

# RETAIL/OFFICE AVAILABLE FOR LEASE

1820 W. NORTHERN AVE | PHOENIX, AZ 85021

**\$12 PSF/YR**  
NNN

±19,494 SF RETAIL COMPLEX

## ALBERTSONS' CENTER @ GOOD SHEPHERD



## PROPERTY DETAILS

- Stunning Architecture
- Plentiful Parking (5:1,000 SF)
- Anchor Tenant: Albertsons
- C-C Zoning, City of Phoenix
- 19th & Northern Avenue Frontage
- One Mile Directly West of I-17 Fwy

### contact:



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
12.03.25



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CONFAC

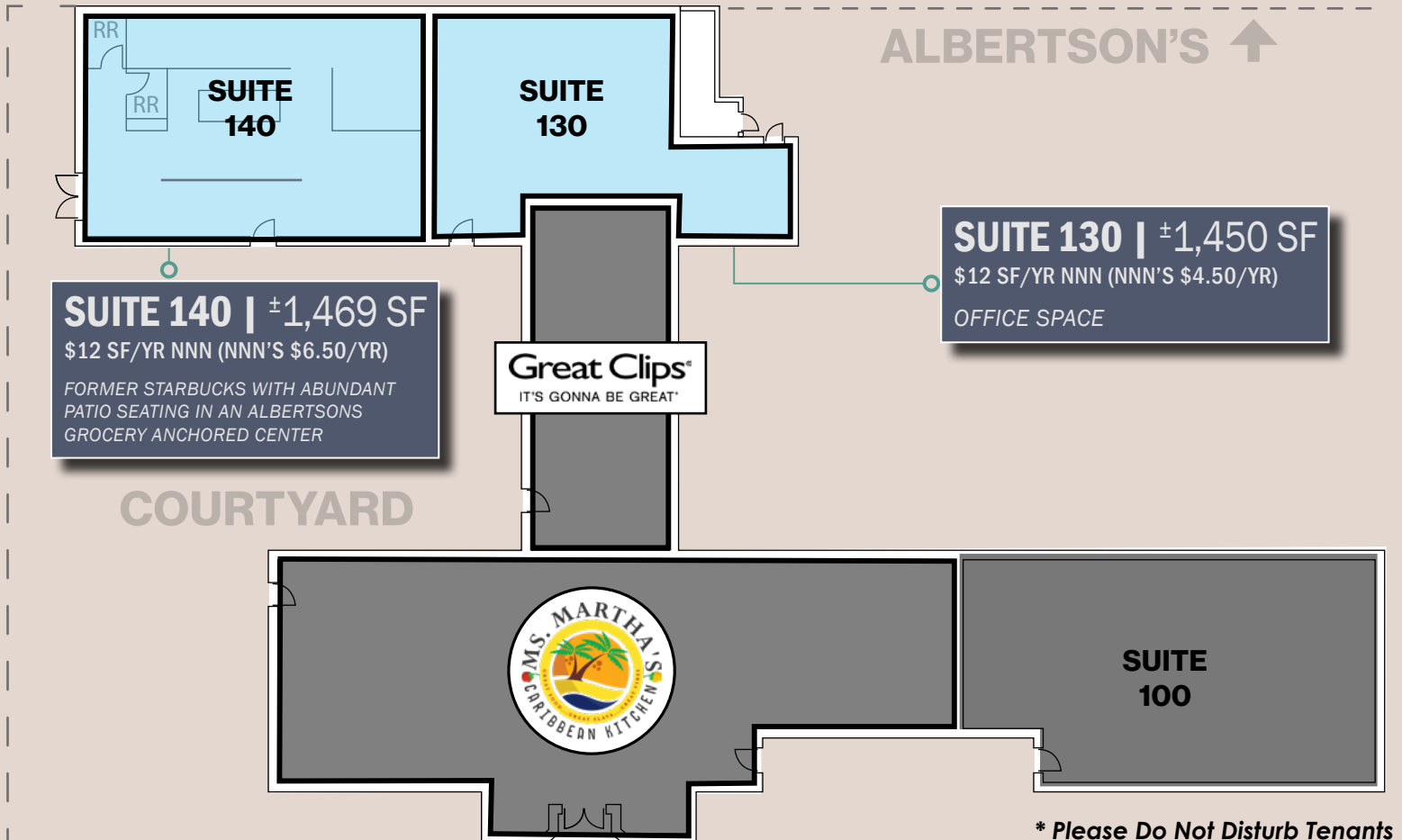
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com



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## SITE PLAN



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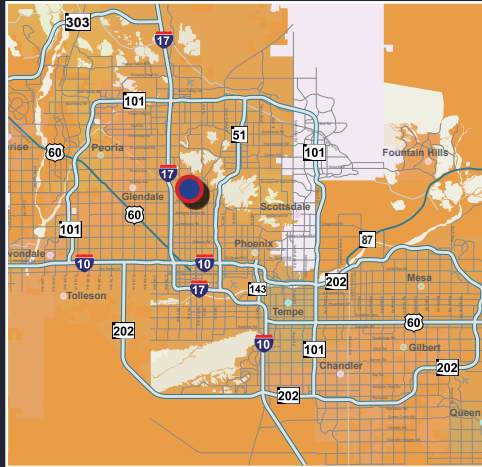


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**DEMOGRAPHICS** 1 MILE 3 MILE 5 MILE

2023 Population	19,489	174,998	448,266
Median Age	36.8	37	37.1
Bachelor's Degree or Higher	26%	23%	23%
2023 Households	8,420	68,006	173,618
Renter Occupied HHs	5,445	36,830	91,491
Avg Household Income	\$74,765	\$72,038	\$72,712
Median Household Income	\$49,443	\$49,026	\$51,626
Median Home Value	\$335,883	\$255,963	\$253,905
Median Year Built	1979	1971	1974
Avg Household Size	2.3	2.5	2.5
Total Consumer Spending	\$225.2M	\$1.9B	\$4.8B
Daytime Employees	5,921	61,689	171,459
Businesses	663	7,278	19,260