



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



BLACK CANYON
 PROPERTIES

BLACK CANYON
 BUSINESS PARK

EL CARO VILLAS
 CONDOMINIUM

LAS POMARIS

Subject Site

W Northern Avenue

N 19th Avenue





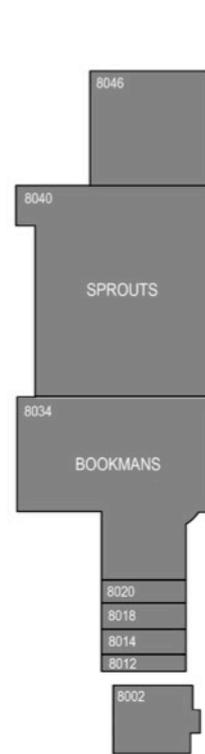


SPROUTS BOOKMANS NEIGHBORHOOD SHOPPING CENTER

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

NORTHERN19

VESTIS GROUP
Brokerage Investments Development



SPROUTS MARKETPLACE AT NORTH CENTRAL PHOENIX

Tenant	Space #	Sq. ft.
AVAILABLE	8002	3973
ILYA'S BARBER SHOP	8012	1050
BOOSTMOBILE	8014	1540
JOE'S PHILLY STEAK & MORE	8018	1610
JACKSON/HEWITT TAX SERVICE	8020	1400
BOOKMANS ENTERTAINMENT EXCHANGE	8034	20200
SPROUTS FARMERS MARKET	8040	27064
THE STUDIO ACADEMY OF BEAUTY	8046	10000
PRETTY NAILS	8048	1500
THE UPS STORE	8050	1766
PIZZA HUT/WING STOP	8052	2100
AVAILABLE	8054	1400
AVAILABLE	8056	1400
HOBBY BENCH	8058	4458
CHECKMATE	8072	3564
WALGREENS	GL	15004
AVAILABLE HARD CORNER with cross parking access		LAND AREA: 18,429 S.F.



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



Town West Realty

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