

TOWNE CENTER

5130 NORTH 19TH AVENUE, PHOENIX, AZ 85015

FOR LEASE

±988 - ±1,040 SQUARE FOOT RETAIL SUITES - \$13.00 NNN PER SQUARE FOOT



FOR MORE INFORMATION CONTACT

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PATRIOT
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

Information contained herein was obtained from sources believed to be reliable, however Patriot Commercial Properties, LLC, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

TOWNE CENTER

FOR LEASE | 5130 NORTH 19TH AVENUE, PHOENIX, AZ 85015

(ON SWC 19TH AVENUE AND COLTER STREET, JUST NORTH OF CAMELBACK ROAD)

HIGHLIGHTS

Size: ±988 - ±1,040 SF Suites

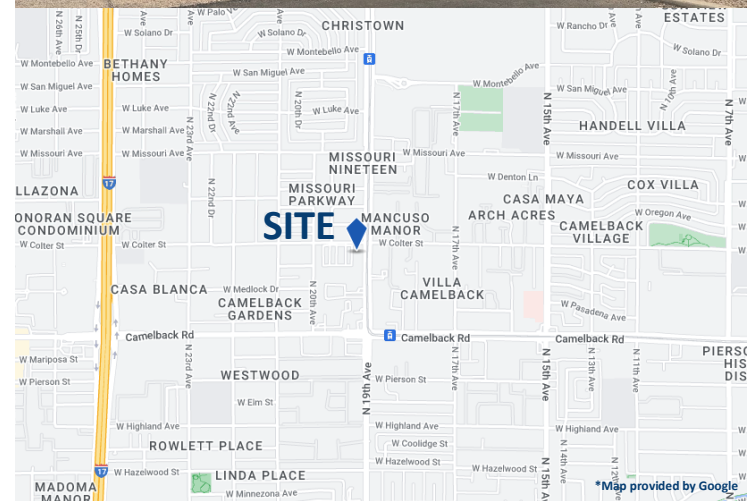
Term: 3-5 Years

Rental Rate: \$13.00 /SF/YR NNN*

CAM: \$6.00/SF

*Lease rate does not include utilities, property expenses or building services

- Located inline with other retail tenants H&R Block, Legendary Guns and more
- Signage available
- Light Rail and Public Transportation service
- Abundant parking



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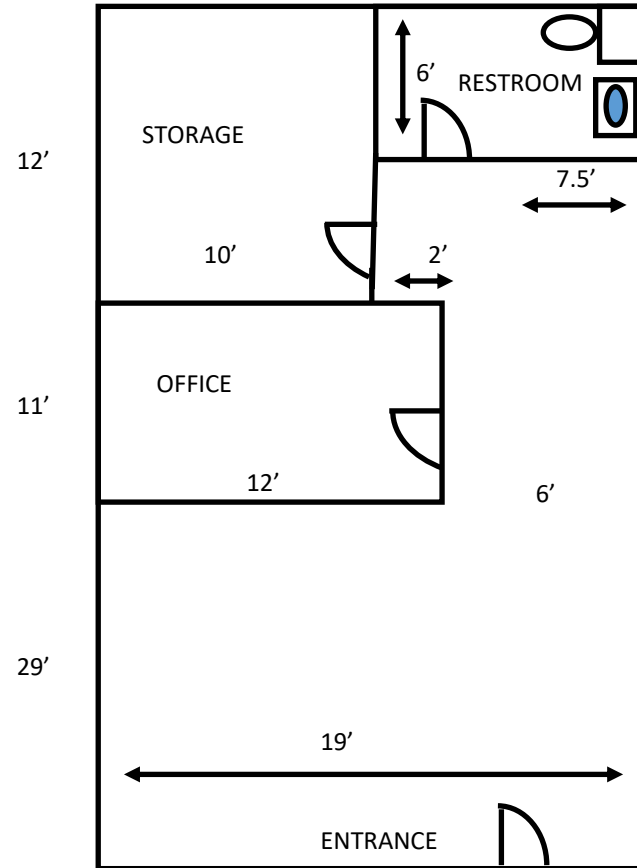
FOR LEASE | 5130 NORTH 19TH AVENUE, PHOENIX, AZ 85015

(ON 19TH AVENUE AND COLTER, JUST NORTH OF CAMELBACK ROAD)

Suite 103 ±988 SF

*Not to scale

DIMENSIONS: ±19'x52'



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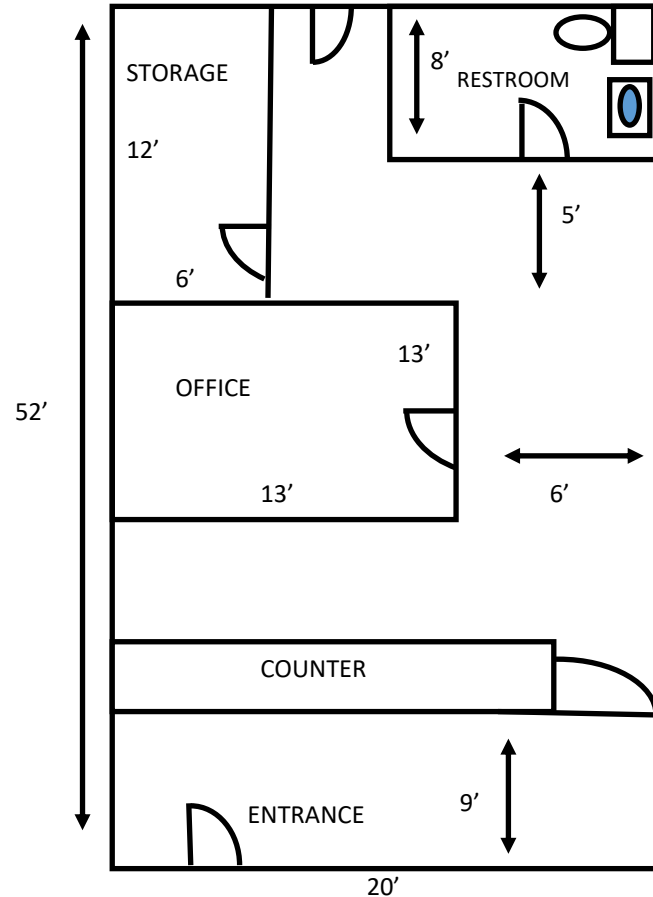
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Suite 107 ±1,040 SF

*Not to scale

DIMENSIONS: ±20'x52'



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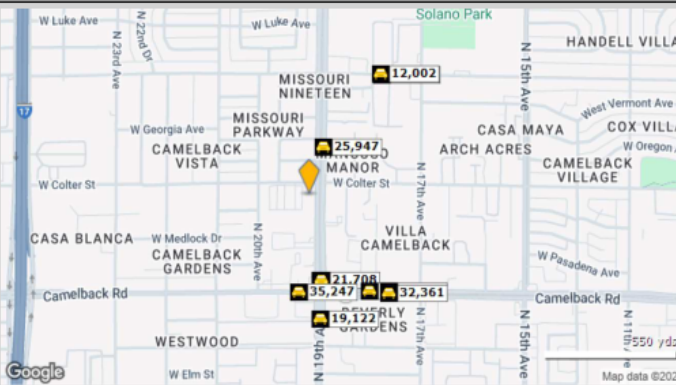
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TRAFFIC COUNTS AND DEMOGRAPHICS

Building Type: General Retail
Secondary: -
GLA: 21,288 SF
Year Built: 1985
Total Available: 1,000 SF
% Leased: 95.3%
Rent/SF/Yr: \$13.00





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N 19th Ave	W Georgia Ave	0.02 N	2022	25,947	MPSI	.12
2 N 19th Ave	W Camelback Rd	0.03 S	2022	20,733	MPSI	.19
3 North 19th Avenue	W Camelback Rd	0.03 S	2020	21,708	MPSI	.19
4 W Camelback Rd	N 19th Ave	0.05 E	2022	35,247	MPSI	.22
5 West Camelback Road	N 18th Ave	0.02 E	2022	34,985	MPSI	.26
6 N 19th Ave	W Pierson St	0.06 S	2022	19,122	MPSI	.28
7 W Camelback Rd	N 18th Ave	0.03 W	2022	32,077	MPSI	.29
8 W Camelback Rd	N 18th Ave	0.03 W	2018	32,361	MPSI	.29
9 W Missouri Ave	N 18th Ave	0.02 W	2020	11,148	MPSI	.33
10 W Missouri Ave	N 18th Ave	0.02 W	2022	12,002	MPSI	.33

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	29,300	210,883	537,219
2024 Estimate	27,016	195,151	496,740
2020 Census	26,055	189,620	484,508
Growth 2024 - 2029	8.45%	8.06%	8.15%
Growth 2020 - 2024	3.69%	2.92%	2.52%
2024 Population by Hispanic Origin			
2024 Population	12,993	88,846	251,058
2024 Households by HH Income			
Income: <\$25,000	2,951 28.61%	15,687 21.05%	39,856 21.09%
Income: \$25,000 - \$50,000	2,635 25.55%	18,359 24.63%	46,418 24.57%
Income: \$50,000 - \$75,000	1,919 18.61%	13,389 17.97%	33,246 17.60%
Income: \$75,000 - \$100,000	1,274 12.35%	8,850 11.87%	23,254 12.31%
Income: \$100,000 - \$125,000	617 5.98%	6,267 8.41%	15,898 8.41%
Income: \$125,000 - \$150,000	265 2.57%	3,380 4.54%	8,684 4.60%
Income: \$150,000 - \$200,000	307 2.98%	3,750 5.03%	9,367 4.96%
Income: \$200,000+	346 3.35%	4,846 6.50%	12,222 6.47%
2024 Avg Household Income	\$61,440	\$78,257	\$78,233
2024 Med Household Income	\$44,625	\$55,348	\$55,740

*provided by CoStar

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