

301

E BETHANY HOME RD
PHOENIX, AZ 85012

PUEBLO NUEVO

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE

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PROPERTY HIGHLIGHTS

- Charming garden-style office building with Santa Fe architecture
- Centrally located with close access to SR-51, I-17, Camelback Corridor and Downtown Phoenix
- Close to new restaurants and retail on 7th St and Central Ave. Countless nearby retail amenities within close proximity to the property
- New ownership and professionally managed on-site by Arcadia Management
- Monument signage available



AERIAL OVERVIEW



SAFeway **the Habit** BURGER GRILL PEI WEI

TARGET WAL*MART SUPERCENTER **Harkins Theatres**
5 SPORTING GOODS Since 1955 **PET SMART** **ROSS** DRESS FOR LESS **DOLLAR TREE**
W Olive Garden **Chick-fil-A** **Bowlero** **TACO BELL**

SITE

Cane's **PUBBLICO** ITALIAN EATERY
SAJAD AND GO **WILDFLOWER** EAT, SIP, ENJOY.

Bashas' MORA ITALIAN **GOLD MEDAL BREAD**
SPINATO'S PIZZERIA **The Yard** **CON CASA** **culinary dropout**

WHOLE FOODS **fray's** **FOOD STORES** **FLOOR & DECOR**
The Container Store **Marshalls**
hopdoddy **Michael's** Where Creativity Happens
Snooze **IN-N-OUT** **TWIN PEAKS**

fray's **McDonald's**
STARBUCKS COFFEE **LA FITNESS**

49 **CHIPOTE** **zookz** **FLOWER CHILD** HEALTHY FOOD FOR A HAPPY WORLD
Chula Seafood **Lou Malnati's** PIZZERIA **sauce** pizza & wine

DEMOGRAPHICS

301 E BETHANY HOME ROAD



POPULATION

	1 MILE	3 MILES	5 MILES
2023	15,323	168,856	430,528
2028	15,926	176,697	452,149



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	7,769	76,335	174,134
2028	8,386	82,901	190,489



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$139,172	\$112,886	\$105,732



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	8,702	113,201	243,037



BUSINESSES

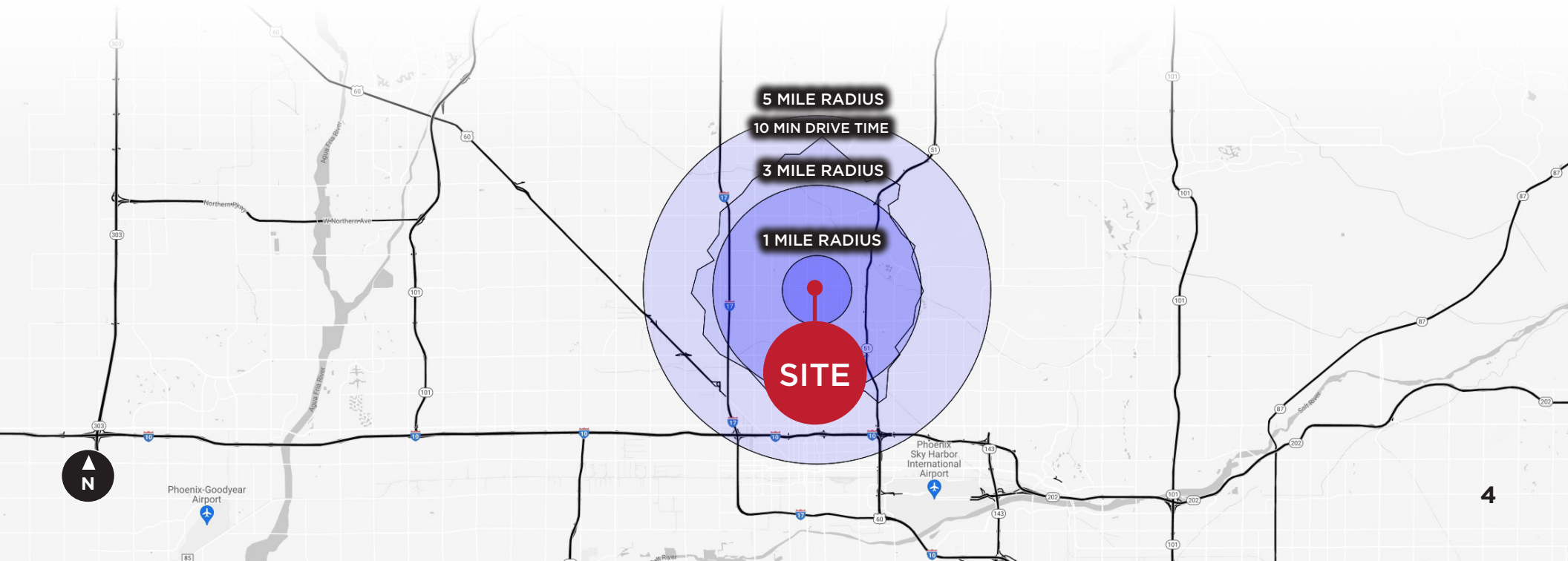
	1 MILE	3 MILES	5 MILES
2023	1,455	12,700	26,736



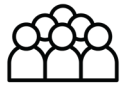
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$528,874	\$441,333	\$420,820

Info gathered via SitesUSA



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



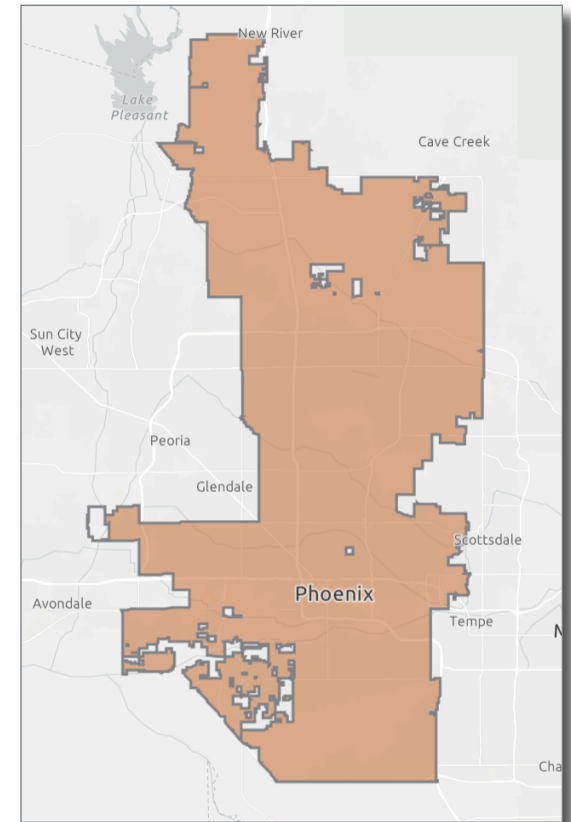
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



SITE

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Phoenix

