



1,500 SF COMING AVAILABLE



Bethany Home Rd



42,852 ADT



19th Ave



RETAIL PROPERTY FOR LEASE

NEC 19TH AVENUE & BETHANY HOME ROAD

1816 W Bethany Home Road, Phoenix, AZ 85015



26,358 ADT



**DO NOT DISTURB TENANT

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NEC 19TH AVENUE & BETHANY HOME ROAD



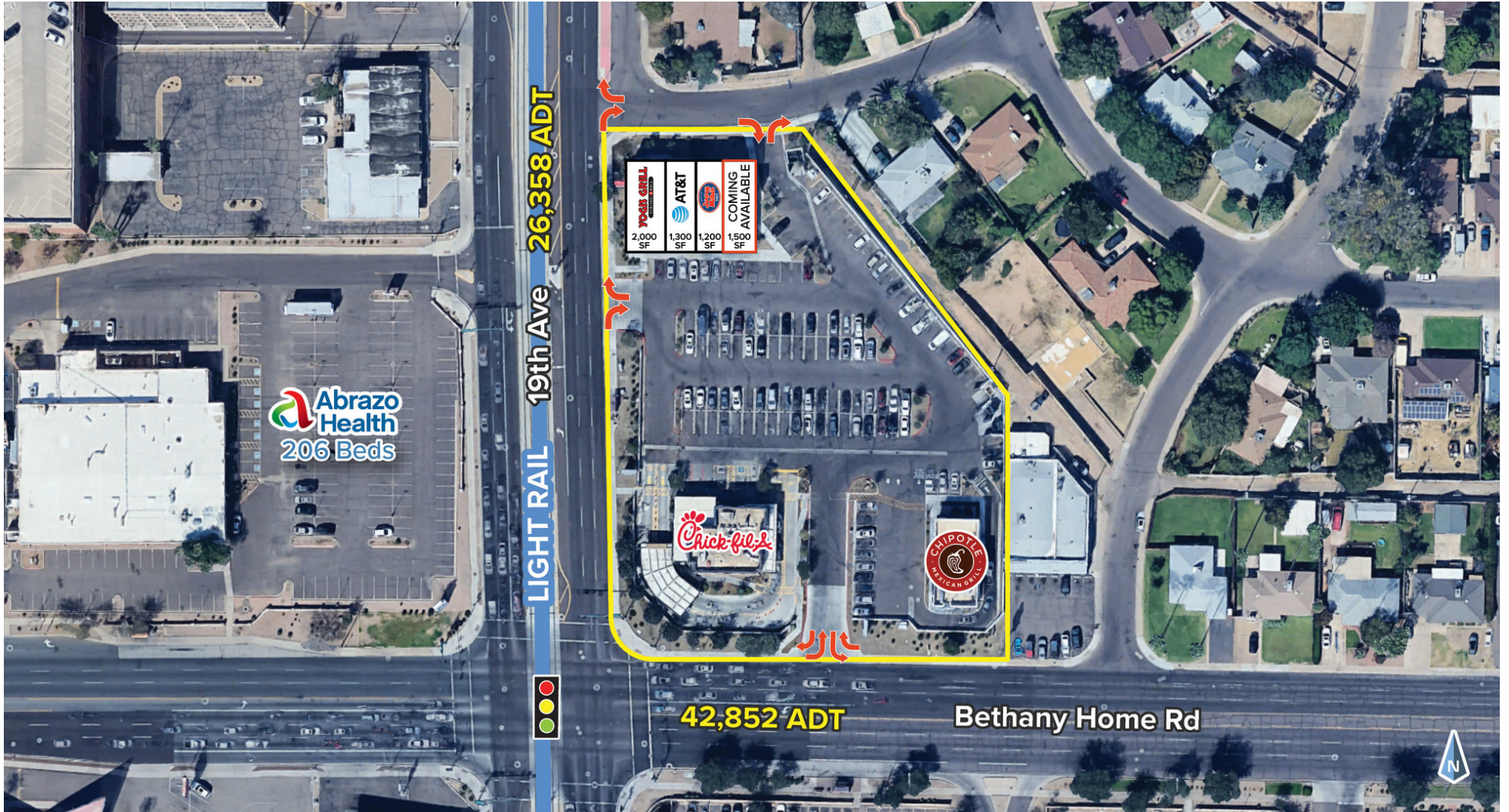
PROPERTY HIGHLIGHTS

- 2nd generation restaurant space, approximately 1,500 SF
- Former Pizza Shop, with hood and grease trap
- Positioned directly across from Christown Spectrum and Abrazo Central Campus
- Christown Spectrum generates over 5.2 Million annual visits
- Located less than 1 mile from I-17
- Daylight Population 199,833 in a 3-mile radius

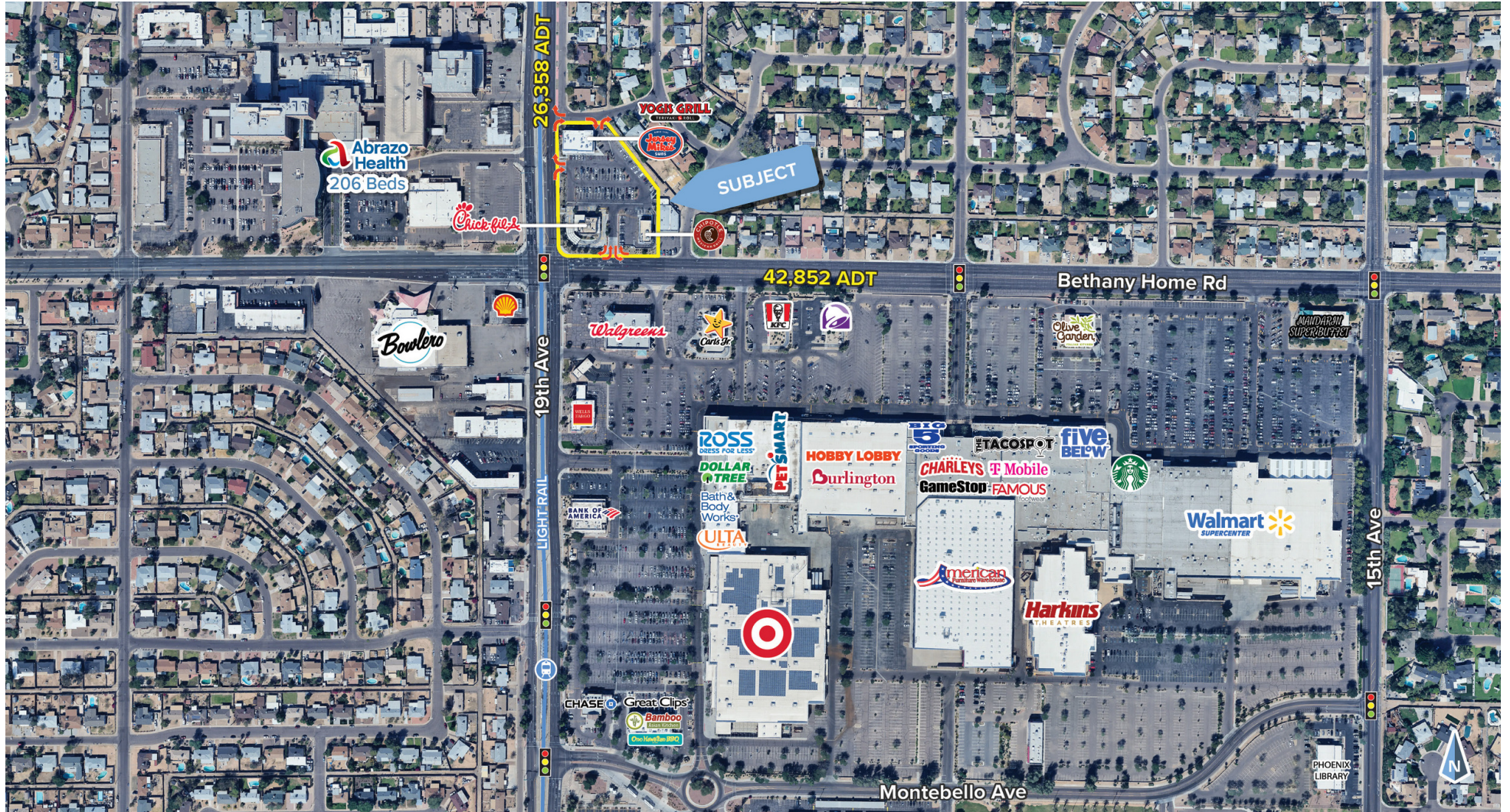
AREA CO-TENANTS



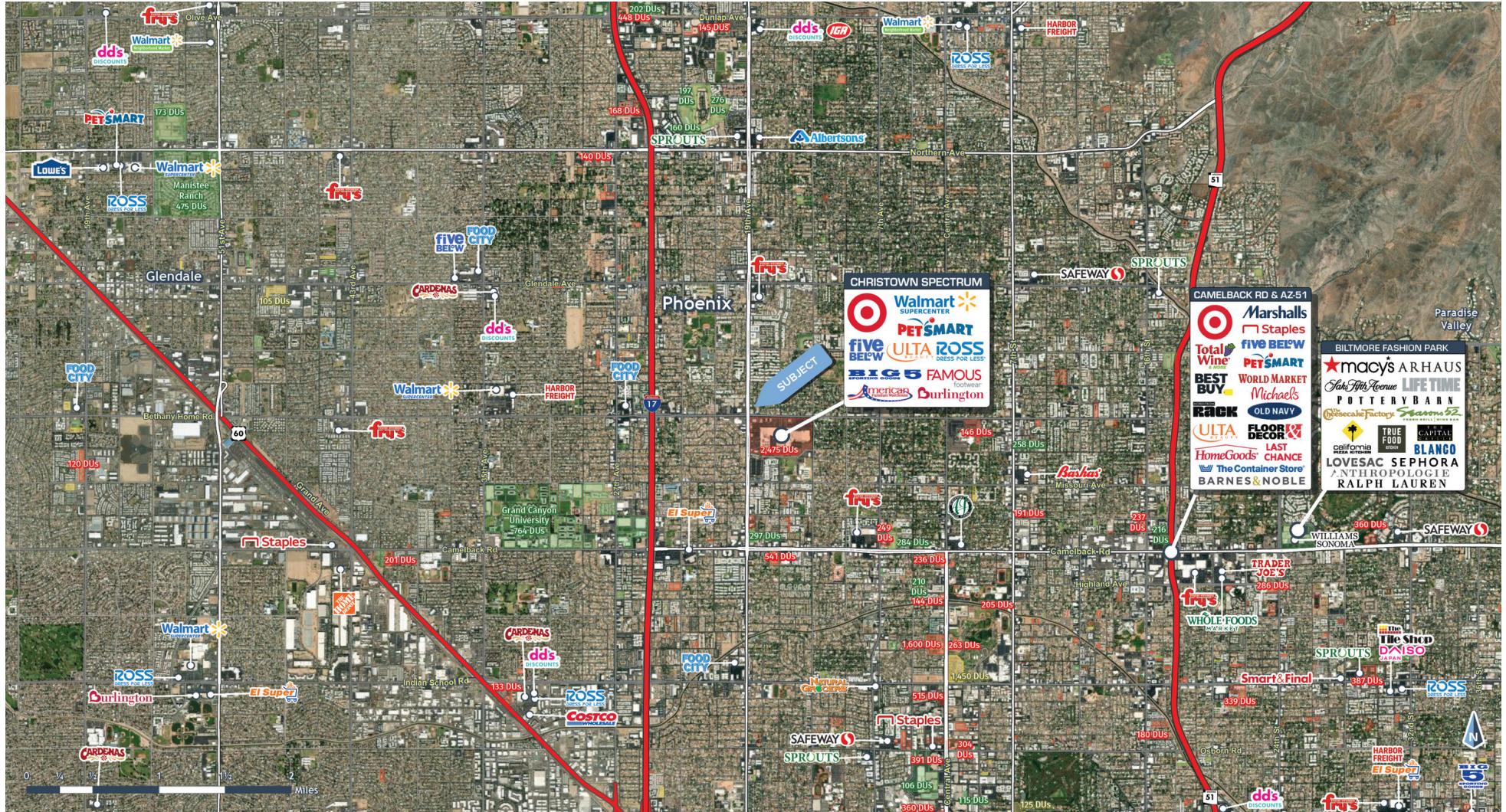
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NEC 19TH AVENUE AND BETHANY HOME ROAD



NEC 19TH AVENUE AND BETHANY HOME ROAD



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	24,000	210,554	470,551
Median Age	35.6	33.8	34.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$56,141	\$66,159	\$67,652
Average	\$90,093	\$101,753	\$100,027



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	621	6,155	19,291
Employees	6,597	74,315	259,129
Daytime Population	21,476	199,833	549,376



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	37.5%	41.3%	39.0%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	52.7%	57.1%	56.7%
Services	20.7%	19.5%	19.4%
Blue Collar	26.6%	23.5%	23.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	9,564	81,825	186,352
Median Home Value	\$421,680	\$438,913	\$420,006

* 2025 Demographic data derived from ESRI