



FREE-STANDING
2ND-GEN
RESTAURANT
AVAILABLE

Walmart

Harkins
Theatres

five BELOW

American
Furniture Warehouse

TARGET

BIG 5
SPORTING GOODS

HOBBY
LOBBY

CHASE

Bethany Home Rd

Olive
Garden
ITALIAN KITCHEN

Burlington
coat factory

PET SMART

ROSS

ULTA

Bank of America

TACO BELL

AVAILABLE

37,671 CPD

Carl's Jr.

WELLS
FARGO

22,353 CPD

Walgreens
DRUG STORES

CHIPOTLE
MEXICAN GRILL

Chick-fil-A

METRO

CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner
Phoenix, Arizona

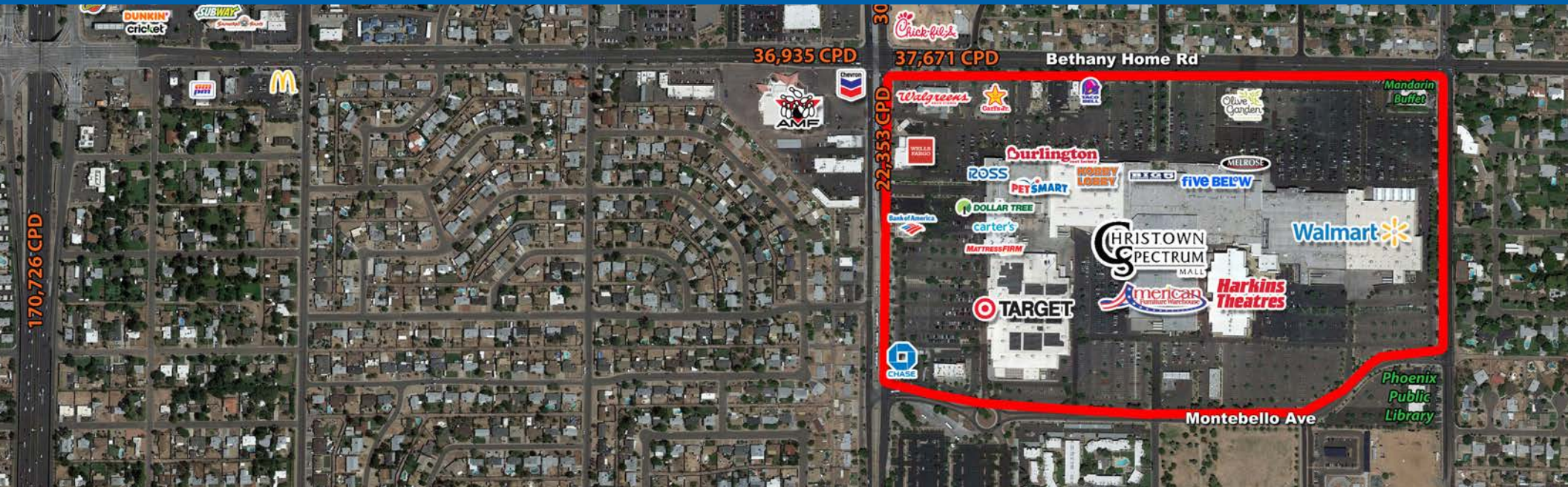
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VELOCITY
RETAIL GROUP



◆ SHOP SPACES AVAILABLE & FREE STANDING DRIVE-THRU AVAILABLE

Property Highlights

- Dominant Central Phoenix Shopping Center
- Join Newly Signed American Furniture Warehouse, Hobby Lobby, and Burlington Coat Factory!
- Total GLA: 844,955 SF on 71.73 Acres
- Over 60,000 Cars per Day drive by the site
- Shops Space Available
- Rental Rate: Call to Discuss

Traffic Counts

Bethany Home Rd	37,671 CPD
19th Ave	22,353 CPD
Total	60,024 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	24,883	213,299	480,951
Med Household Income	\$86,820	\$100,954	\$100,569
Estimated Households	9,978	83,415	191,959
Daytime Population	6,897	70,128	237,129

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



K5	Available	55,332
1	Ulta	8,992
2	Bath & Body Works	4,020
3	America's Best Contacts & Eye	3,500
4	KTK Chiropractic	3,337
5	Dollar Tree	10,740
6	Ross Dress for Less	30,000
7	PetSmart	20,995
8	Burlington	30,000
9	Hobby Lobby	60,000
10	Big 5 Sporting Goods	10,059
11	Foot Locker	5,350
12	Charley's Philly Steaks	775
13	Visionworks	3,750
14	T-Mobile	3,035
15	IN LEASE	2,468
16	K-MOMO	6,875
17	Famous Footwear	8,222
18	Melrose Fashions	9,631
19	Cricket Wireless	637
20	Available	3,056
21	Five Below	10,787
23	My Dr. Now	1,200
24	Available	1,080
25	Stress Away	1,309
26	Available	1,460
27	Executive Barber Shop	902
28	Available	1,062
29	Machete Azteca	1,495
30	Walmart	251,361
31	Available	5,228
32	Available	1,659
33	Harkins Theatres	62,322
34	American Furniture Warehouse	149,609
34A	Available	5,200
35	Available	2,532
36	Modluxx	1,230
37	Game Stop	1,140
38	GNC (AVAILABLE 7/1/24)	1,040
39	Claire's Boutiques	1,045
40	Journeys	1,915
41	Nail U Luv	1,089
42	Available	1,309
43	Wave	3,750
44	Available	3,000
45	Available	7,395
46	Blush	11,221
47	Neveria Chayos	1,000
48	Ono Hawaiian BBQ	2,200
49	Bamboo Asian Kitchen	3,360
50	Great Clips	900
51	Naughty Tacos	1,540
52	JPMorgan Chase Bank	4,214
53	Bank of America	8,000
54	Wells Fargo	6,300
55	Walgreens	15,120
56	Carl's Jr.	4,067
57	Available	2,594
58	Taco Bell	1,989
59	Olive Garden	7,000
60	Mandarin Buffet	12,298
61	Yucca Branch Library	10,500
62	Available (Office)	3,344
63	Available (Office)	972
64	Available (Office)	800
65	Available (Office)	2,853

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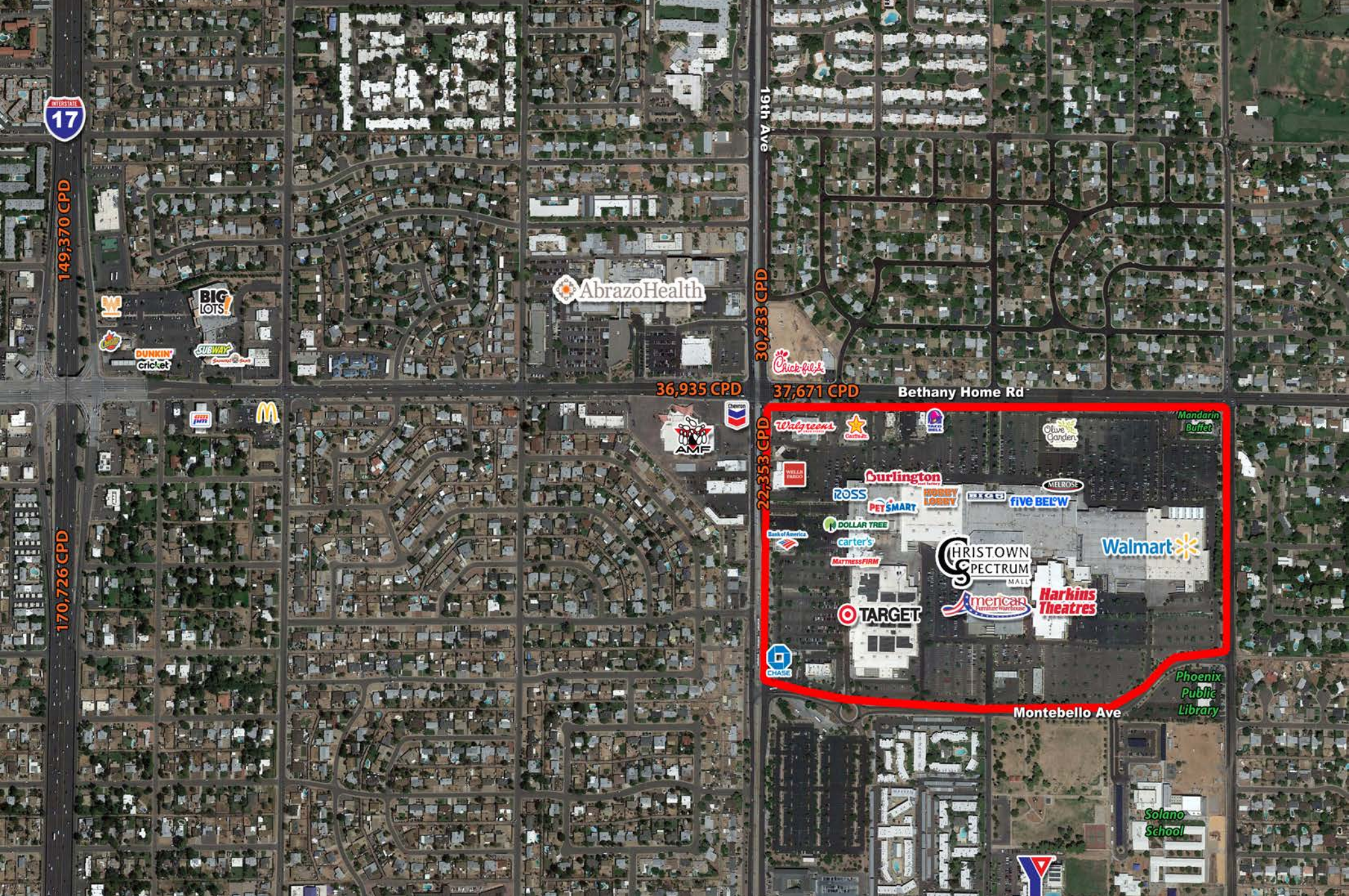
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Shepherd
of the
Valley

CHRISTOWN-SPECTRUM MALL

Walmart * TARGET HOBBY LOBBY

ROSS PETSMART Markins Theatres BIG 5 Olive Garden

American Family Medicine DOLLAR TREE five BELOW Bath & Body Works

Church
for the
Nations

BIG
LOTS!

Bethany Home Rd

Bethany
Bible
Church

North
Phoenix
Baptist
Church



SUBJECT

Missouri Ave

GRAND CANYON
UNIVERSITY
±20,000 Students

WINDSOR
CHURN
Joyride

WINDSOR
CHURN

POSTINO

fray's LA FITNESS

SHAKE SHACK

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 24,883
3 MILES: 213,299
5 MILES: 480,951



MEDIAN HOUSEHOLD INCOME

1 MILE: \$86,820
3 MILES: \$100,954
5 MILES: \$100,569



2025 TOTAL HOUSEHOLDS

1 MILE: 9,978
3 MILES: 83,415
5 MILES: 191,959



TOTAL BUSINESSES

1 MILE: 901
3 MILES: 9,455
5 MILES: 27,489



MEDIAN HOME VALUE

1 MILE: \$372,074
3 MILES: \$475,947
5 MILES: \$448,287



NUMBER OF EMPLOYEES

1 MILE: 6,897
3 MILES: 70,128
5 MILES: 237,129

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