

FOR LEASE

5050 NORTH 19TH AVENUE



TURNKEY EDUCATIONAL FACILITY IN PHOENIX, AZ

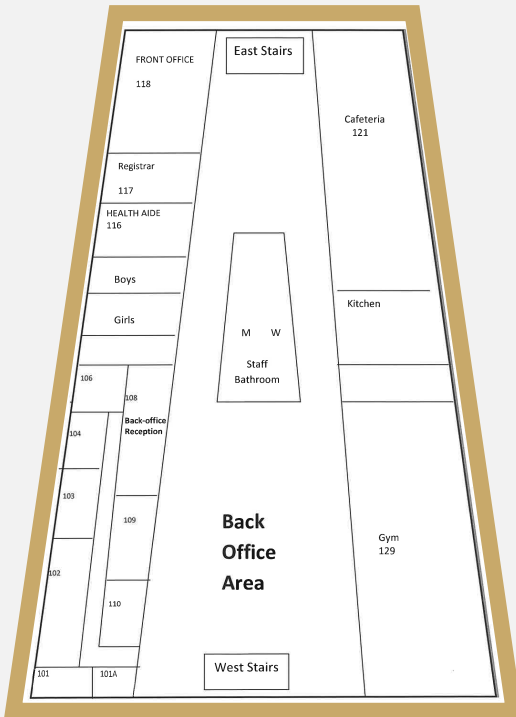
PROPERTY FEATURES

- 43,002 SF
- Asking Rate: \$15.00/SF NNN
- Zoning: C-2
- Easy access to the I-17
- Strong demographics
- 20+ Classrooms, Cafeteria, Gym, Large Outdoor Playground

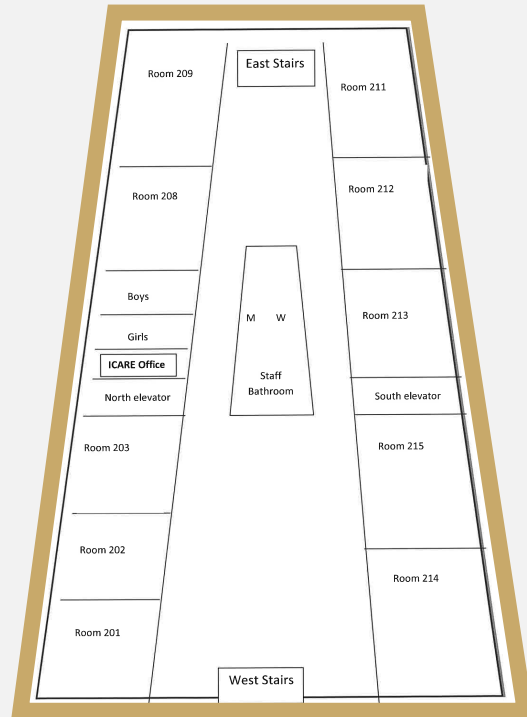


FLOORPLANS

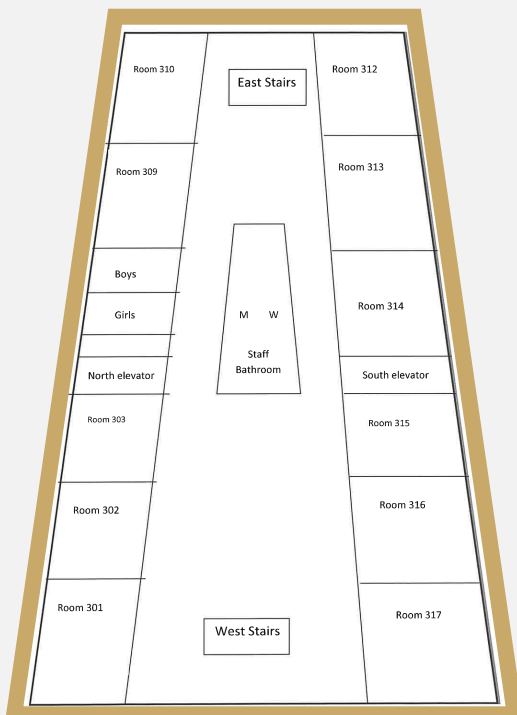
FIRST FLOOR



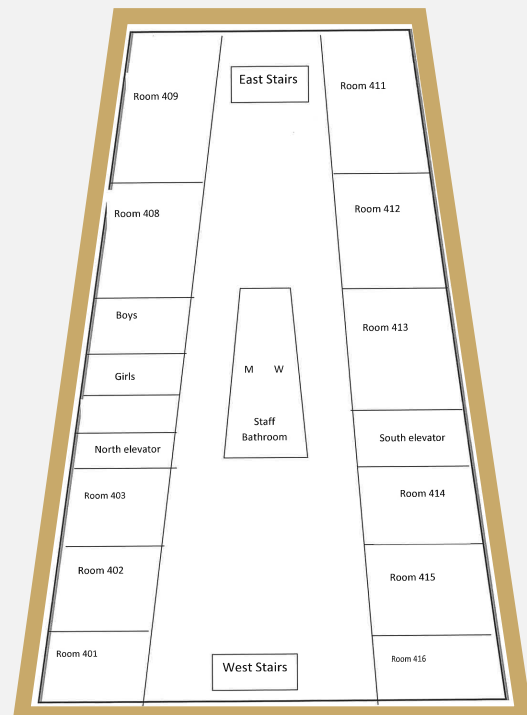
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	25,953	165,773	442,984
2020 Total Population	28,338	187,809	485,637
2020 Group Quarters	288	9,146	14,920
2025 Total Population	28,611	191,983	493,328
2025 Group Quarters	318	10,153	16,547
2030 Total Population	28,802	196,475	506,983
2025-2030 Annual Rate	0.13%	0.46%	0.55%
2025 Total Daytime Population	25,954	228,471	639,298
Workers	10,841	131,918	390,002
Residents	15,113	96,553	249,296

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	9,107	62,067	159,536
2010 Average Household Size	2.83	2.64	2.73
2020 Total Households	10,760	71,451	182,704
2020 Average Household Size	2.61	2.50	2.58
2025 Total Households	11,065	75,135	191,393
2025 Average Household Size	2.56	2.42	2.49
2030 Total Households	11,277	78,749	202,754
2030 Average Household Size	2.53	2.37	2.42
2025-2030 Annual Rate	0.38%	0.94%	1.16%
2025 Families	5,978	38,813	101,489
2025 Average Family Size	3.37	3.32	3.39
2030 Families	6,069	39,967	104,244
2030 Average Family Size	3.32	3.26	3.33
2025-2030 Growth Rate	0.3%	0.6%	0.5%

Median Household Income	1 mile	3 miles	5 miles
2025	\$53,533	\$65,987	\$66,861
2030	\$61,126	\$76,657	\$77,626

DEMOGRAPHICS

Per Capita Income	1 mile	3 miles	5 miles
2025	\$29,884	\$39,239	\$38,880
2030	\$34,620	\$45,600	\$45,424

2025 Households by Income	1 mile	3 miles	5 miles
Household Income Base	11,065	75,131	191,388
<\$10,000	10.1%	6.9%	6.9%
\$10,000-14,999	4.0%	3.8%	4.0%
\$15,000-19,999	4.8%	3.2%	3.0%
\$20,000-24,999	4.8%	3.8%	3.7%
\$25,000-29,999	3.7%	3.6%	3.7%
\$30,000-34,999	5.5%	4.3%	4.1%
\$35,000-39,999	4.4%	3.6%	3.7%
\$40,000-44,999	5.2%	5.0%	4.5%
\$45,000-49,999	4.4%	4.4%	4.3%
\$50,000-59,999	7.9%	7.1%	7.2%
\$60,000-74,999	9.8%	9.6%	9.7%
\$75000-99999	12.1%	12.3%	12.6%
\$100,000-124,999	9.0%	9.5%	9.7%
\$125,000-149,999	4.3%	5.8%	5.8%
\$150000-199999	4.7%	6.9%	7.2%
\$200,000-249,999	1.8%	3.6%	3.7%
\$250,000-299,999	0.8%	1.7%	1.7%
\$300,000-399,999	1.2%	1.9%	1.6%
\$400,000-499,999	0.2%	0.5%	0.5%
\$500,000+	1.5%	2.5%	2.6%
Average Household Income	\$76,969	\$99,488	\$99,877

2025 Affordability, Mortgage and Wealth	1 mile	3 miles	5 miles
Housing Affordability Index	56	60	64
Percent of Income for Mortgage	44.2%	41.7%	39.2%
Wealth Index	49	72	73

Median Home Value	1 mile	3 miles	5 miles
2025	\$378,244	\$439,925	\$418,251
2030	\$497,148	\$548,080	\$527,326

DEMOGRAPHICS

2025 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	4,012	32,772	87,288
<\$50,000	6.7%	3.8%	5.8%
\$50,000 - \$99,999	6.1%	2.6%	2.5%
\$100,000 - \$149,999	4.6%	2.4%	2.9%
\$150,000 - \$199,999	6.0%	5.3%	5.8%
\$200,000 - \$249,999	6.7%	4.8%	6.2%
\$250,000 - \$299,999	4.6%	5.3%	6.0%
\$300,000 - \$399,999	19.6%	19.3%	17.9%
\$400,000 - \$499,999	15.6%	16.3%	15.9%
\$500,000 - \$749,999	17.4%	22.4%	20.0%
\$750,000 - \$999,999	4.9%	10.8%	10.2%
\$1,000,000 - \$1,499,999	0.7%	4.1%	4.0%
\$1,500,000 - \$1,999,999	0.5%	1.6%	1.5%
\$2,000,000 +	6.7%	1.4%	1.4%
Average Home Value	\$506,934	\$525,430	\$501,319

Housing Unit Summary	1 mile	3 miles	5 miles
2010 Total Housing Units	11,175	75,279	191,022
Owner Occupied Housing Units	36.1%	45.4%	46.8%
Renter Occupied Housing Units	63.9%	54.6%	53.2%
Vacant Housing Units	18.5%	17.6%	16.5%
2020 Housing Units	11,830	78,916	201,397
Owner Occupied Housing Units	32.3%	40.9%	42.8%
Renter Occupied Housing Units	67.7%	59.1%	57.3%
Vacant Housing Units	9.4%	9.4%	9.3%
2025 Housing Units	12,062	82,245	209,746
Owner Occupied Housing Units	36.3%	43.6%	45.6%
Renter Occupied Housing Units	63.7%	56.4%	54.4%
Vacant Housing Units	8.3%	8.6%	8.8%
2030 Total Housing Units	12,354	85,764	221,581
Owner Occupied Housing Units	39.4%	45.2%	46.4%
Renter Occupied Housing Units	60.6%	54.8%	53.6%
Vacant Housing Units	8.7%	8.2%	8.5%