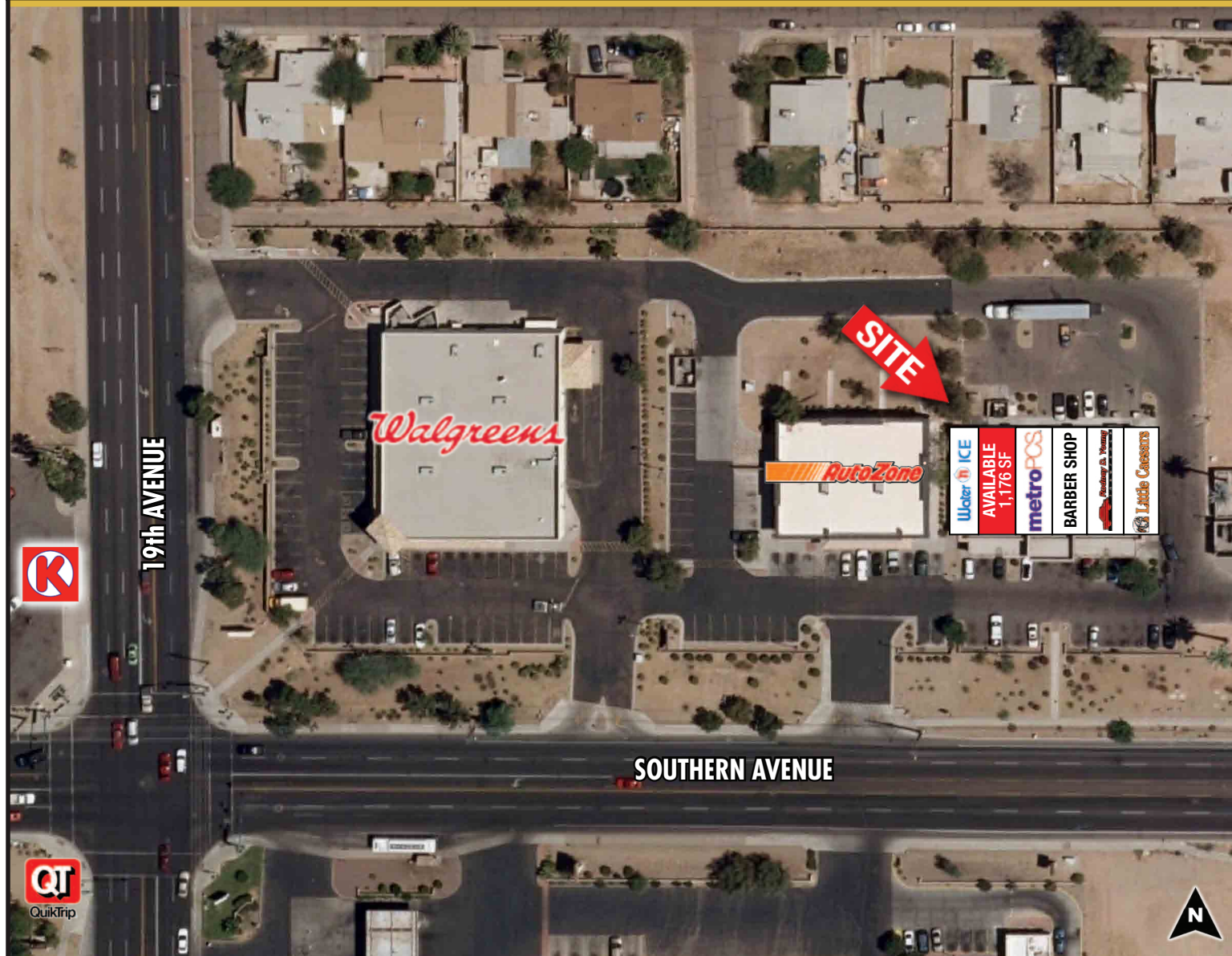


East of the Northeast Corner of 19th Avenue & Southern Avenue - Phoenix, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2015)	19,536	48,458	98,312
Projected Population (2020)	21,294	52,666	105,993
Hispanic or Latino Population (2015)	64.8%	65.2%	63.9%
Estimated Avg. Household Income (2015)	\$48,874	\$48,417	\$49,227
Projected Avg. Household Income (2020)	\$51,820	\$51,387	\$52,255
Average Household Size (2015)	3.6	3.4	3.4
Total Daytime Employees (2015)	1,454	8,772	24,360
Median Age (2015)	27.8	28.5	28.9

**TRAFFIC COUNTS** (2011 Source: City of Phoenix)

19th Avenue	21,490
Southern Avenue	24,933
<b>Total Cars Per Day</b>	<b>46,423</b>



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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.

**PRIME HISPANIC RETAIL INTERSECTION**

East of the Northeast Corner of 19th Avenue & Southern Avenue - Phoenix, Arizona

**WALGREENS & AUTOZONE ANCHORED CORNER / 1,176 SF AVAILABLE FOR LEASE**



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**PROJECT HIGHLIGHTS**

- Major Hispanic trade area in the Southwest Valley
- High traffic intersection with more than 46,000 cars per day
- Southern Ave: Primary Daily Needs arterial
- More than 65% Hispanic population within 2 miles
- Eight (8) schools within approximately 1 mile of the site, with a total of approximately 4,400 students

■ Tenants at the intersection include:



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