

19TH AVE. & BETHANY HOME RD.

Adjacent to Christown Spectrum Mall

NEC 19th Ave. & Bethany Home Rd.
Phoenix, Arizona 85015



PAD AVAILABLE
6,000 SF AVAILABLE

PAD 1
4,579 SF AVAILABLE

PAD 2
4,200 SF AVAILABLE

PROPERTY DETAILS:

- Outstanding infill redevelopment in the heart of Phoenix. Impressive traffic counts, residential density, national retail synergy and daytime employment/Main neighborhood grocery/retail/service outlet for the entire community. High volume of light-rail ridership at 19th Ave & Montbello ((just South of our site))with 1,132,803 passengers in 2016.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	24,206	208,162	475,8833
Projected Population (2022)	26,496	229,634	525,755
Estimated Household Income (2017)	\$46,760	\$56,970	\$56,246
Projected Household Income (2022)	\$56,258	\$69,112	\$68,401

TRAFFIC COUNTS

North 19th Ave.	20,000 VPD
West Bethany Home Rd.	37,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

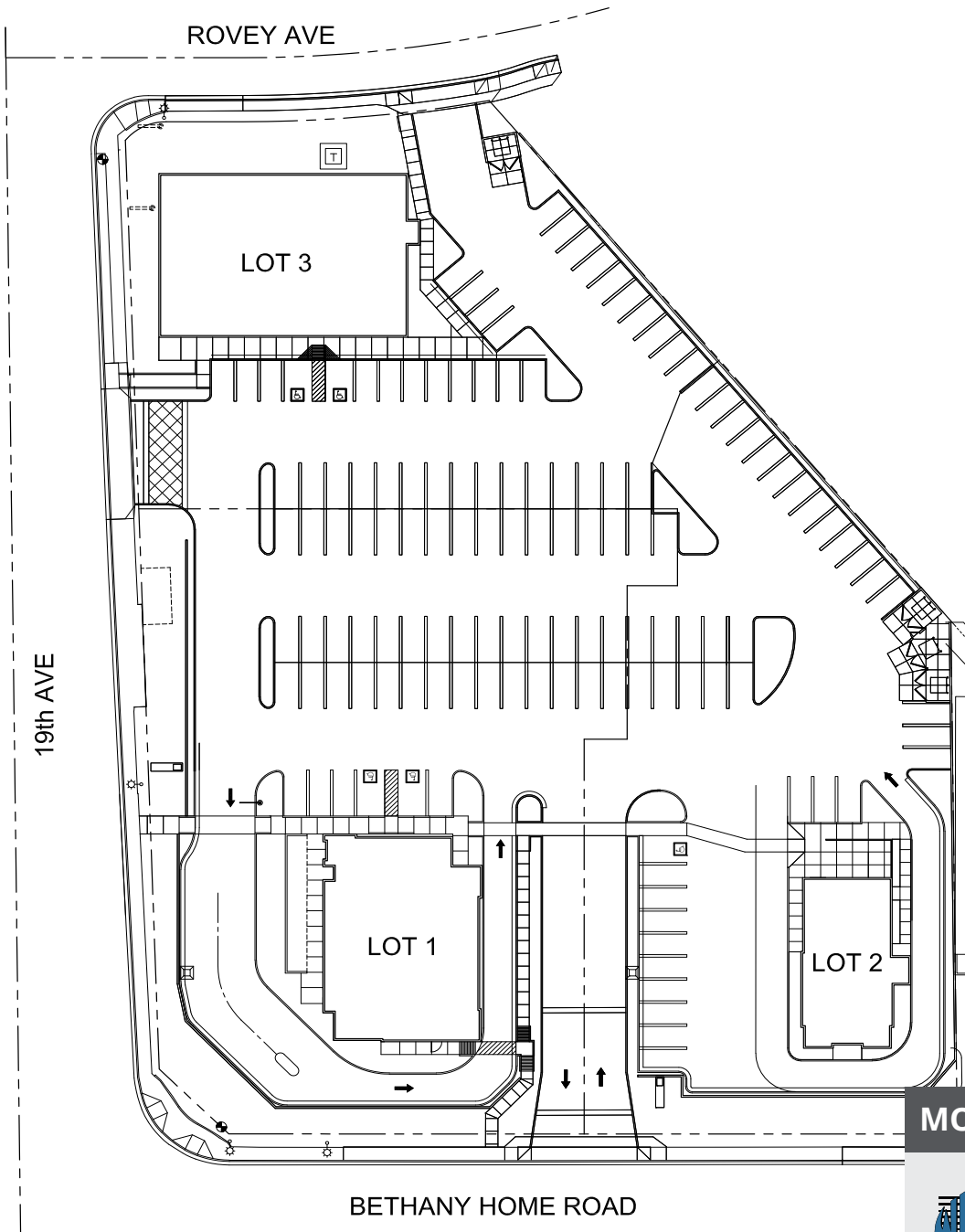
(602) 956-8254
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Scottsdale, AZ 85251
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	24,206	208,162	475,883
Projected Population (2022)	26,496	229,634	525,755
% Growth (2017- 2022)	1.9%	2.1%	2.1%
HOUSEHOLDS			
Households Avg	9,566	9,972	184,059
Household Size	2.5	2.6	2.6
EMPLOYMENT			
Total Employers (2017)	886	8,215	25,341
Workplace Employees (2017)	6,566	72,525	253,140
RACE			
% White	58.3%	61.0%	60.3%
% Hispanic	37.9%	42.9%	46.2%
% Black	11.9%	8.1%	7.2%
% Asian	5.1%	4.5%	3.8%
% Other	15.4%	18.8%	21.5%
White	14,113	127,014	286,940
Hispanic	9,169	89,277	219,788
Black	2,884	16,764	34,456
Asian	1,225	9,350	18,196
Other	3,737	39,149	102,525
HOUSING			
% Renter Occupied Housing Units	60.4%	56.7%	55.2%
% Owner Occupied Housing Units	39.6%	43.3%	44.8%
Median Home Value	\$176,935	\$212,996	\$200,496
INCOME			
Average Household Income (2017)	\$46,760	\$56,970	\$56,246
Projected Average Household Income (2022)	\$56,258	\$69,112	\$68,401
Per Capita Income (2022)	\$21,677	\$25,810	\$25,280
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	9.7%	10.3%	11.5%
% Some High School	11.3%	11.0%	11.3%
% High School	26.0%	25.4%	26.0%
% Some College	23.8%	21.2%	21.3%
% College - Associates Degree	9.7%	8.1%	6.9%
% College - Bachelors Degree	12.1%	14.7%	14.3%
% College - Masters Degree	53.1%	53.3%	51.2%
% College - Professional/Doctorate Degree	19.6%	24.0%	23.0%
AGE			
Median Age	34.1	34.2	34.0

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