



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner

Phoenix, Arizona



ANCHOR SPACES (145,089 SF / 98,000 SF) & SHOPS AVAILABLE

Property Highlights

- Dominant Central Phoenix Shopping Center
- 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	24,764	214,436	494,474
Med Household Income	\$48,058	\$52,725	\$53,409
Estimated Households	9,964	83,088	190,534
Daytime Population	6,907	68,846	242,995

Source: SitesUSA

Nearby Tenants



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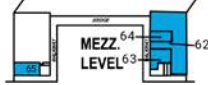
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A
KIMCOTM
REALTY
Project

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CF04E	Available	
CF12A	Traditions of India	
CF12B	Cell Style	
CF13D	Wireless Guru	
CF15B	Boost Mobile	
CF20B	Cricket Wireless	
CF22B	Cellmart & Repair	
CF22C	Jewelry Mart & Repair	
CF24B	Right Time	
CF26B	Bethany Additions	
CF35A	Wetzel's Pretzels	
CF35B	AZ Custom Tees	
K5	Available	55,332

1	Ulta	8,992	35	Bath & Body Works	2,532
2	Carter's	4,020	36	Modluxx	1,230
3	America's Best	3,500	37	GameStop	1,140
4	Available	3,337	38	GNC	1,040
5	Dollar Tree	10,740	39	Claire's Boutiques	1,045
6	Ross	30,000	40	Journeys	1,915
7	PetSmart	20,995	41	Nail U Luv	1,089
8	Available	98,000	42	Sally Beauty	1,309
10	Big 5 Sporting Goods	10,059	43	Glitter	3,750
11	Foot Locker	5,350	44	Available	1,500
12	Charley's Philly Steaks	775	45	Available	7,395
13	Visionworks	3,750	46	Q	11,221
14	T-Mobile	3,035	47	Neveria Chayos	1,000
15	Wingstop Restaurant	2,468	48	Ono Hawaiian BBQ	2,200
16	Wave	6,875	49	Available	3,360
17	Famous Footwear	8,222	50	Great Clips 900	
18	Melrose Fashions	9,631	51	The Halal Guys	1,540
19	Tony's Shoe Repair	637	52	Chase Bank	4,214
20	Ez Home Furnishing	3,056	53	Bank of America	8,000
21	K-MOMO	7,971	54	Wells Fargo	6,300
22	Available	2,800	55	Walgreens	15,120
23	Supercuts	1,200	56	Carl's Jr.	4,067
24	Available	1,080	57	KFC	2,594
25	Stress Away	1,309	58	Taco Bell Express	1,989
26	Available	1,460	59	Olive Garden	7,000
27	Executive Barber Shop	902	60	Mandarin Buffet	12,298
28	West Coast Airbrush	1,062	61	Yucca Branch Library	10,500
29	Machete Azteca	1,495	62	Available	3,344
30	Walmart	251,361	63	Available	972
31	Available	5,228	64	Available	800
32	Available	1,659	65	Available	2,853
33	Harkins Theatres	62,322			
34	Available	154,809			

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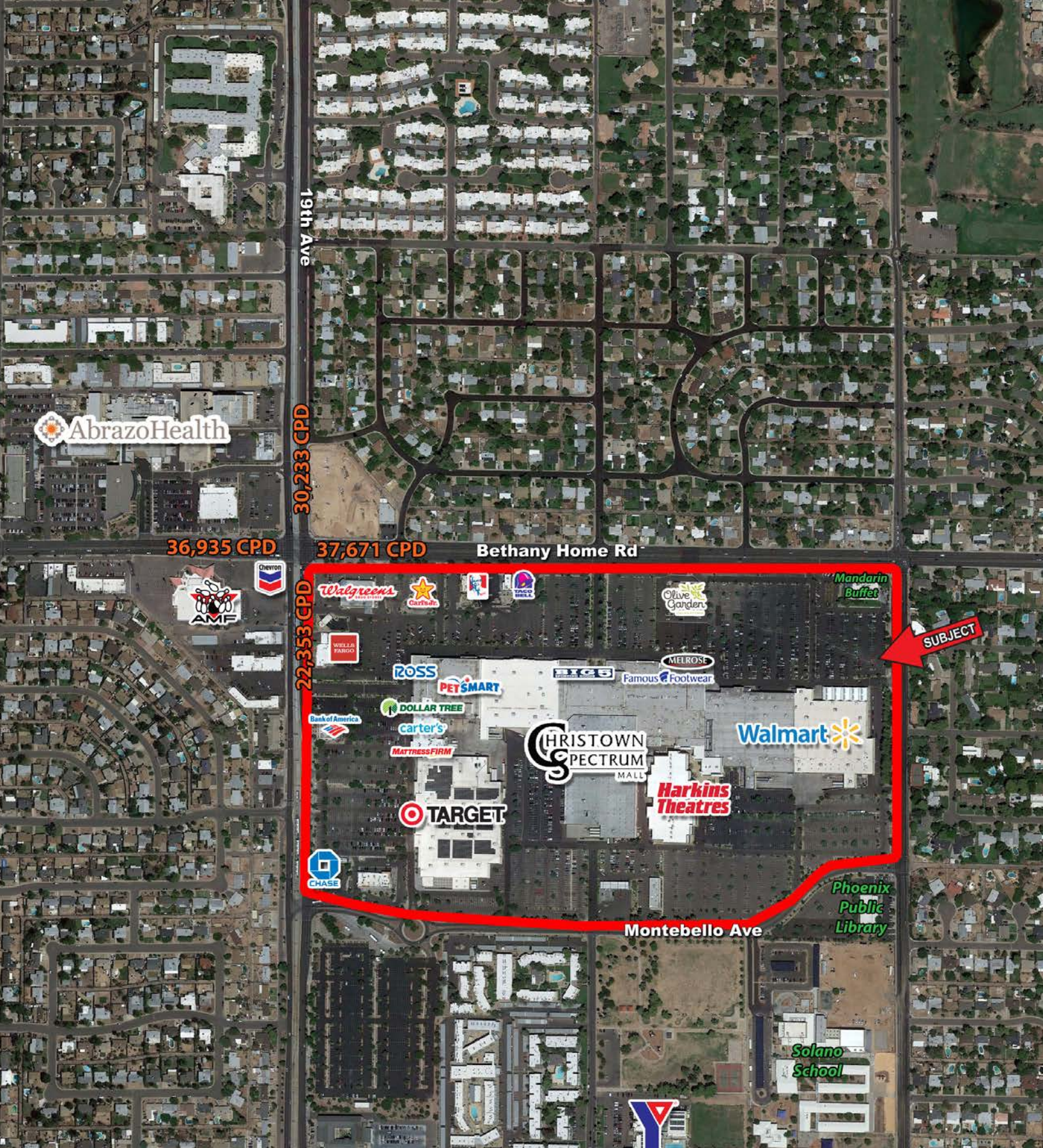
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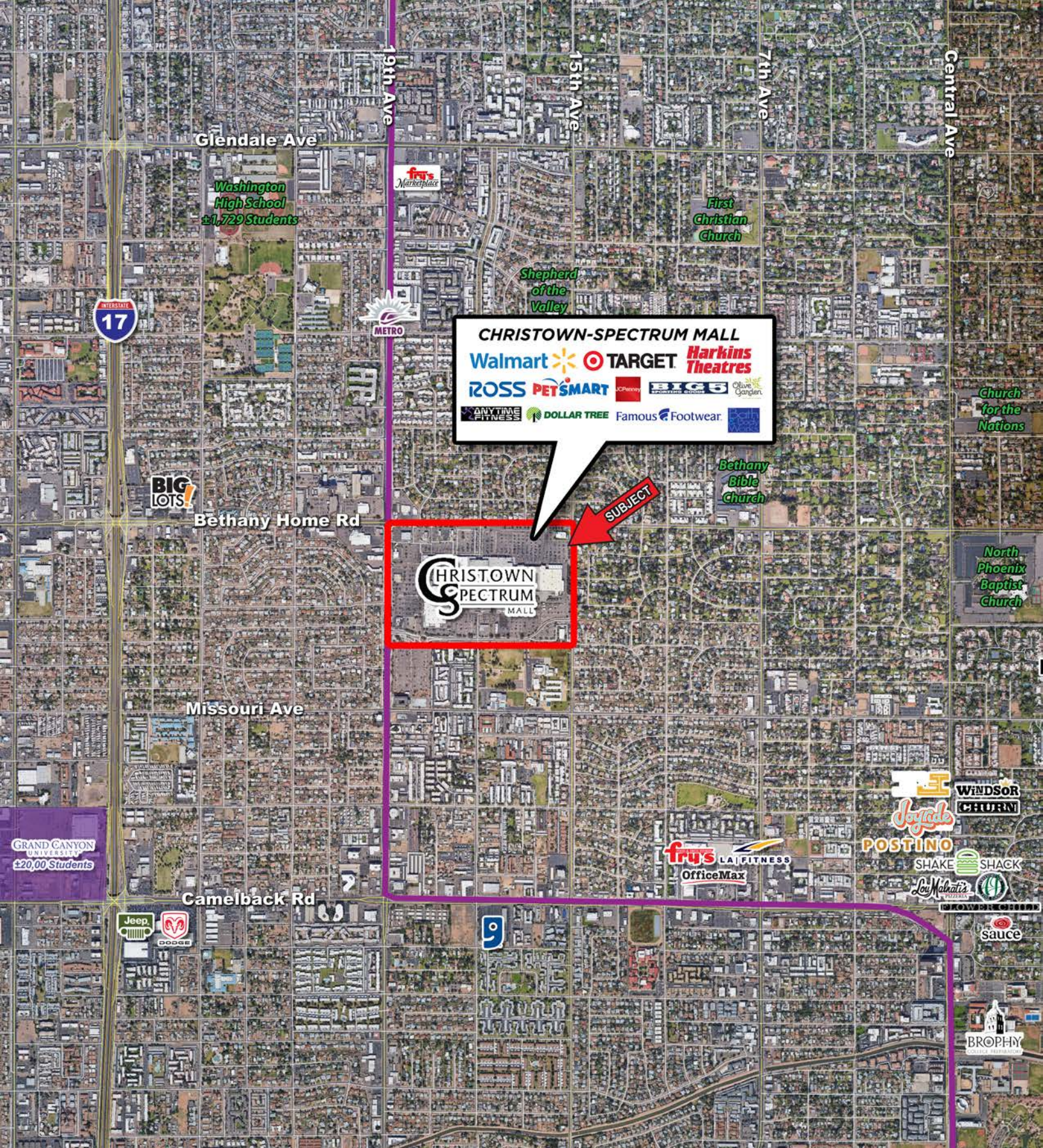
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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5241/-112.0997

RF5

Bethany Home Rd & 19th Ave

Phoenix, AZ 85015

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2019)	24,764	214,436	494,474
Projected Population (2024)	26,835	233,520	539,786
Census Population (2010)	21,213	183,319	424,364
Census Population (2000)	22,215	194,640	449,759
Projected Annual Growth (2019 to 2024)	2,071 1.7%	19,084 1.8%	45,312 1.8%
Historical Annual Growth (2010 to 2019)	3,551 1.6%	31,117 1.6%	70,110 1.6%
Historical Annual Growth (2000 to 2010)	-1,002 -0.5%	-11,321 -0.6%	-25,395 -0.6%
Estimated Population Density (2019)	7,887 psm	7,588 psm	6,298 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Estimated Households (2019)	9,864	83,088	190,534
Projected Households (2024)	10,443	88,039	202,109
Census Households (2010)	8,314	69,291	158,531
Census Households (2000)	8,829	75,719	169,055
Estimated Households with Children (2019)	3,236 32.8%	27,535 33.1%	62,101 32.6%
Estimated Average Household Size (2019)	2.50	2.56	2.57

Average Household Income

Estimated Average Household Income (2019)	\$50,591	\$61,266	\$61,025
Projected Average Household Income (2024)	\$56,115	\$68,323	\$67,916
Estimated Average Family Income (2019)	\$60,242	\$71,017	\$70,724

Median Household Income

Estimated Median Household Income (2019)	\$48,058	\$52,725	\$53,409
Projected Median Household Income (2024)	\$56,941	\$61,847	\$62,574
Estimated Median Family Income (2019)	\$58,367	\$64,488	\$64,374

Per Capita Income

Estimated Per Capita Income (2019)	\$20,184	\$23,814	\$23,600
Projected Per Capita Income (2024)	\$21,868	\$25,828	\$25,508
Estimated Per Capita Income 5 Year Growth	\$1,684 8.3%	\$2,014 8.5%	\$1,908 8.1%
Estimated Average Household Net Worth (2019)	\$424,872	\$572,048	\$558,352

Daytime Demos (2019)

Total Businesses	862	7,772	23,751
Total Employees	6,907	68,846	242,995
Company Headquarter Businesses	2 0.2%	37 0.5%	165 0.7%
Company Headquarter Employees	675 9.8%	2,213 3.2%	21,047 8.7%
Employee Population per Business	8.0	8.9	10.2
Residential Population per Business	28.7	27.6	20.8

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	14,273	57.6%	130,699	60.9%	297,469	60.2%
Black or African American (2019)	3,063	12.4%	17,810	8.3%	37,272	7.5%
American Indian or Alaska Native (2019)	1,104	4.5%	6,828	3.2%	13,874	2.8%
Asian (2019)	1,322	5.3%	10,029	4.7%	19,997	4.0%
Hawaiian or Pacific Islander (2019)	57	0.2%	358	0.2%	768	0.2%
Other Race (2019)	3,802	15.4%	39,754	18.5%	104,935	21.2%
Two or More Races (2019)	1,143	4.6%	8,960	4.2%	20,160	4.1%
Not Hispanic or Latino Population (2019)	15,353	62.0%	123,487	57.6%	268,696	54.3%
Hispanic or Latino Population (2019)	9,411	38.0%	90,949	42.4%	225,778	45.7%
Not Hispanic or Latino Population (2024)	16,560	61.7%	133,649	57.2%	291,402	54.0%
Hispanic or Latino Population (2024)	10,275	38.3%	99,871	42.8%	248,385	46.0%
Not Hispanic or Latino Population (2010)	13,198	62.2%	104,641	57.1%	225,528	53.1%
Hispanic or Latino Population (2010)	8,015	37.8%	78,678	42.9%	198,836	46.9%
Not Hispanic or Latino Population (2000)	15,750	70.9%	130,763	67.2%	278,163	61.8%
Hispanic or Latino Population (2000)	6,465	29.1%	63,877	32.8%	171,596	38.2%
Projected Hispanic Annual Growth (2019 to 2024)	863	1.8%	8,922	2.0%	22,607	2.0%
Historic Hispanic Annual Growth (2000 to 2019)	2,946	2.4%	27,073	2.2%	54,181	1.7%

Age Distribution (2019)

Age Under 5	1,866	7.5%	15,248	7.1%	35,249	7.1%
Age 5 to 9 Years	1,714	6.9%	14,890	6.9%	33,991	6.9%
Age 10 to 14 Years	1,735	7.0%	14,978	7.0%	34,161	6.9%
Age 15 to 19 Years	1,603	6.5%	14,492	6.8%	33,668	6.8%
Age 20 to 24 Years	1,751	7.1%	15,003	7.0%	35,423	7.2%
Age 25 to 29 Years	2,050	8.3%	17,057	8.0%	40,410	8.2%
Age 30 to 34 Years	1,787	7.2%	15,675	7.3%	36,492	7.4%
Age 35 to 39 Years	1,714	6.9%	14,917	7.0%	33,906	6.9%
Age 40 to 44 Years	1,578	6.4%	14,075	6.6%	31,755	6.4%
Age 45 to 49 Years	1,610	6.5%	13,996	6.5%	32,087	6.5%
Age 50 to 54 Years	1,522	6.1%	13,182	6.1%	30,227	6.1%
Age 55 to 59 Years	1,553	6.3%	12,986	6.1%	29,679	6.0%
Age 60 to 64 Years	1,182	4.8%	10,560	4.9%	24,422	4.9%
Age 65 to 74 Years	1,670	6.7%	15,140	7.1%	35,661	7.2%
Age 75 to 84 Years	911	3.7%	8,306	3.9%	19,135	3.9%
Age 85 Years or Over	518	2.1%	3,932	1.8%	8,207	1.7%
Median Age	34.3		34.8		34.4	

Gender Age Distribution (2019)

Female Population	12,537	50.6%	106,939	49.9%	246,655	49.9%
Age 0 to 19 Years	3,446	27.5%	29,395	27.5%	67,268	27.3%
Age 20 to 64 Years	7,260	57.9%	62,019	58.0%	143,732	58.3%
Age 65 Years or Over	1,830	14.6%	15,525	14.5%	35,654	14.5%
Female Median Age	35.3		35.6		35.3	
Male Population	12,227	49.4%	107,497	50.1%	247,820	50.1%
Age 0 to 19 Years	3,471	28.4%	30,213	28.1%	69,800	28.2%
Age 20 to 64 Years	7,487	61.2%	65,433	60.9%	150,670	60.8%
Age 65 Years or Over	1,269	10.4%	11,852	11.0%	27,349	11.0%
Male Median Age	33.3		33.9		33.6	

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1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2019)

HH Income \$200,000 or More	231	2.3%	3,792	4.6%	7,795	4.1%
HH Income \$150,000 to \$199,999	259	2.6%	2,999	3.6%	7,431	3.9%
HH Income \$100,000 to \$149,999	1,007	10.2%	8,465	10.2%	19,901	10.4%
HH Income \$75,000 to \$99,999	1,046	10.6%	9,018	10.9%	22,233	11.7%
HH Income \$50,000 to \$74,999	1,768	17.9%	15,425	18.6%	35,398	18.6%
HH Income \$35,000 to \$49,999	1,402	14.2%	12,642	15.2%	29,185	15.3%
HH Income \$25,000 to \$34,999	986	10.0%	8,306	10.0%	19,407	10.2%
HH Income \$15,000 to \$24,999	1,475	14.9%	10,555	12.7%	22,562	11.8%
HH Income Under \$15,000	1,690	17.1%	11,885	14.3%	26,620	14.0%
HH Income \$35,000 or More	5,713	57.9%	52,341	63.0%	121,944	64.0%
HH Income \$75,000 or More	2,543	25.8%	24,274	29.2%	57,360	30.1%

Housing (2019)

Total Housing Units	10,275		86,409		199,027	
Housing Units Occupied	9,864	96.0%	83,088	96.2%	190,534	95.7%
Housing Units Owner-Occupied	3,946	40.0%	35,895	43.2%	84,152	44.2%
Housing Units, Renter-Occupied	5,918	60.0%	47,192	56.8%	106,382	55.8%
Housing Units, Vacant	412	4.2%	3,321	4.0%	8,494	4.5%

Marital Status (2019)

Never Married	8,231	42.3%	74,315	43.9%	169,461	43.3%
Currently Married	6,001	30.9%	53,493	31.6%	123,612	31.6%
Separated	1,234	6.3%	9,725	5.7%	23,779	6.1%
Widowed	1,021	5.2%	8,209	4.8%	19,364	5.0%
Divorced	2,963	15.2%	23,579	13.9%	54,858	14.0%

Household Type (2019)

Population Family	18,803	75.9%	165,489	77.2%	381,613	77.2%
Population Non-Family	5,901	23.8%	47,166	22.0%	108,413	21.9%
Population Group Quarters	60	0.2%	1,781	0.8%	4,447	0.9%
Family Households	5,298	53.7%	46,311	55.7%	105,630	55.4%
Non-Family Households	4,566	46.3%	36,777	44.3%	84,903	44.6%
Married Couple with Children	1,448	24.1%	14,269	26.7%	32,285	26.1%
Average Family Household Size	3.5		3.6		3.6	

Household Size (2019)

1 Person Households	3,558	36.1%	28,745	34.6%	66,776	35.0%
2 Person Households	2,587	26.2%	22,076	26.6%	50,491	26.5%
3 Person Households	1,340	13.6%	11,056	13.3%	24,493	12.9%
4 Person Households	1,020	10.3%	9,117	11.0%	20,092	10.5%
5 Person Households	695	7.0%	6,040	7.3%	13,640	7.2%
6 or More Person Households	664	6.7%	6,053	7.3%	15,042	7.9%

Household Vehicles (2019)

Households with 0 Vehicles Available	1,658	16.8%	10,956	13.2%	22,395	11.8%
Households with 1 Vehicles Available	4,218	42.8%	35,215	42.4%	81,298	42.7%
Households with 2 or More Vehicles Available	3,987	40.4%	36,917	44.4%	86,841	45.6%
Total Vehicles Available	13,782		125,201		293,648	
Average Vehicles Per Household	1.4		1.5		1.5	

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Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	19,152		166,641		384,927	
Estimated Civilian Employed	11,106	58.0%	102,469	61.5%	234,042	60.8%
Estimated Civilian Unemployed	763	4.0%	5,758	3.5%	12,713	3.3%
Estimated in Armed Forces	8	-	115	-	201	-
Estimated Not in Labor Force	7,275	38.0%	58,299	35.0%	137,972	35.8%
Unemployment Rate	4.0%		3.5%		3.3%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	11,106		102,469		234,042	
Management, Business, Financial Operations	1,272	11.5%	13,501	13.2%	30,861	13.2%
Professional, Related	1,746	15.7%	18,123	17.7%	40,512	17.3%
Service	2,568	23.1%	22,477	21.9%	51,842	22.2%
Sales, Office	2,934	26.4%	25,899	25.3%	58,498	25.0%
Farming, Fishing, Forestry	50	0.5%	157	0.2%	510	0.2%
Construct, Extraction, Maintenance	1,310	11.8%	11,226	11.0%	25,982	11.1%
Production, Transport Material Moving	1,226	11.0%	11,087	10.8%	25,838	11.0%
White Collar Workers	5,951	53.6%	57,523	56.1%	129,871	55.5%
Blue Collar Workers	5,155	46.4%	44,946	43.9%	104,171	44.5%

Consumer Expenditure (2019)

Total Household Expenditure	\$429.66 M		\$4.1 B		\$9.39 B	
Total Non-Retail Expenditure	\$227.32 M	52.9%	\$2.17 B	53.0%	\$4.97 B	52.9%
Total Retail Expenditure	\$202.35 M	47.1%	\$1.93 B	47.0%	\$4.42 B	47.1%
Apparel	\$15.04 M	3.5%	\$144.26 M	3.5%	\$330.35 M	3.5%
Contributions	\$13.23 M	3.1%	\$129.63 M	3.2%	\$296.04 M	3.2%
Education	\$12.1 M	2.8%	\$119.63 M	2.9%	\$271.66 M	2.9%
Entertainment	\$23.59 M	5.5%	\$227.01 M	5.5%	\$520.1 M	5.5%
Food and Beverages	\$64.3 M	15.0%	\$609.78 M	14.9%	\$1.4 B	14.9%
Furnishings and Equipment	\$14.67 M	3.4%	\$141.04 M	3.4%	\$323.24 M	3.4%
Gifts	\$9.99 M	2.3%	\$98.37 M	2.4%	\$223.73 M	2.4%
Health Care	\$36.71 M	8.5%	\$347.34 M	8.5%	\$796.99 M	8.5%
Household Operations	\$16.55 M	3.9%	\$159.21 M	3.9%	\$364.39 M	3.9%
Miscellaneous Expenses	\$8.05 M	1.9%	\$77.1 M	1.9%	\$176.55 M	1.9%
Personal Care	\$5.76 M	1.3%	\$54.91 M	1.3%	\$125.86 M	1.3%
Personal Insurance	\$2.8 M	0.7%	\$27.37 M	0.7%	\$62.59 M	0.7%
Reading	\$922.32 K	0.2%	\$8.85 M	0.2%	\$20.27 M	0.2%
Shelter	\$92.17 M	21.5%	\$877.07 M	21.4%	\$2.01 B	21.4%
Tobacco	\$2.94 M	0.7%	\$26.99 M	0.7%	\$62 M	0.7%
Transportation	\$77.68 M	18.1%	\$740.54 M	18.1%	\$1.7 B	18.1%
Utilities	\$33.14 M	7.7%	\$311.07 M	7.6%	\$713.92 M	7.6%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	16,096		139,826		321,983	
Elementary (Grade Level 0 to 8)	1,376	8.5%	14,159	10.1%	36,022	11.2%
Some High School (Grade Level 9 to 11)	1,528	9.5%	13,906	9.9%	32,783	10.2%
High School Graduate	4,337	26.9%	34,673	24.8%	82,426	25.6%
Some College	3,794	23.6%	28,817	20.6%	67,648	21.0%
Associate Degree Only	1,756	10.9%	12,440	8.9%	24,322	7.6%
Bachelor Degree Only	1,982	12.3%	21,819	15.6%	48,729	15.1%
Graduate Degree	1,323	8.2%	14,012	10.0%	30,052	9.3%

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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Project

EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5241/-112.0997

RF5

Bethany Home Rd & 19th Ave

Phoenix, AZ 85015

Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,904	47.0%	40,589	58.6%	95,396	60.2%
1 Attached Unit	639	7.7%	5,309	7.7%	11,865	7.5%
2 to 4 Units	904	10.9%	7,404	10.7%	16,400	10.3%
5 to 9 Units	1,038	12.5%	6,416	9.3%	14,187	8.9%
10 to 19 Units	1,199	14.4%	7,937	11.5%	16,268	10.3%
20 to 49 Units	883	10.6%	5,686	8.2%	11,088	7.0%
50 or More Units	941	11.3%	7,891	11.4%	18,885	11.9%
Mobile Home or Trailer	347	4.2%	1,760	2.5%	6,105	3.9%
Other Structure	8	0.1%	96	0.1%	339	0.2%

Homes Built By Year (2019)

Homes Built 2010 or later	409	4.9%	3,276	4.7%	7,797	4.9%
Homes Built 2000 to 2009	613	7.4%	6,120	8.8%	15,958	10.1%
Homes Built 1990 to 1999	1,042	12.5%	7,924	11.4%	19,774	12.5%
Homes Built 1980 to 1989	1,152	13.9%	9,878	14.3%	25,582	16.1%
Homes Built 1970 to 1979	2,251	27.1%	15,939	23.0%	39,358	24.8%
Homes Built 1960 to 1969	1,746	21.0%	16,064	23.2%	32,334	20.4%
Homes Built 1950 to 1959	2,222	26.7%	19,200	27.7%	34,862	22.0%
Homes Built Before 1949	428	5.1%	4,686	6.8%	14,869	9.4%

Home Values (2019)

Home Values \$1,000,000 or More	24	0.7%	388	1.2%	971	1.3%
Home Values \$500,000 to \$999,999	243	6.9%	3,626	11.2%	7,810	10.3%
Home Values \$400,000 to \$499,999	282	8.0%	2,913	9.0%	6,420	8.5%
Home Values \$300,000 to \$399,999	552	15.6%	5,079	15.7%	11,631	15.3%
Home Values \$200,000 to \$299,999	1,030	29.2%	8,545	26.4%	19,909	26.3%
Home Values \$150,000 to \$199,999	751	21.3%	6,289	19.5%	14,066	18.5%
Home Values \$100,000 to \$149,999	420	11.9%	4,003	12.4%	9,868	13.0%
Home Values \$70,000 to \$99,999	119	3.4%	1,902	5.9%	4,551	6.0%
Home Values \$50,000 to \$69,999	163	4.6%	978	3.0%	2,454	3.2%
Home Values \$25,000 to \$49,999	141	4.0%	780	2.4%	2,186	2.9%
Home Values Under \$25,000	194	5.5%	1,079	3.3%	3,564	4.7%
Owner-Occupied Median Home Value	\$208,501		\$240,183		\$230,963	
Renter-Occupied Median Rent	\$776		\$788		\$802	

Transportation To Work (2019)

Drive to Work Alone	8,882	74.0%	77,197	73.8%	178,928	74.4%
Drive to Work in Carpool	1,559	13.0%	13,237	12.7%	30,521	12.7%
Travel to Work by Public Transportation	617	5.1%	4,329	4.1%	8,865	3.7%
Drive to Work on Motorcycle	22	0.2%	350	0.3%	780	0.3%
Walk or Bicycle to Work	358	3.0%	3,222	3.1%	6,802	2.8%
Other Means	124	1.0%	1,149	1.1%	2,897	1.2%
Work at Home	449	3.7%	5,086	4.9%	11,809	4.9%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	2,074	17.3%	18,965	18.1%	44,888	18.7%
Travel to Work in 15 to 29 Minutes	4,308	35.9%	39,464	37.7%	89,499	37.2%
Travel to Work in 30 to 59 Minutes	3,475	28.9%	32,343	30.9%	71,621	29.8%
Travel to Work in 60 Minutes or More	807	6.7%	6,513	6.2%	15,813	6.6%
Average Minutes Travel to Work	24.4		24.3		24.5	

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