

# 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.

### 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



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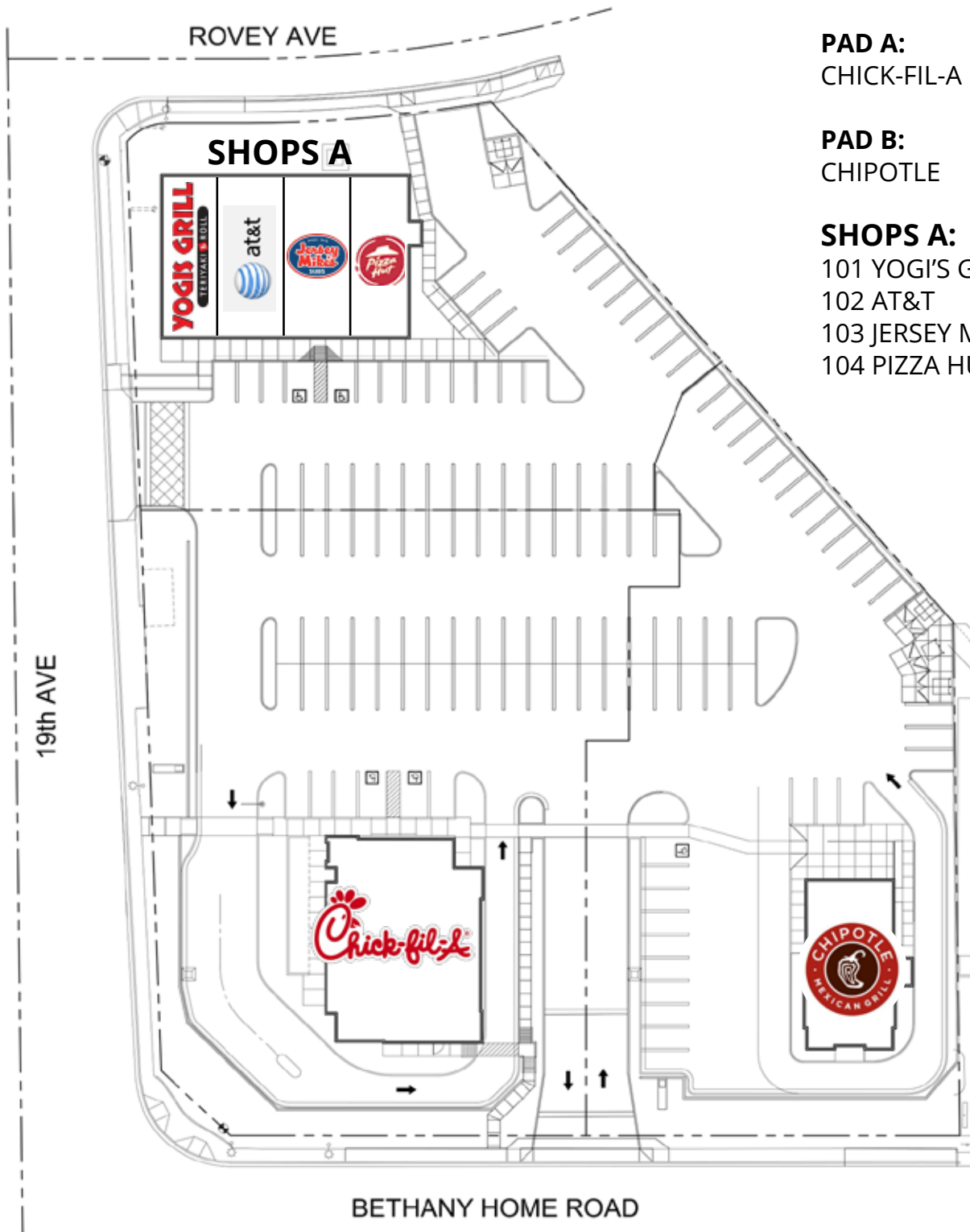
6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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**PAD A:**  
CHICK-FIL-A

**PAD B:**  
CHIPOTLE

**SHOPS A:**  
101 YOGI'S GRILL  
102 AT&T  
103 JERSEY MIKE'S  
104 PIZZA HUT



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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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