



PROPERTY SUMMARY

LOCATION 8030 N 19TH AVE, PHOENIX, AZ 85021

AVAILABLE SF 1,400 – 3,973 SF (SHOP SPACE)

AVAILABLE SF 3,000 SF (HARD CORNER DRIVE-THRU PAD)

LOT SIZE 9.75 ACRES

BUILDING SIZE 93,402 SF

ZONING C-2, CITY OF PHOENIX

CROSS STREETS 19TH AVE & NORTHERN AVE

TRAFFIC COUNTS 64,352 VPD (CITY TRANSIT, 2017)

PROPERTY HIGHLIGHTS

SPROUTS ANCHORED NEIGHBORHOOD SHOPPING CENTER

MAJOR TENANTS INCLUDE: SPROUTS FARMERS MARKET, BOOKMANS & WALGREENS

HIGH VISIBILITY – STREET FRONTAGE RETAIL

HARD CORNER DRIVE THRU PAD

MONUMENT SIGN AVAILABLE (SEE PHOTO)

INFILL SITE LESS THAN 1 MILE FROM INTERSTATE 17 (I-17)

ACROSS FROM LIGHT RAIL STATION - DAILY RIDERSHIP 49,416 (VALLEY METRO, 2016)

DEMOGRAPHICS (2015)

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,794	73,696	183,591
TOTAL POPULATION	28,562	228,218	658,718
AVERAGE HH INCOME	\$40,138	\$53,877	\$52,888
MEDIAN AGE	31	34	33
TOTAL EMPLOYEES	20,619	180,776	477,055



NORTHWEST CORNER OF 19TH AVENUE & NORTHERN AVENUE - PHOENIX, ARIZONA

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CK CANYON PROPERTIES

**BLACK CANYON
BUSINESS PARK**



W Northern Avenue

Subject Site

**EL CARO VILLAS
CONDOMINIUM**

LAS POMARITAS

GOOD
SHEPHERD



BOSTON
Rotisserie Kitchen
MARKET



northern Ave

SPEED
CASH

H&R BLO
CHASE



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SPROUTS BOOKMANS NEIGHBORHOOD SHOPPING CENTER

NORTHWEST CORNER OF 19TH AVENUE & NORTHERN AVENUE - PHOENIX, ARIZONA

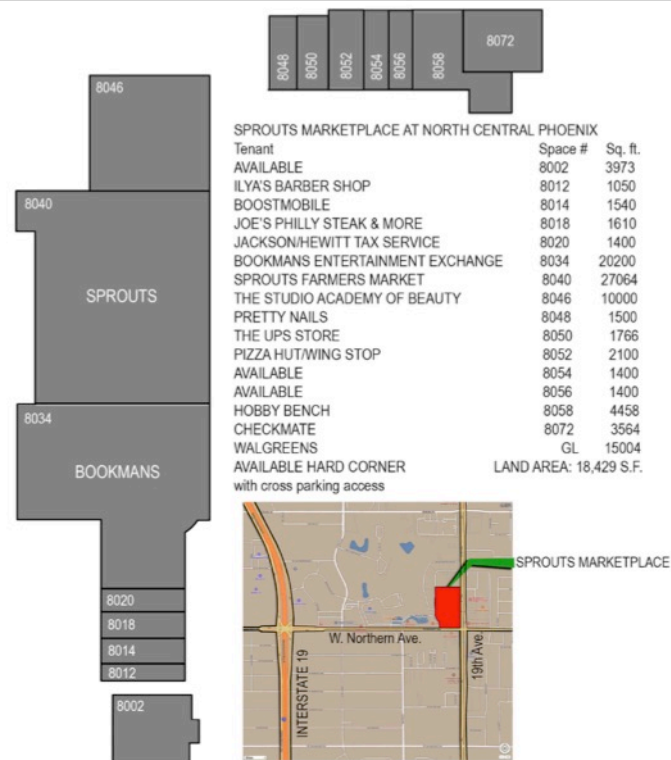
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SPROUTS BOOKMANS NEIGHBORHOOD SHOPPING CENTER

NORTHWEST CORNER OF 19TH AVENUE & NORTHERN AVENUE - PHOENIX, ARIZONA

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SPROUTS MARKETPLACE
W. Northern Ave. & 19th Ave.
north central phoenix



Town West Realty

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