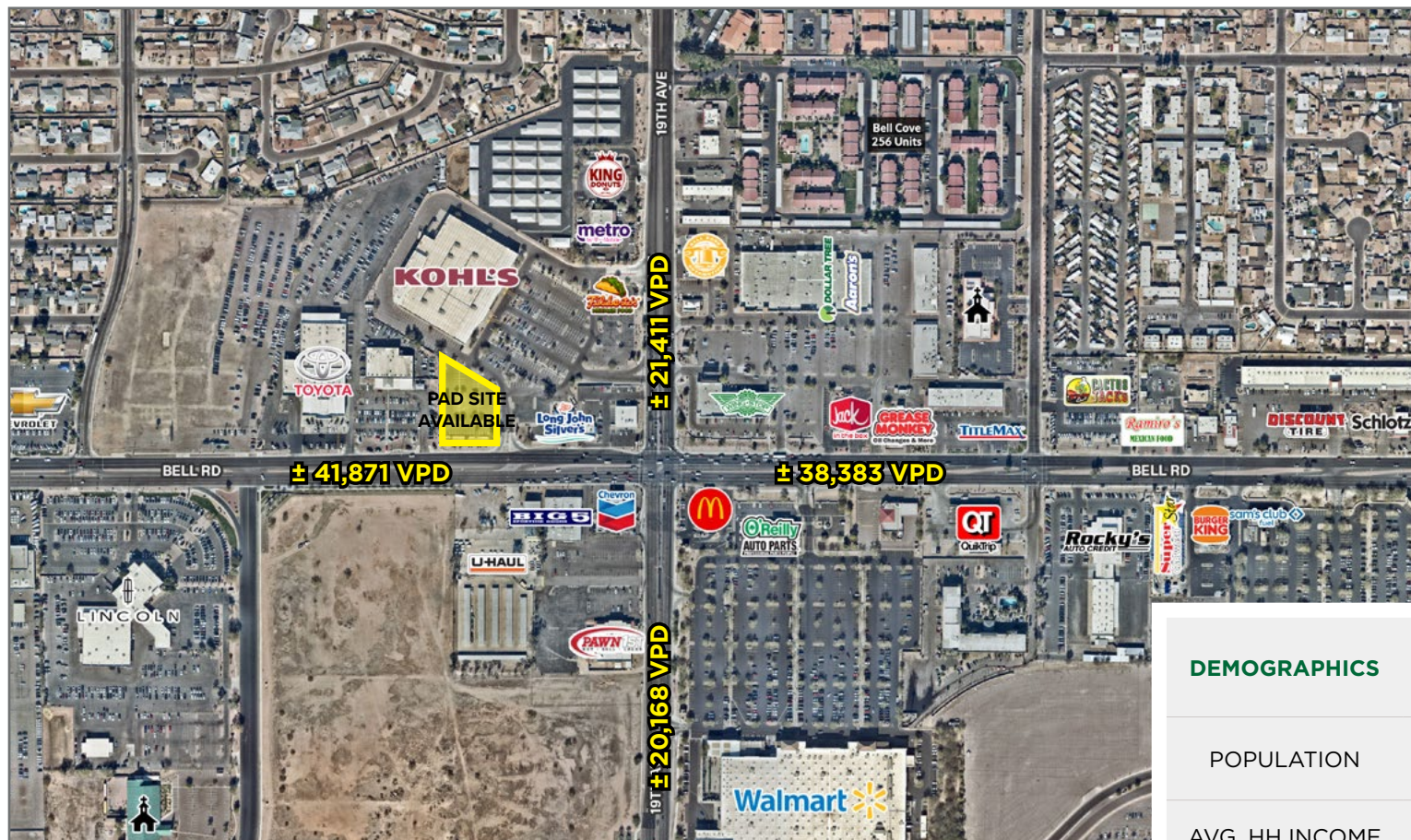


# KOHL'S PAD SITE - GROUND LEASE ONLY

17232 N 19TH AVE, PHOENIX, AZ 85023 (638)



AREA ANCHORS:



- ±0.64 acre outparcel (as shown above)
- Located in North Phoenix, AZ with close proximity to Interstate 17
- Over 41,000 VPD on Bell Road in front of the site
- Anchored by Kohl's with co-tenant Filiberto's Mexican Food

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,190	148,684	337,531
AVG. HH INCOME	\$79,341	\$98,198	\$96,324
HOUSEHOLDS	5,995	61,398	135,061
CONSUMER SPENDING	\$282.9M	\$3.56B	\$7.68B



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

**GREG LAING**  
glaing@pcaemail.com  
(602) 734-7207

**PHIL DAGOSTINI**  
pdagostini@pcaemail.com  
(602) 288-3469

**CHAINLINKS**  
RETAIL ADVISORS

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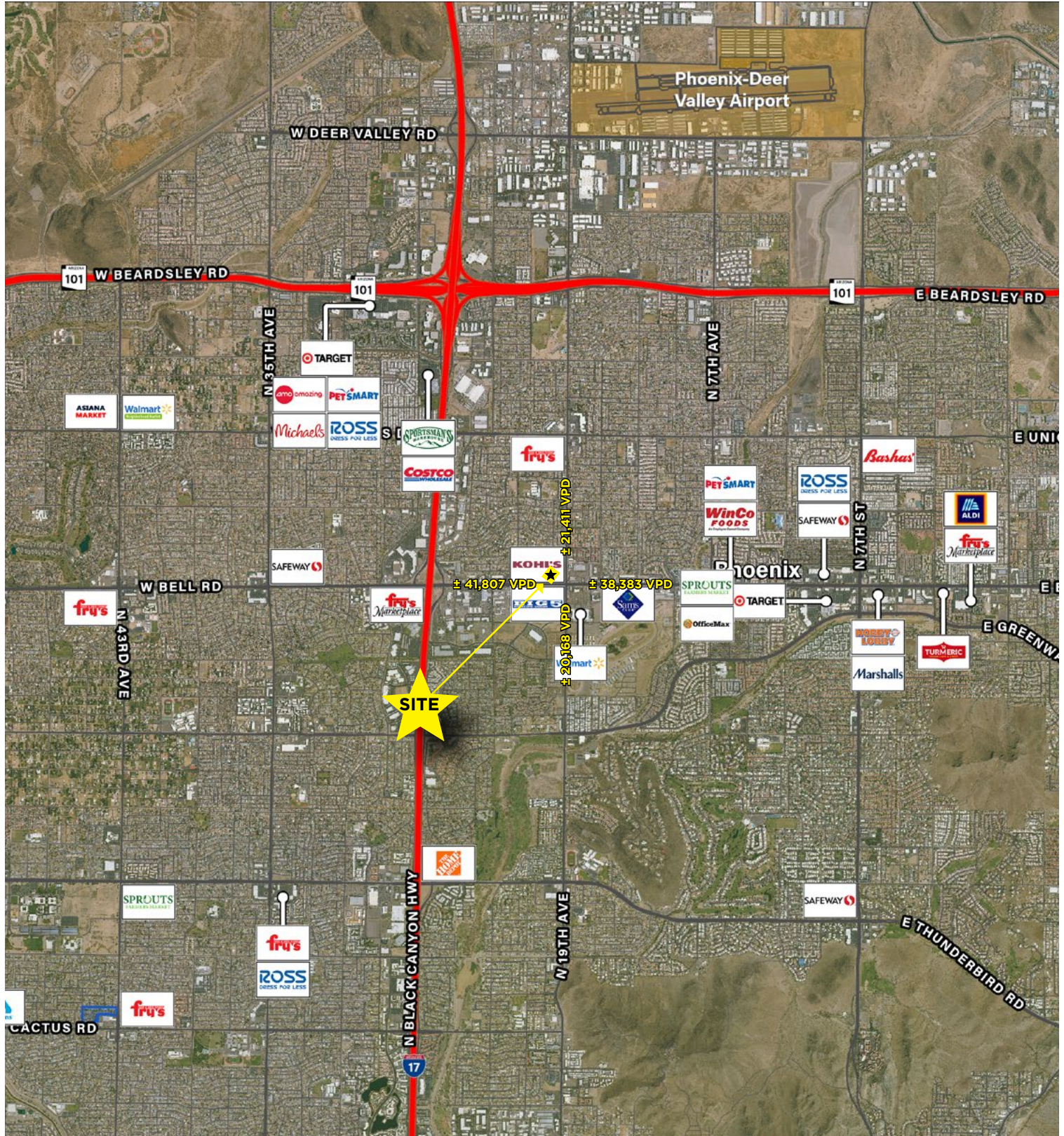
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# KOHL'S ANCHORED PAD SITE

17232 N 19TH AVE, PHOENIX, AZ 85023 & 638



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