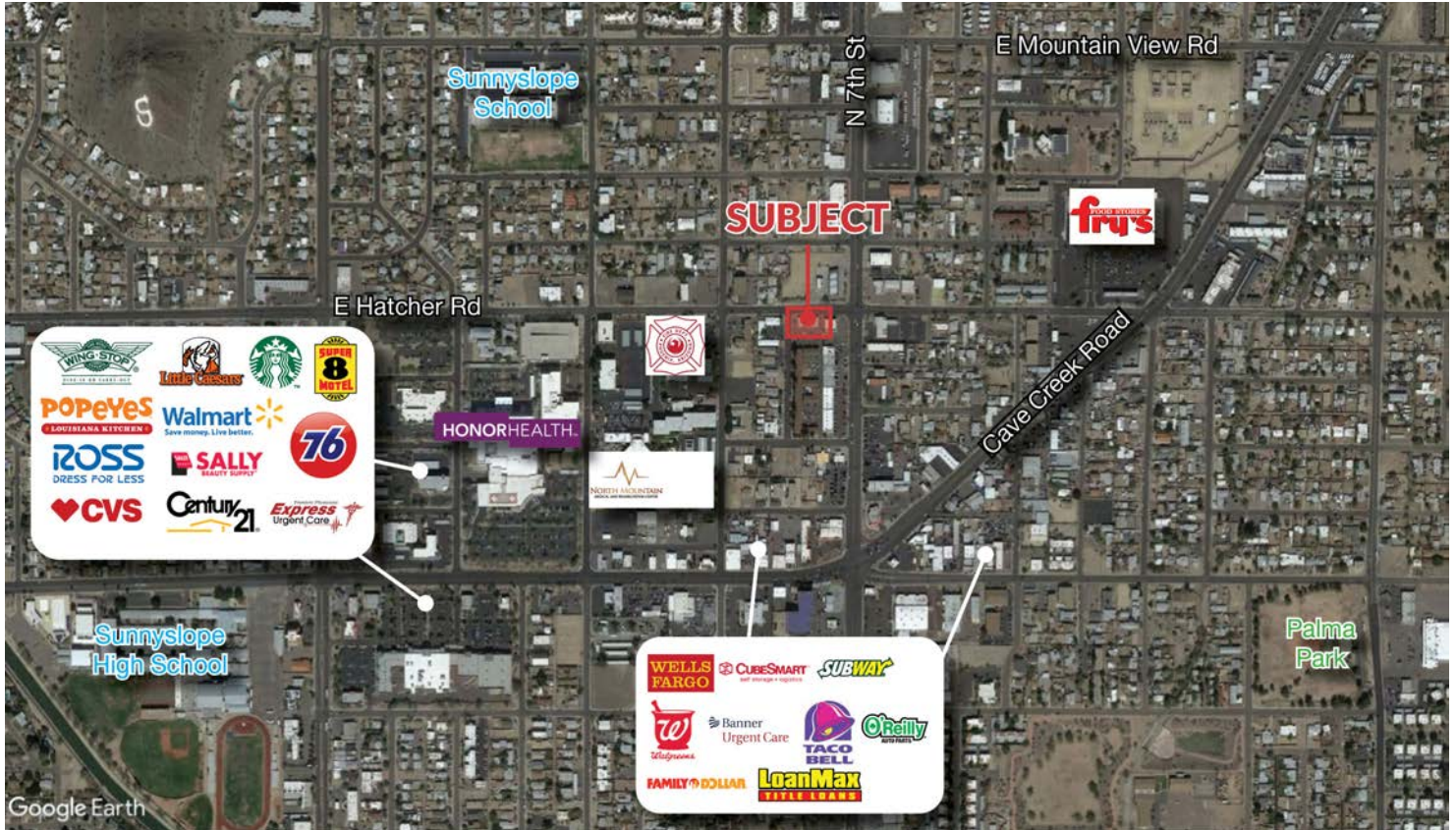
**Joan Krueger**  
 602 393 6727  
 joan.krueger@naihorizon.com

2944 N 44th St, Suite 200  
 Phoenix, AZ 85018  
 +1 602 955 4000

[naihorizon.com](http://naihorizon.com)

# Lease Spaces

For Sale/Lease  
Multi-Tenant  
Retail/Office Center



SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
104	\$800/Mo	Modified Gross	666 - 2,564 SF	Immediately
105-106	\$1,600/Mo	Modified Gross	1,332 - 2,564 SF	Immediately