

2601 W BETHANY HOME RD

RETAIL SPACE FOR LEASE

AVAILABLE

AVAILABLE

YOUR SIGN
HERE

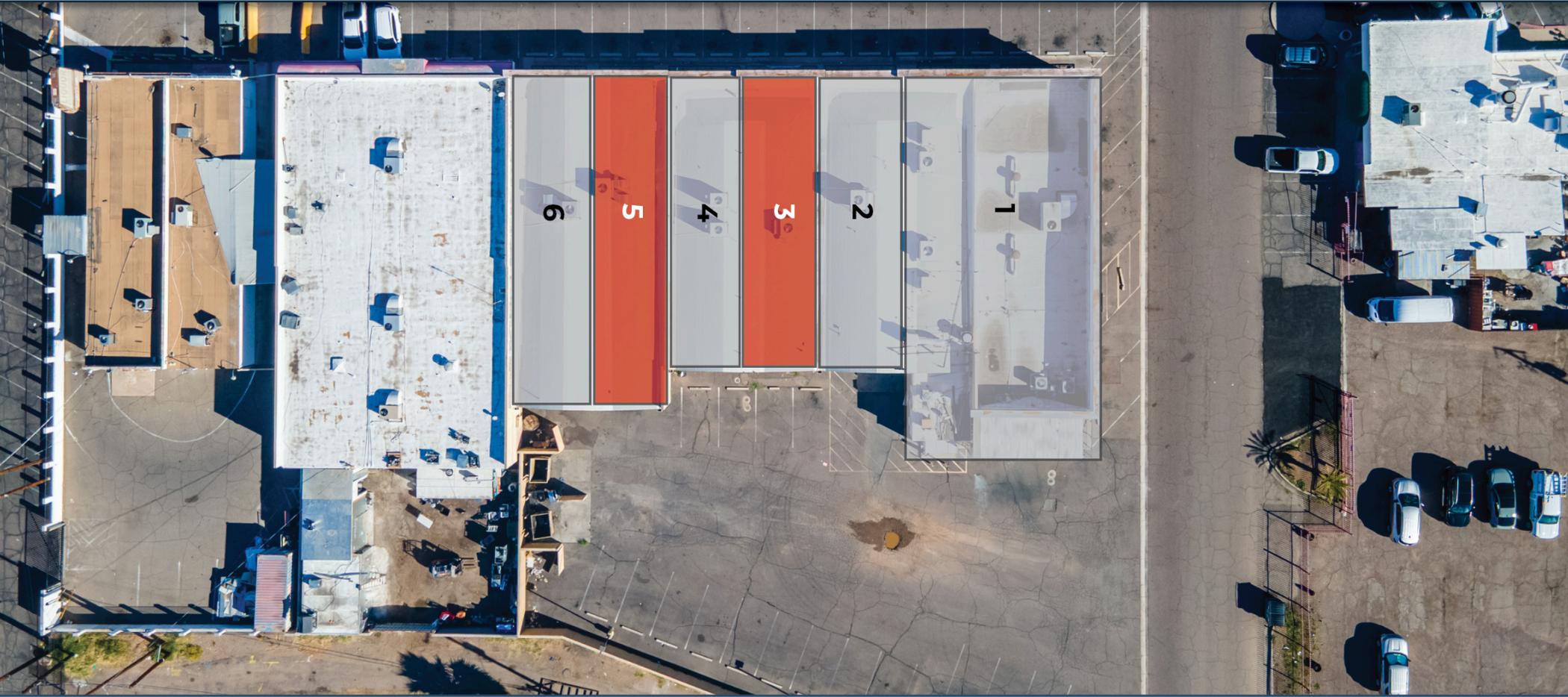
YOUR SIGN
HERE



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SITE PLAN & TENANT ROSTER



SUITE	TENANT	SIZE
1	BULLOCK'S COCKTAILS	4,000 SF
2	BARBER SHOP	1,500 SF
3	VACANT - FORMER VAPE SHOP	1,500 SF
4	TATTOO SHOP	1,500 SF
5	VACANT - FORMER INSURANCE OFFICE	1,700 SF
6	BOOST MOBILE	1,700 SF

*SF SPACE APPROXIMATION

PROPERTY SUMMARY

CONTACT BROKER FOR PRICING



AVAILABLE SPACE:
1,500 - 1,700 SF



LOT SIZE:
0.84 ACRES



BUILDING SIZE:
11,875 SF

LEASE HIGHLIGHTS

- Recently Remodeled Shopping Center
- Exceptional Highway 1-17 Access - 189,000 VPD
- Dense Daytime Customer Base — \$9.18B retail spending
- Strong Household Income Trade Area
- High-Traffic Frontage — ±42,050 VPD with national co-tenants nearby
- Flexible Space Options — two available suites (1,500 & 1,700 SF)
- Proximity to Major Demand Drivers — GCU, Walmart, Downtown PHX



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

722,788



AVERAGE HOUSE-
HOLD INCOME (5 MILE)

\$97,389



STRONG
INTERSECTION

± 42,050 VPD



DISTANT AERIAL VIEW



PHOENIX, ARIZONA

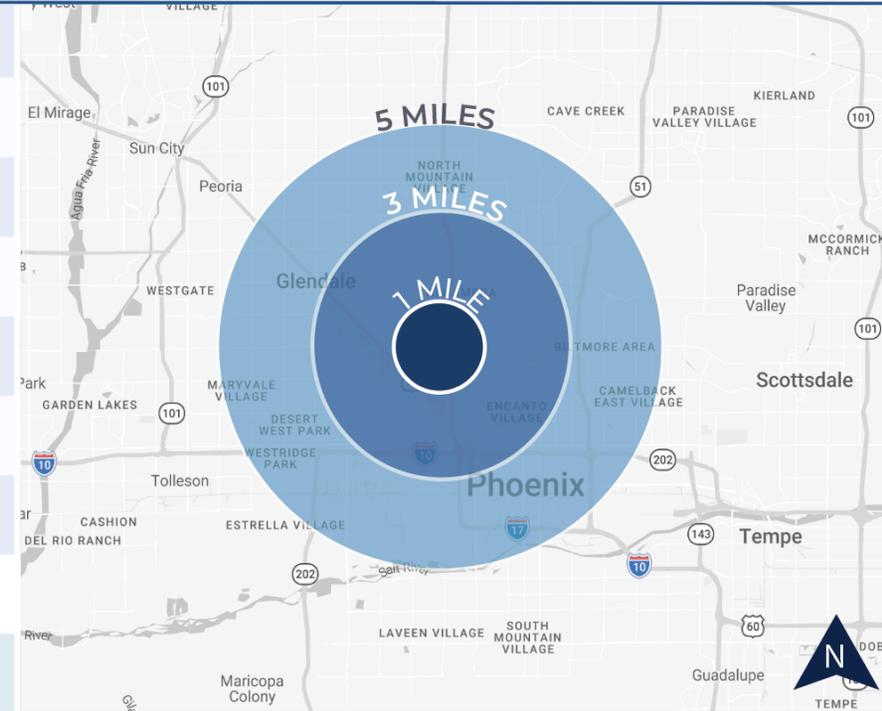
Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.



DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	33,087	268,327	722,788
Estimated Population:	27,452	206,542	503,844
Average Household Income:	\$81,339	\$91,560	\$97,389
Total Retail Expenditure:	\$369.88 M	\$3.53 B	\$9.18 B
Total Household Expenditure:	\$723.67 M	\$7.11 B	\$18.57 B
Median Age:	30.5	32.8	33.5
Average Household Size:	2.9	2.6	2.5
Total Households:	8,023	75,265	192,707
Total Businesses:	609	8,381	25,661

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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