



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## FOR LEASE

1,200 – 2,400 SF Available

Over 46,000 VPD  
at Intersection

More than 225,000  
Residents within a  
5-Mile Radius

Lots of Parking

New 75 Home Community  
Under Construction Next Door

Join:



8767 E. Via de Ventura  
Suite 290  
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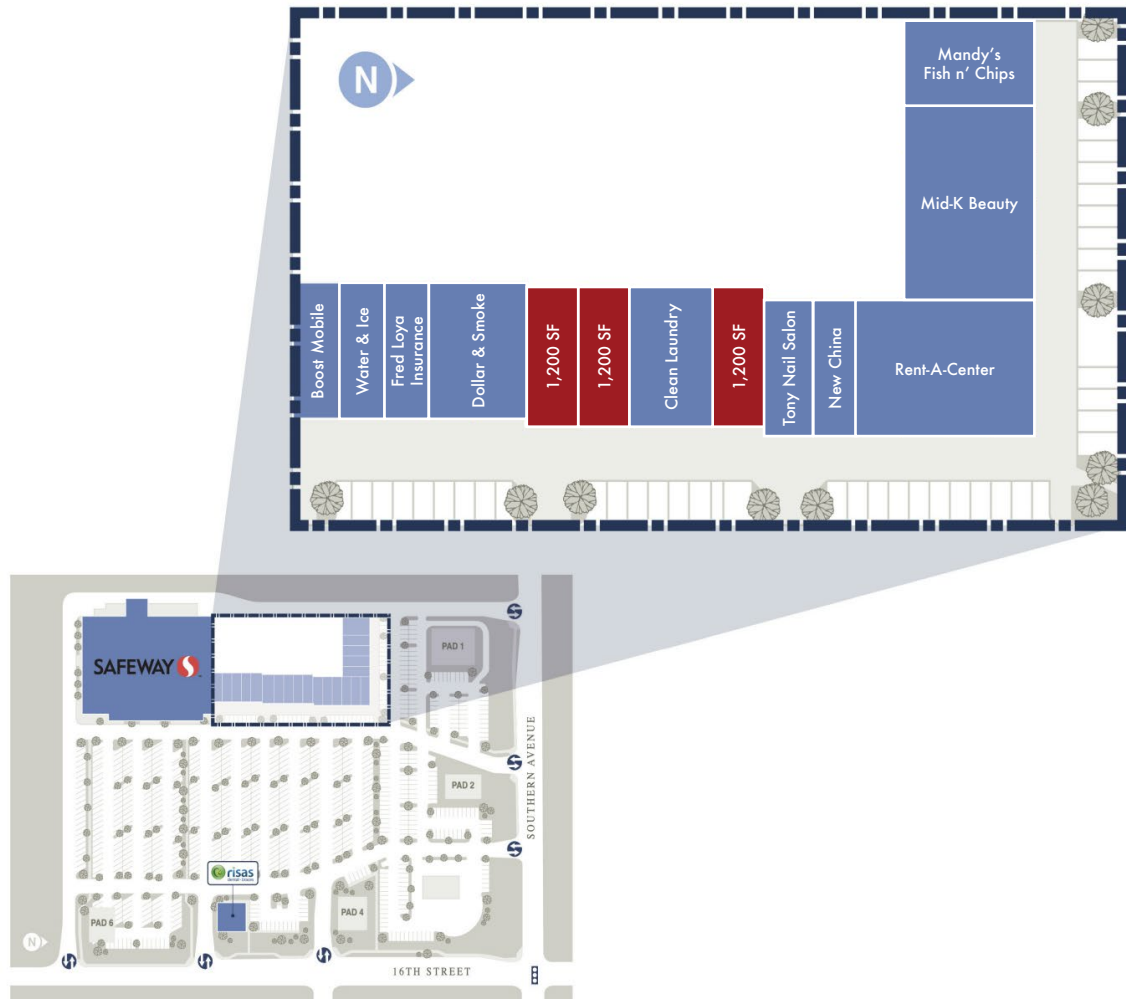
Join:



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## SOUTH MOUNTAIN PLAZA

SWC 16th St & Southern  
6044 S. 16th St., Phoenix, AZ



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### DEMOGRAPHICS

(2019)

#### Population Estimates

1 Mile	23,512
3 Mile	101,709
5 Mile	225,390

#### Average Household Income

1 Mile	\$57,548
3 Mile	\$60,735
5 Mile	\$60,429

#### Households

1 Mile	6,767
3 Mile	30,066
5 Mile	71,118

### TRAFFIC COUNT

(2019)

Southern Ave	E: 22,778
	W: 28,109
16th St	N: 22,505
	S: 19,327



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