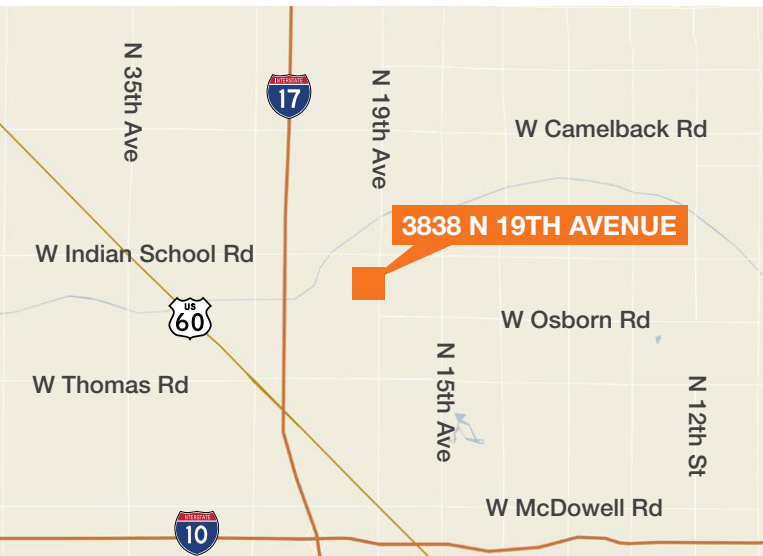


FOR SALE OR LEASE

19th Avenue Retail/Grocery

3838 N 19th Avenue, Phoenix, AZ



PRICE REDUCTION: \$319,000

Retail investment opportunity

±6,000 SF available for sale or lease

20' X 12' double sided pole sign

NWC of Indianola Avenue and 19th Avenue

Owner/User opportunity

Freestanding retail/grocery building

Excellent frontage with signage along 19th Avenue

Easy access to Interstate 17

Owner financing available

CONTACT

Alan Davidson, CCIM

602.513.5106

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FOR SALE OR LEASE


19th Avenue Retail Grocery

AMENITIES MAP



CONTACT

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PROPERTY SUMMARY		1 MILE			3 MILES			5 MILES					
Sale Price:	\$319,000	Total Households	9,399	59,515	155,040	Total Population	26,501	164,761	444,726	Average HH Income	\$48,464	\$49,418	\$50,965
Price Per SF:	\$53.17												
Lot Size:	0.35 Acres												
Building Size:	6,111 SF												
Year Built:	1969												
Zoning:	C-2												
Sub Market:	Downtown Phoenix												
Traffic Count:	23,196 VPD - 19th Avenue												
		TRAFFIC COUNTS 											
		Interstate 17			177,532 VPD								
		Indian School Rd			38,378 VPD								
		19th Avenue			23,196 VPD								



FOR SALE OR LEASE

19th Avenue Retail Grocery

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Household	9,399	59,515	155,040
Total Persons per Household	2.8	2.8	2.9
Average Household Income	\$48,464	\$49,418	\$50,965

	1 Mile	3 Miles	5 Miles
Total Population	26,501	164,761	444,726
Median Age	29.5	30.4	30.7
Median Age (male)	30.0	30.6	30.3
Median Age (female)	29.3	30.4	31.2

Total Population	1 Mile	3 Miles	5 Miles
White% White	15,492 / 58.5%	110,416 / 67.00%	317,826 / 71.5%
Black/% Black	1,836 / 6.9%	10,943 / 6.6%	28,364 / 6.4%
Asian / % Asian	1,148 / 4.3%	4,0003 / 2.4%	10,159 / 2.3%
Hawaiian / % Hawaiian	111 / 0.4%	497 / 0.3%	1,096 / 0.2%
Indian / % Indian	631 / 2.4%	5,136 / 3.1%	11,589 / 2.6%
Hispanic Origin (Any Race)	14,457 / 54.7%	88,111 / 53.5%	248,601 / 55.7%

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