

# 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 & Montebello (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

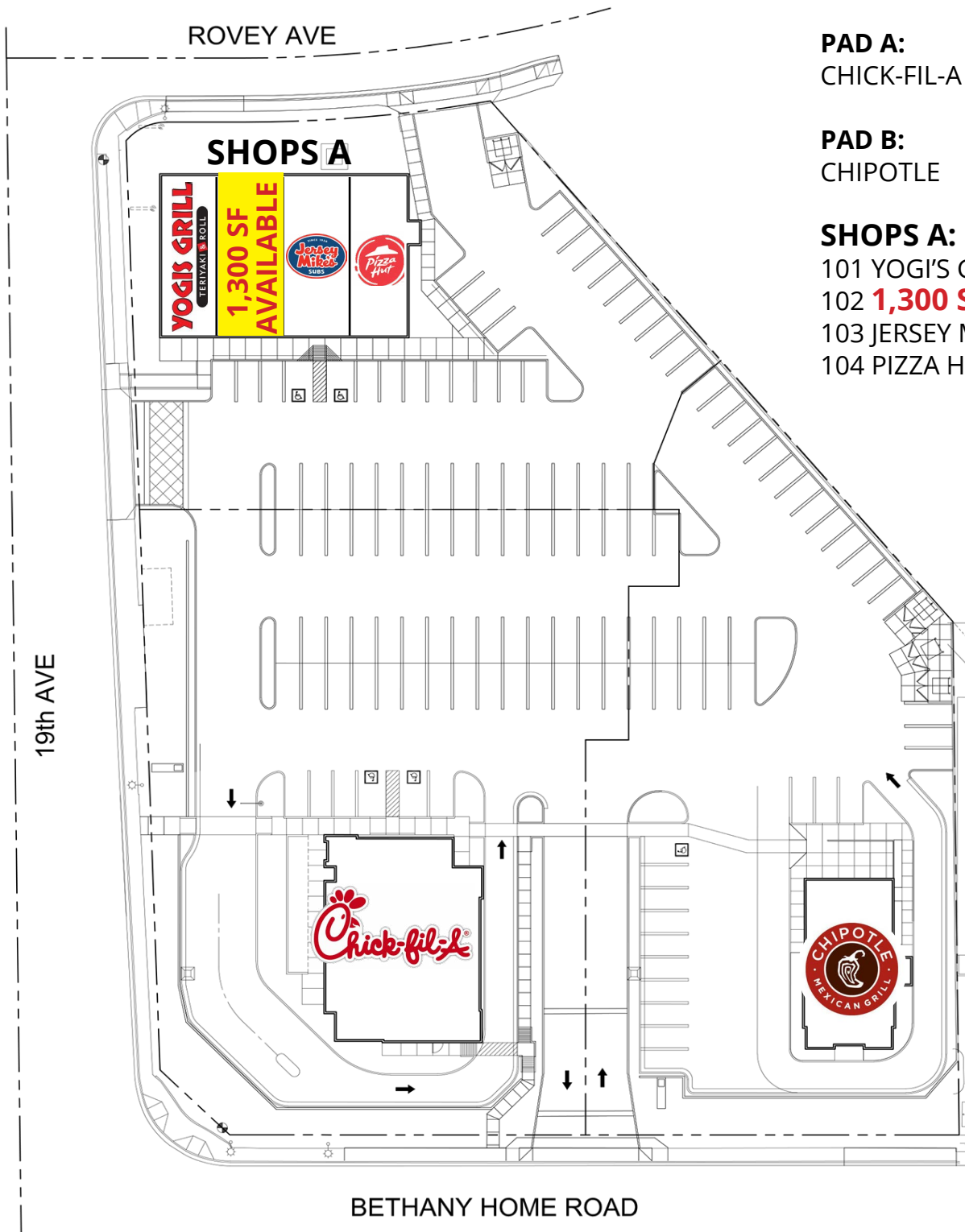
6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make 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
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
Households Avg	9,566	9,972	184,059
Household Size	2.5	2.6	2.6
<b>EMPLOYMENT</b>			
Total Employers (2017)	886	8,215	25,341
Workplace Employees (2017)	6,566	72,525	253,140
<b>RACE</b>			
% 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
<b>HOUSING</b>			
% 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
<b>INCOME</b>			
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
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 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%
<b>AGE</b>			
Median Age	34.1	34.2	34.0



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