

19TH AVE. & BETHANY HOME RD.

Adjacent to Christown Spectrum Mall

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



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 site) with 1,132,803 passengers in 2016.

PAD A:
CHICK-FIL-A

SHOPS A:
101 YOGI'S GRILL
102 **1,300 SF AVAILABLE**

PAD B:
CHIPOTLE

103 JERSEY MIKE'S
104 PIZZA HUT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|----------|----------|----------|
| Estimated Population (2018) | 27,206 | 218,162 | 490,833 |
| Projected Population (2022) | 26,496 | 229,634 | 525,755 |
| Estimated Household Income (2018) | \$46,760 | \$56,970 | \$56,246 |
| Projected Household Income (2022) | \$56,258 | \$69,112 | \$68,401 |

TRAFFIC COUNTS

| | |
|-----------------------|------------|
| North 19th Ave. | 23,000 VPD |
| West Bethany Home Rd. | 40,000 VPD |



W.M. GRACE COMPANIES
SINCE 1966

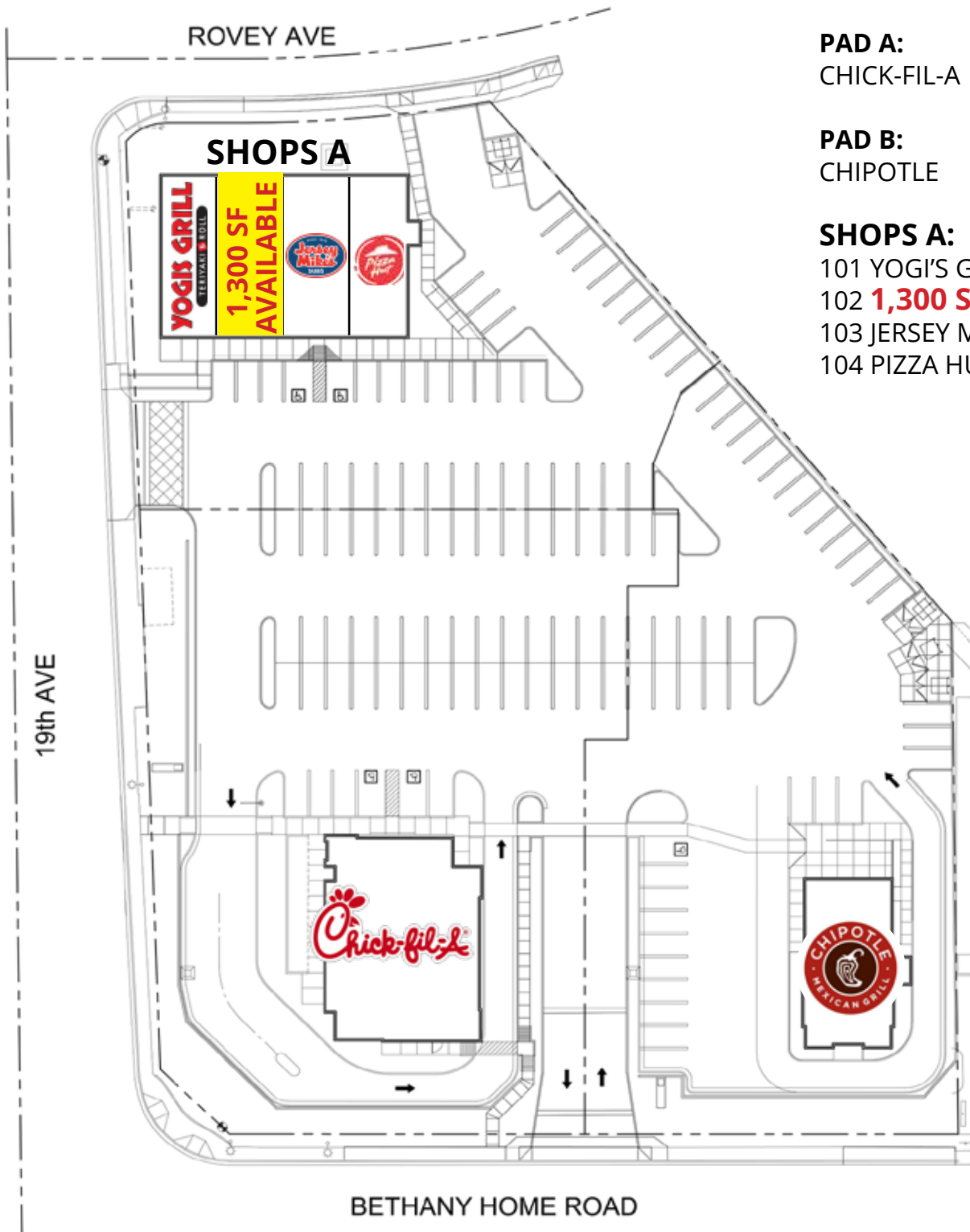
6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
(602) 956-8254 | info@wmgraceco.com

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 (2018) | 27,206 | 218,162 | 490,883 |
| 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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