

# UNION HILLS VILLAGE

NEC 19th Ave & Union Hills Dr | Phoenix, AZ

Available for Lease



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**DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services



## DEMOGRAPHICS 2025



### POPULATION

	1 MI	3 MI	5 MI	
	POPULATION	HOUSEHOLDS	AVG HH INCOME	TOTAL BUSINESSES
	18,627	7,422	\$114,306	820
	134,033	56,812	\$101,265	6,145
	299,125	121,377	\$107,750	13,329



### HOUSEHOLDS



### AVG HH INCOME



### TOTAL BUSINESSES

# Property Highlights

- ±1,680 SF shop space available for lease
- Aggressive rental rates
- Great shopping center accessibility from both Loop 101 and I-17
- Incredibly dense infill trade area
- 7-day per week porter service, local property management
- Amazing retail opportunity in a well maintained shopping center
- Over 50,000 vehicles per day at the intersection
- Join anchors Goodwill, Dollar General and Dunkin Donuts

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

# SITE PLAN



Suite	Tenant	± SF
MAJ 1-A	Next Level Soccer	23,000
MAJ 1-B	Goodwill	24,036
MAJ 2	Dollar General	10,010
PAD 1	Dunkin' Donuts	3,300
100	Casa Jalisco	1,500
102	Subway	1,200
104	Nails "R" Us	900
106	Cost Cutters	1,200
108	Northside Family Dental	900
110	Holsum Bakery	1,500
112/120	We Love Kids	12,640
128	Avis Rent-A-Car	1,050
130	State Farm	1,400
134	Dryden's Discount Appliances	2,733
136/137	Aquatics	4,257
140	Sardella's Pizza	2,435
150	Bakery	5,972
152	Deer Valley Chiropractic	2,160
156	Nanas Planet	960
158	UPS Store	1,380
160	Asian Wei	1,920
164	Zack's Bricks	720
166	Available	1,680
170	Total Wireless	960
172	Helen Water and Ice	720
174	Jackson Hewitt Tax	720
176	Nick & Boris' Barber	935



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