

West of the Southwest Corner of 19th Avenue & Dunlap Avenue – Phoenix, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2019)	21,516	79,470	169,739
Projected Population (2024)	23,288	86,471	184,294
Estimated Avg. Household Income (2019)	\$51,312	\$56,264	\$63,260
Projected Avg. Household Income (2024)	\$57,290	\$62,593	\$70,556
Average Household Size (2019)	2.4	2.5	2.5
Total Daytime Employees (2019)	13,557	37,633	52,437
Median Age (2019)	31.6	34.4	36.2

TRAFFIC COUNTS (2019 Source: SitesUSA)

19th Avenue	29,505
Dunlap Avenue	35,048
Total Cars Per Day	64,553



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The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

VILLAGE SHOPPING CENTER

West of the Southwest Corner of 19th Avenue & Dunlap Avenue – Phoenix, Arizona

925 SF - 6,500 SF / ENDCAPS & 1,400 SF FORMER RESTAURANT AVAILABLE



For further information contact:

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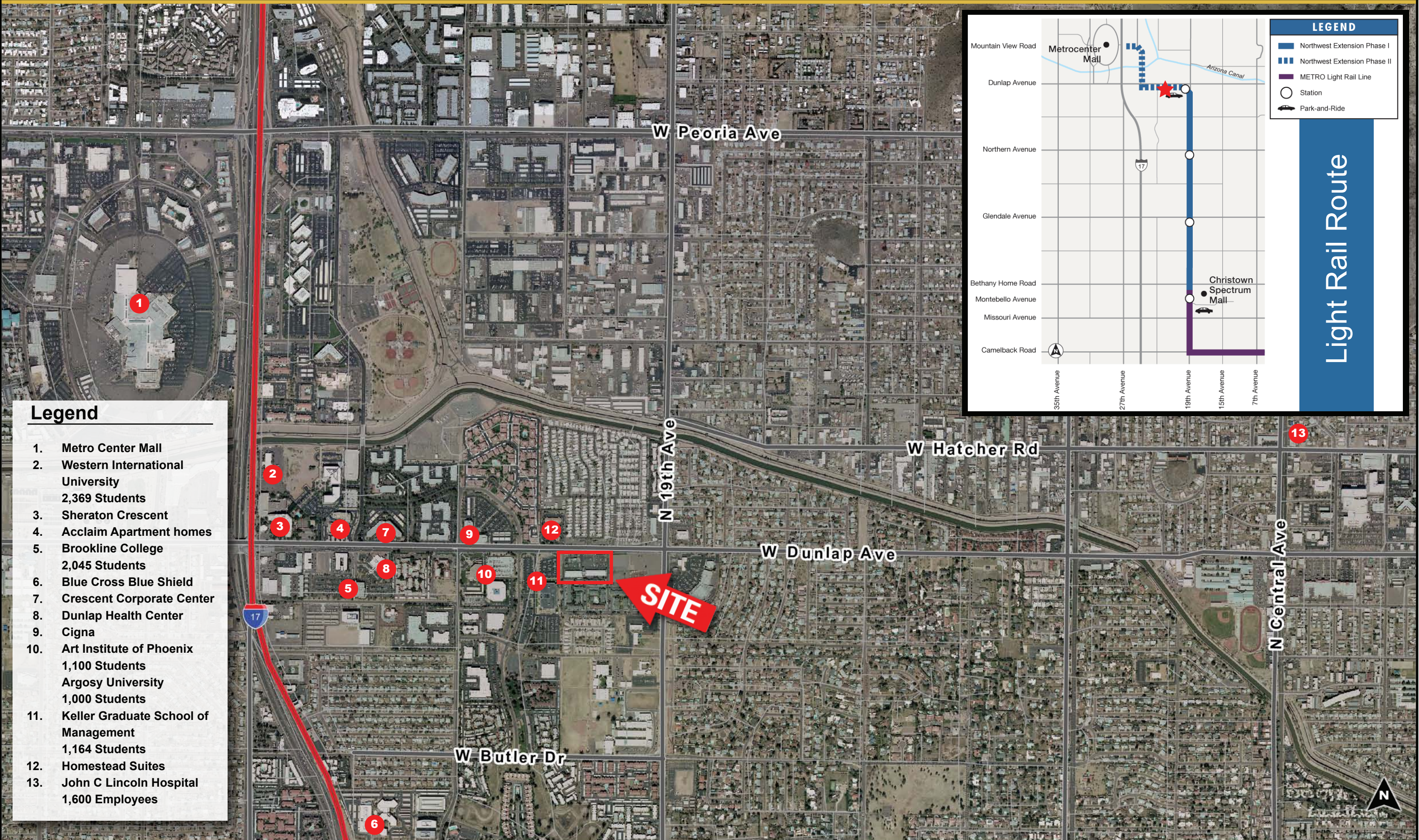
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PROJECT HIGHLIGHTS

- Existing 3,640 sf restaurant with patio and retail/office space in dominant North Phoenix trade area
- Five educational institutions adjacent to property combined enrollment 3,500+ students
- Three medical facilities and hospital within 3 miles
- I-17 and Metro Center Mall less than 1 mile
- Future plans for light rail extension along Dunlap Avenue
- Over 62,000 daytime employees within a 3 mile radius

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Legend

- 1. Metro Center Mall
- 2. Western International University
2,369 Students
- 3. Sheraton Crescent
- 4. Acclaim Apartment homes
- 5. Brookline College
2,045 Students
- 6. Blue Cross Blue Shield
- 7. Crescent Corporate Center
- 8. Dunlap Health Center
- 9. Cigna
- 10. Art Institute of Phoenix
1,100 Students
Argosy University
1,000 Students
- 11. Keller Graduate School of Management
1,164 Students
- 12. Homestead Suites
- 13. John C Lincoln Hospital
1,600 Employees

LEGEND

- Northwest Extension Phase I
- - - Northwest Extension Phase II
- METRO Light Rail Line
- Station
- 🚶 Park-and-Ride

Light Rail Route