

Michael A. Pollack
REAL ESTATE INVESTMENTS

Available for LEASE

BETHANY PLAZA

6025 N. 27th Avenue • Phoenix, AZ 85017



Corporate Office
1136 West Baseline Road
Mesa, Arizona 85210

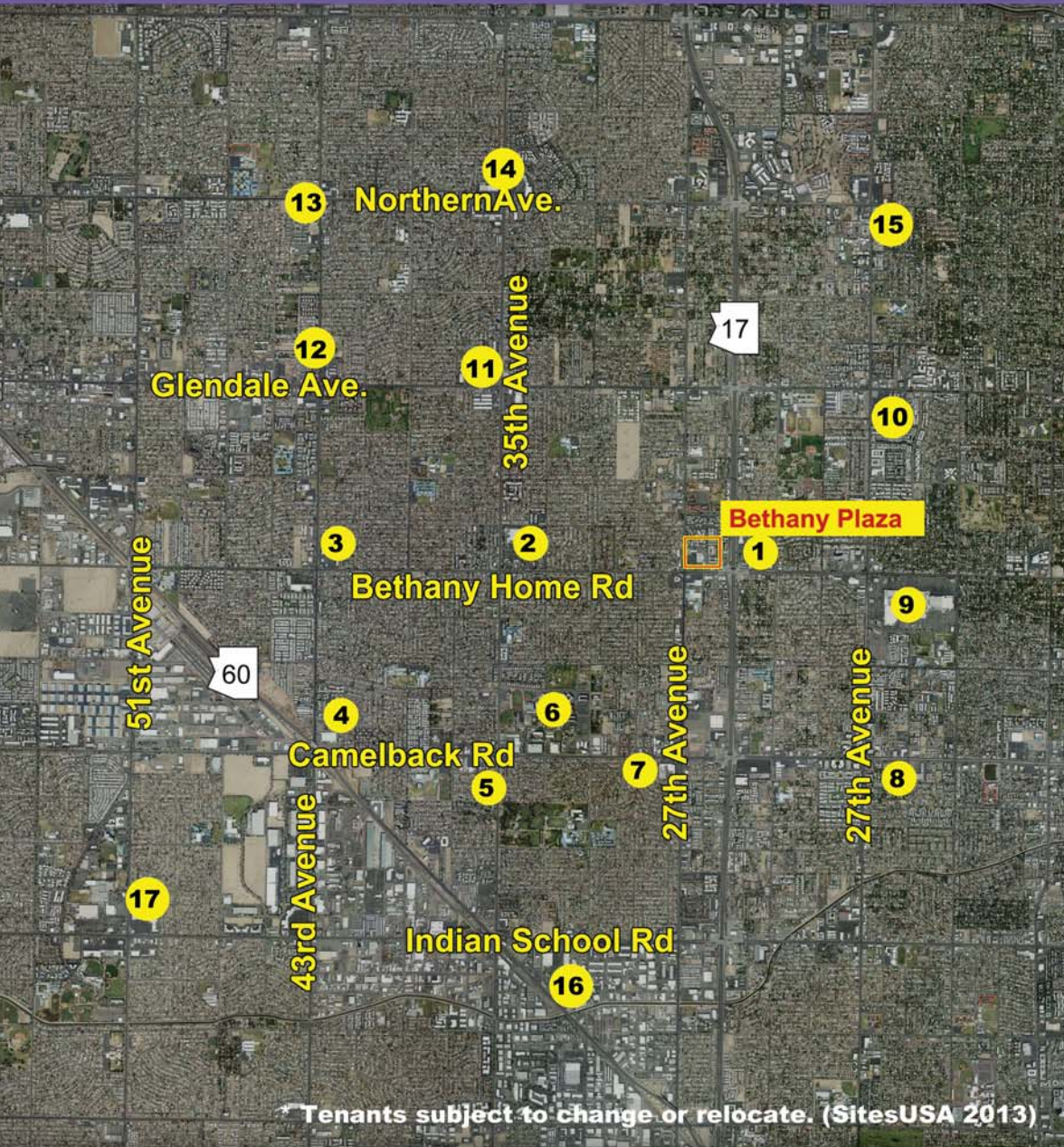
For more information, contact:
Michael A. Pollack
(480) 888-0888

Email: map@pollackinvestments.com
For current availability and suite virtual tours visit:
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NEC Bethany Home Road & 27th Avenue

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NEIGHBORING BUSINESSES:

1. Big Lots, Dunkin' Donuts, Whataburger, Subway
2. Walmart Supercenter, Firestone, O'Reilly Auto Parts, McDonald's
3. Fry's Grocery Store, CVS Pharmacy, Auto Zone, Starbucks, Subway, Chase Bank, Radio Shack
4. Home Depot, Staples, Carl's Jr.
5. Walgreens, Subway, Chevron Gas Station
6. Grand Canyon University
7. Auto Zone, Dairy Queen, McDonald's, Circle K
8. Dollar General, Church's Chicken
9. Christown Spectrum Mall (Ross, PetSmart, Costco, Target, Dollar Tree)
10. Fry's Grocery Store, Ace Hardware, Subway
11. Food City, Auto Zone, CVS Pharmacy, Dollar Tree
12. Discount Tire, Peter Piper Pizza, Walgreens, Burger King, McDonald's
13. Fry's Grocery Store, Sonic Burger, Arco Gas Station
14. Family Dollar, Radio Shack, Smart & Final, Subway, Safeway, Papa John's, Circle K
15. Auto Zone, Sprout's Food Store, Walgreens, Dunkin' Donuts, Subway, Boston Market
16. Costco, DDS Discount, T-Mobile, M&I Bank, McDonald's, Chase Bank
17. Dollar Tree, ACE Hardware, Subway, Firestone, Sizzler, Wells Fargo, Walmart, 99 Cents Only

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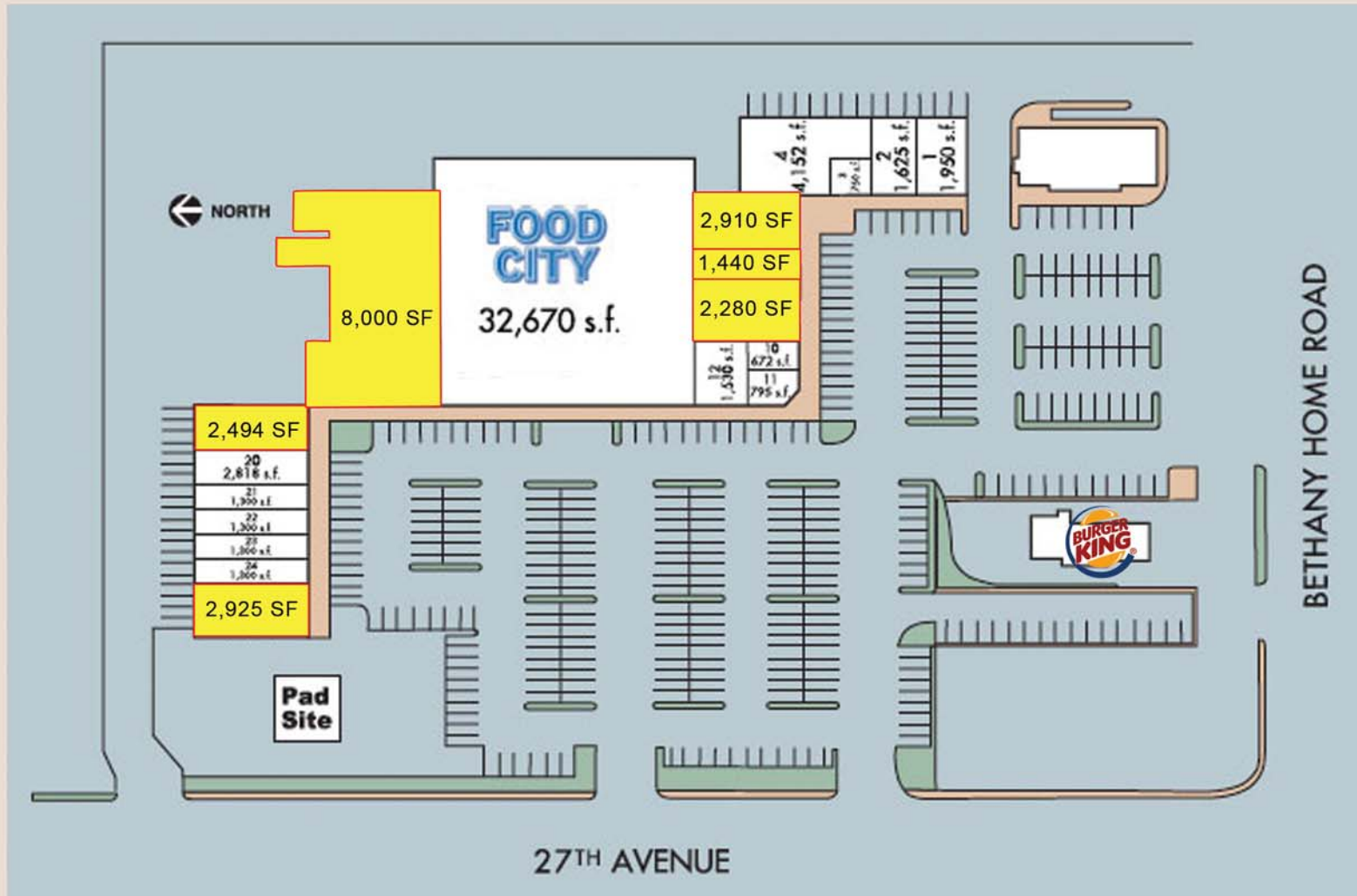
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* Any plan or exhibit attached to this Property is intended to show only the general layout of the Property or part thereof. Landlord reserves the right to alter, add to, or omit in whole or in part the structures and/or common areas currently existing or hereafter constructed on the Property or shown on any plan. The Property is subject to change or modification as may be made by the Landlord in its sole discretion or required by any authority having jurisdiction. Any and all measurements, distances or square footage are approximate. Landlord does not covenant or represent that any occupant currently or hereafter located at the Property will remain a tenant. Landlord makes no representations, either express or implied, as to the current or future addition or subtraction of tenants and/ or occupancy of the Property.

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Property Description

Bethany Plaza is a 76,951 square foot grocery anchored shopping center located on the Northeast corner of Bethany Home Road and 27th Avenue in the heart of Phoenix, Arizona. This retail center is anchored by Food City Grocery Store, which is owned and operated by the long established Bashas' Family. Its classic design elements and stable tenant mix supports the local neighborhood. This high traffic retail center has recently undergone a complete renovation. Bethany Plaza would make an excellent location for almost any new, relocating or expanding business.

Bethany Plaza is located in a neighborhood with over 475,000 people living within 5 miles of this high synergy retail center and offers a high potential customer base to support almost any business. Bethany Plaza is conveniently located approximately one-quarter mile west of Interstate 17 and approximately 2 miles from Hwy 60. The intersection of highly traveled Bethany Home Road and 27th Avenue exposes the retail shopping center and its tenants to over 55,000 cars per day. Bethany Home Road is a dynamic retail corridor that has attracted national tenant such as Big Lots, Subway, Starbucks, Dunkin' Donuts, Whataburger and Burger King.

Spaces From: 672 Sq. Ft.




Total Center Size: 76,951 Sq. Ft.

Zoning: C-2, City of Phoenix

Traffic Counts: Corner Total: 55,500 cars / day
(2012: City of Phoenix)
Bethany Home Road: 38,500 cars / day
27th Avenue: 17,000 cars / day

Demographics:

(Est. 2013: Applied Geographic Solutions / TIGER Geography)

	 1 mile radius	 3 mile radius	 5 mile radius
Population:	24,411	190,052	475,477
Households:	7,909	66,832	170,269
Average Household Income:	\$ 38,968	\$ 50,015	\$ 50,910
Median Age:	30.1	31.8	32

The information contained herein are estimates obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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