

BETHANY SQUARE SHOPPING CENTER

SEEKING GROCERY, FITNESS, MEDICAL ANCHORS!

JOIN ANCHOR ARCHWELL HEALTH, UPS,
TITLEMAX, AND LA PRINCESA RECEPTION HALL

BETHANY HOME AND 43RD AVE NEC
PHOENIX, AZ 85019



FOR LEASE

TI ALLOWANCE AVAILABLE!

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OFFERING DETAILS

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PRICING Call for details

AVAILABLE

Eastern Strip ±1,200 - ±3,585 SF

Former Restaurant ±1,200 SF

Vacancy ±12,400 SF

LA Princesa* ±8,986 SF

Combined ±21,386 SF

PARKING 5.00/1,000 SF

ArchWell
HEALTH



TITLEMAX

metro
by T-Mobile

La Princesa



PROPERTY HIGHLIGHTS

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ArchWell
HEALTH

La Princesa

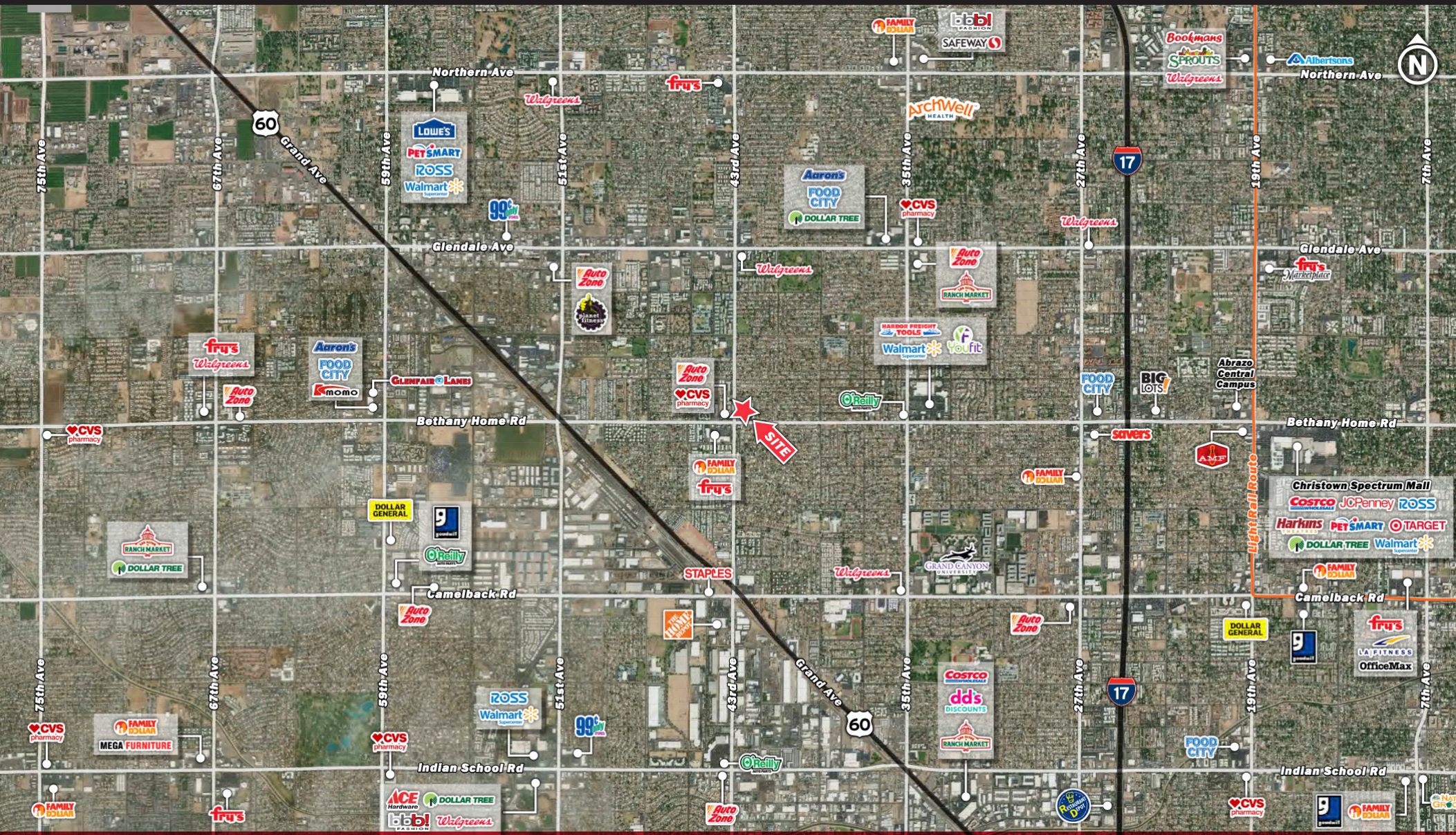
- Proximity to I-17 and 60 Freeways
- Anchor Opportunity
- Potential industrial/flex space
- Great for medical, education, retail on existing GLA
- 1 mile from Walmart and other national co-tenants
- Less than 1 mile from Grand Canyon University
- High traffic counts of $\pm 30,836$ VPD on Bethany Home Rd and $\pm 35,926$ VPD on 43rd Avenue
- Ample parking available

AERIAL OVERVIEW



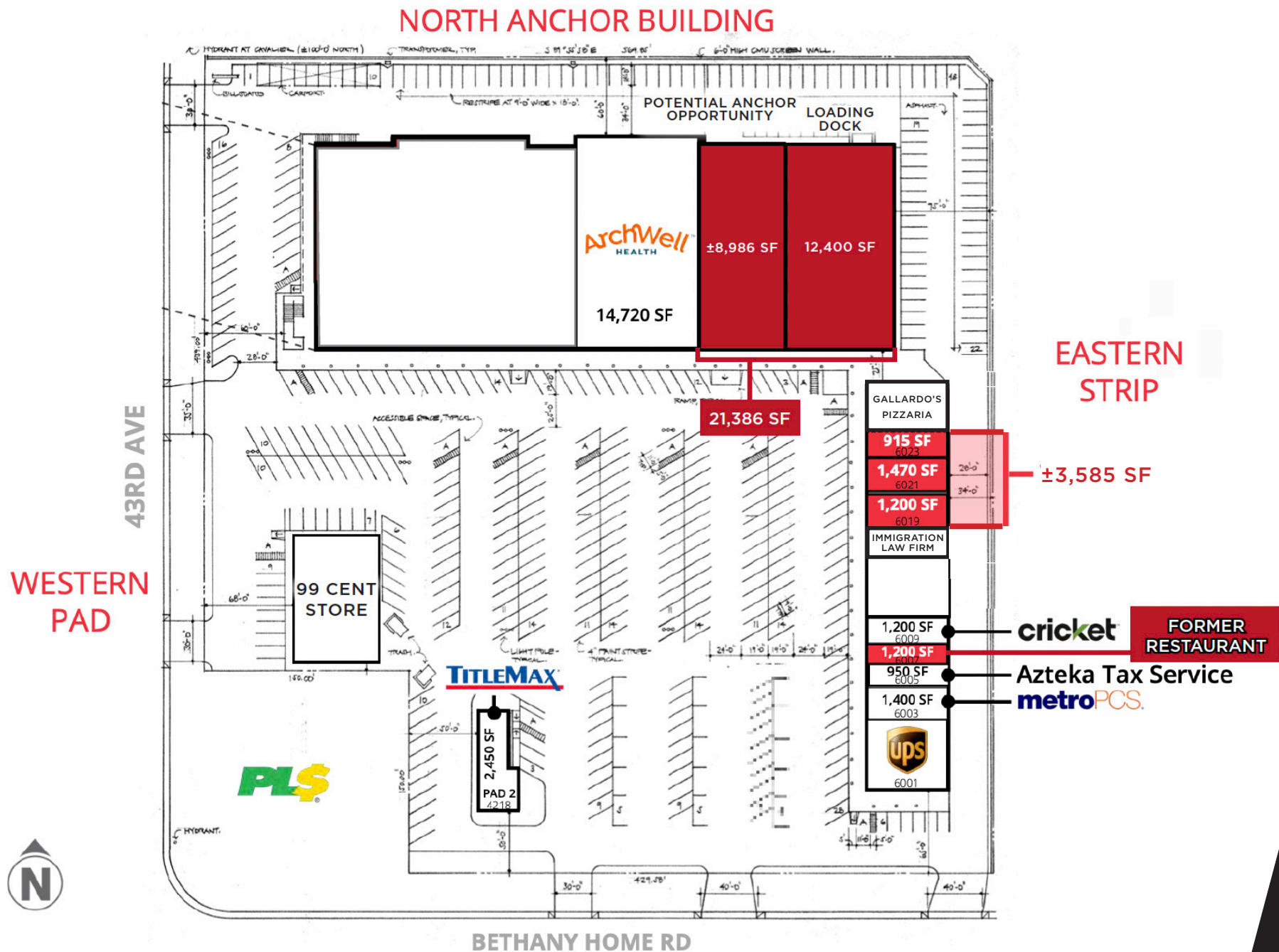
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SITE PLAN



PROPERTY PHOTOS



DEMOGRAPHICS

4216 W BETHANY HOME RD
PHOENIX, AZ 85019



POPULATION

	1 MILE	3 MILES	5 MILES
2022	30,276	227,309	584,330
2027	33,925	254,598	654,338



HOUSEHOLDS

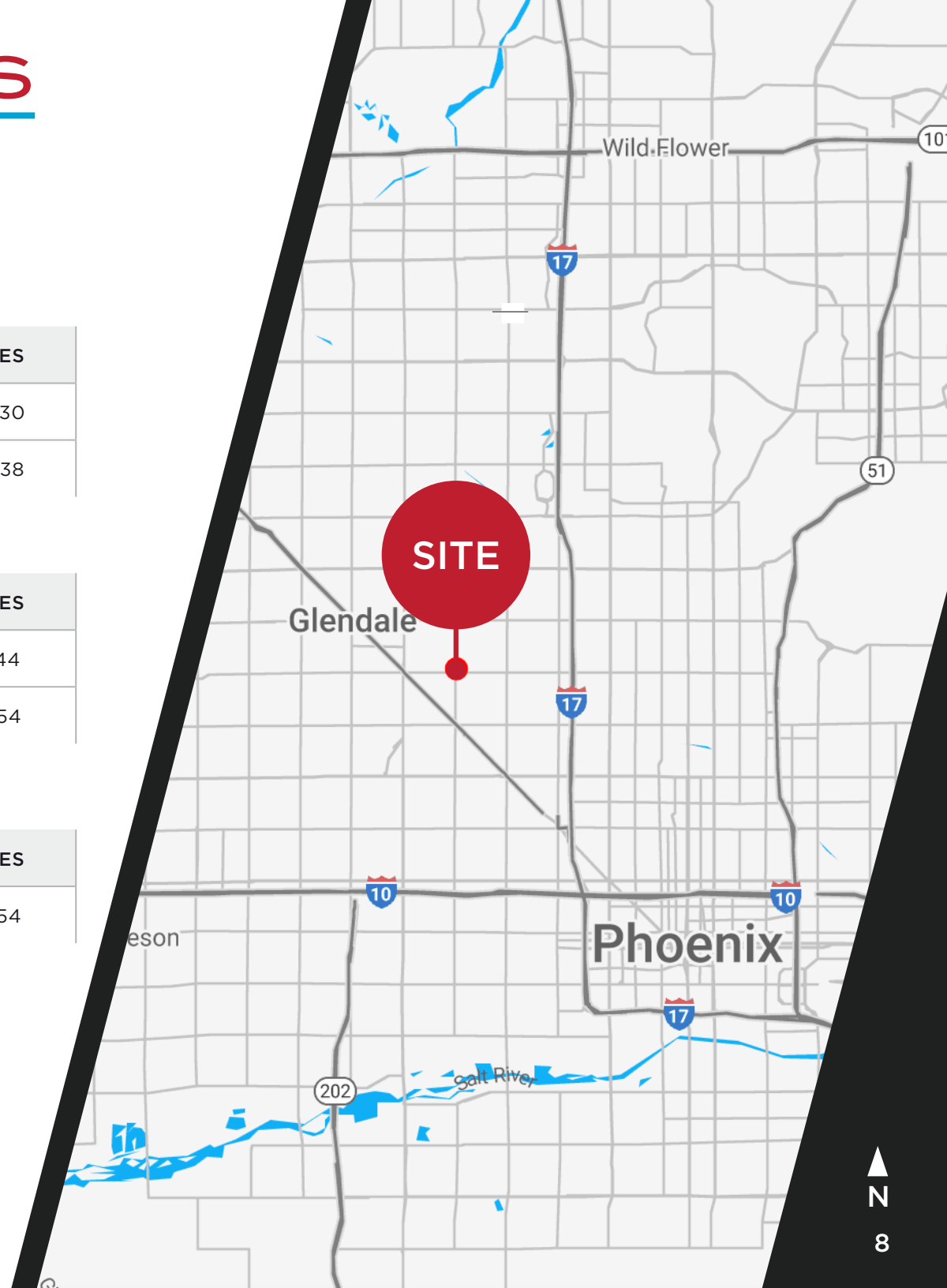
	1 MILE	3 MILES	5 MILES
2022	9,277	70,606	190,144
2027	10,383	79,041	212,854



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022	\$53,998	\$53,263	\$62,154

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LOCATION OVERVIEW

PHOENIX



73%
REPRESENTATION
OF ARIZONA'S
ECONOMY



4.4M
CURRENT
POPULATION OF
RESIDENTS

AFFLUENT POPULATION

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix is the largest city in Arizona, and 5th largest city in the nation, growing at a rapid rate of 1.54% annually. As a strongly diverse city, a large representation of Phoenix citizens are speakers of a non-English language. This multi-city metropolitan area, known as the Valley of the Sun, is home to numerous high-end spa resorts, impeccably designed golf courses, vibrant nightclubs and endless outdoor endeavors. Phoenix is a fantastic location to work, live or visit with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.

EDUCATION

The Valley of the Sun offers several higher education opportunities including Grand Canyon University, Arizona State University-Downtown Phoenix, Phoenix College and several outstanding Community Colleges. The most popular major in Phoenix is Registered Nursing, followed by General Business Administration and Management, and General Art Studies.

DIVERSIFIED LOCAL ECONOMY

Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life. The largest industries in Phoenix are Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services. The highest paying industries include Mining, Quarrying, and Oil and Gas Extraction.



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