



CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner
Phoenix, Arizona

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SHOP SPACES AVAILABLE & ±1,540 SF ENDCAP RESTAURANT AVAILABLE

Property Highlights

- Dominant Central Phoenix Shopping Center
- Join Walmart, Target, Ross, Five Below, American Furniture Warehouse, Hobby Lobby, and Burlington Coat Factory!
- Total GLA: 844,955 SF on 71.73 Acres
- Over 60,000 Cars per Day drive by the site
- Shop Space and Endcap Restaurant Space Available
- Rental Rate: Call to Discuss

Traffic Counts

| | |
|-----------------|------------|
| Bethany Home Rd | 37,671 CPD |
| 19th Ave | 22,353 CPD |

Total 60,024 CPD

| Demographics | 1 mi | 3 mi | 5 mi |
|----------------------|----------|-----------|-----------|
| Estimated Population | 21,538 | 203,883 | 459,985 |
| Med Household Income | \$98,371 | \$103,413 | \$103,046 |
| Estimated Households | 9,043 | 83,155 | 187,826 |
| Daytime Population | 6,944 | 80,835 | 244,933 |

Source: SitesUSA

Nearby Tenants

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CONCEPTUAL SITE PLAN



| | | |
|-----|-------------------------------|---------|
| 1 | Ulta | 8,992 |
| 2 | Bath & Body Works | 4,020 |
| 3 | America's Best Contacts & Eye | 3,500 |
| 4 | KTK Chiropractic | 3,337 |
| 5 | Dollar Tree | 10,740 |
| 6 | Ross Dress for Less | 30,000 |
| 7 | PetSmart | 20,995 |
| 8 | Burlington | 30,000 |
| 9 | Hobby Lobby | 60,000 |
| 10 | Big 5 Sporting Goods | 10,059 |
| 11 | Foot Locker | 5,350 |
| 12 | Charley's Philly Steaks | 775 |
| 13 | Visionworks | 3,750 |
| 14 | T-Mobile | 3,035 |
| 15 | IN LEASE | 2,468 |
| 16 | K-MOMO | 6,875 |
| 17 | Famous Footwear | 8,222 |
| 18 | Melrose Fashions | 9,631 |
| 19 | Cricket Wireless | 637 |
| 20 | Available | 3,056 |
| 21 | Five Below | 10,787 |
| 23 | My Dr. Now | 1,200 |
| 24 | Available | 1,080 |
| 25 | Stress Away | 1,309 |
| 26 | Available | 1,460 |
| 27 | Executive Barber Shop | 902 |
| 28 | Available | 1,062 |
| 29 | Machete Azteca | 1,495 |
| 30 | Walmart | 251,361 |
| 31 | Available | 5,228 |
| 32 | Available | 1,659 |
| 33 | Harkins Theatres | 62,322 |
| 34 | American Furniture Warehouse | 149,609 |
| 34A | Available | 5,200 |
| 35 | AVAILABLE | 2,532 |
| 36 | Modlux | 1,230 |
| 37 | Game Stop | 1,140 |
| 38 | Available | 1,040 |
| 39 | Claire's Boutiques | 1,045 |
| 40 | Journeys | 1,915 |
| 41 | Nail U Luv | 1,089 |
| 42 | Available | 1,309 |
| 43 | Wave | 3,750 |
| 44 | Available | 3,000 |
| 45 | Available | 7,395 |
| 46 | Blush | 11,221 |
| 47 | Neveria Chayos | 1,000 |
| 48 | Ono Hawaiian BBQ | 2,200 |
| 49 | Bamboo Asian Kitchen | 3,360 |
| 50 | Great Clips | 900 |
| 51 | Available (Endcap Restaurant) | 1,540 |
| 52 | JPMorgan Chase Bank | 4,214 |
| 53 | Bank of America | 8,000 |
| 54 | Wells Fargo | 6,300 |
| 55 | Walgreens | 15,120 |
| 56 | Carl's Jr. | 4,067 |
| 57 | KFC | 2,594 |
| 58 | Taco Bell | 1,989 |
| 59 | Olive Garden | 7,000 |
| 60 | Mandarin Buffet | 12,298 |
| 61 | Yucca Branch Library | 10,500 |
| 62 | Available (Office) | 3,344 |
| 63 | Available (Office) | 972 |
| 64 | Available (Office) | 800 |
| 65 | Available (Office) | 2,853 |

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AVAILABLE
 ±1,540 SF
 Endcap
 Restaurant

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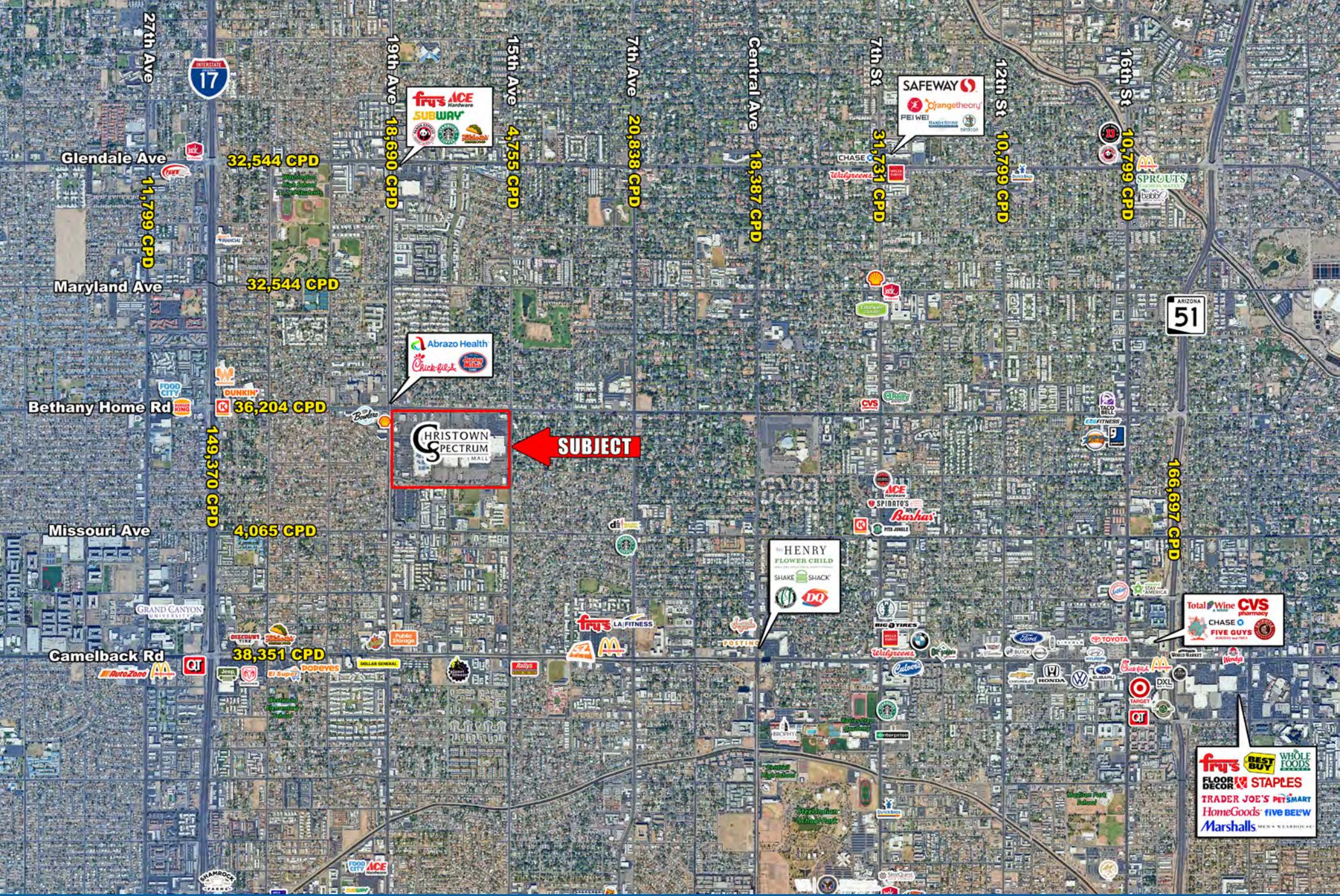
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

| | TYPE | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------------|-----------|-----------|-----------|
|  | 2025 TOTAL POPULATION | 21,538 | 203,883 | 459,985 |
|  | 2025 TOTAL HOUSEHOLDS | 9,043 | 83,155 | 187,826 |
|  | MEDIAN HOUSEHOLD INCOME | \$98,371 | \$103,413 | \$103,046 |
|  | 2025 MEDIAN HOME VALUE | \$463,707 | \$485,653 | \$458,953 |
|  | 2025 TOTAL EMPLOYEES | 6,944 | 80,835 | 244,933 |
|  | 2025 TOTAL BUSINESSES | 895 | 10,295 | 28,032 |

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