



CHRISTOWN SPECTRUM MALL

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

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◆ SHOP SPACES AVAILABLE & FREE STANDING DRIVE-THRU 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 2nd Gen 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



K5	Available	55,332
1	Uita	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 (2nd Gen Restaurant)	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	Available	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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17

149,370 CPD

170,726 CPD

23rd Ave

19th Ave

15th Ave

AbrazoHealth

36,935 CPD

37,671 CPD

Bethany Home Rd

22,353 CPD

AVAILABLE
±1,540 SF
Endcap
Restaurant

AVAILABLE
±2,532 SF
Freestanding
Drive-Thru
Restaurant

Montebello Ave

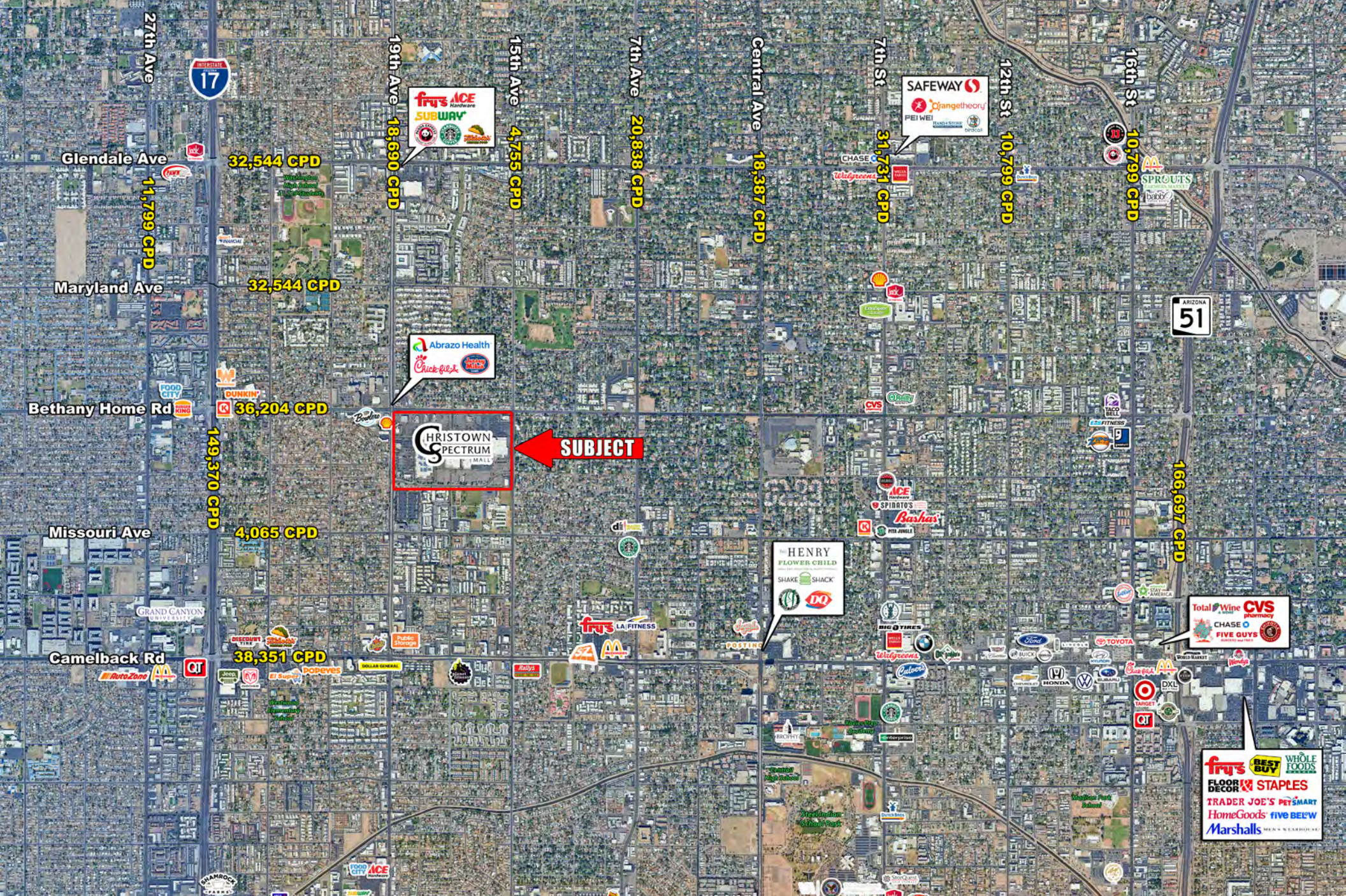
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 **VELOCITY**
RETAIL GROUP



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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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FOR LEASING INFORMATION:

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