



CHRISTOWN SPECTRUM MALL

Bethany Home Rd & 19th Ave - Southeast Corner
Phoenix, Arizona

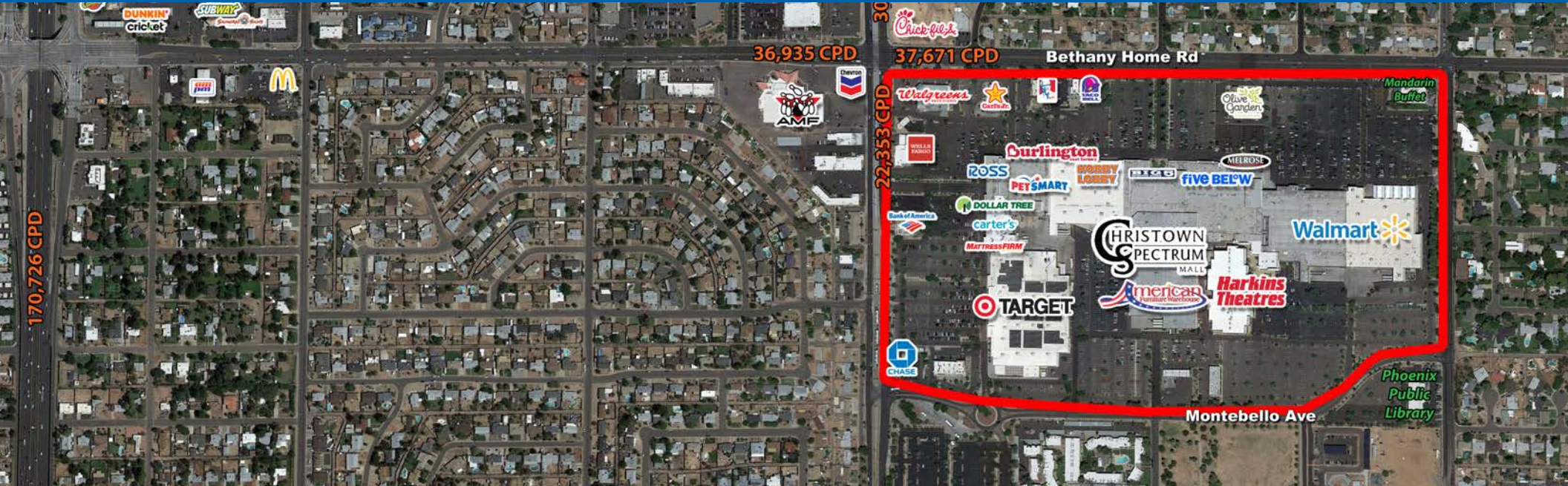
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SHOP SPACES AVAILABLE

Property Highlights

- Dominant Central Phoenix Shopping Center
- Join Newly Signed American Furniture Warehouse, Hobby Lobby, and Burlington Coat Factory!
- Total GLA: 844,955 SF on 71.73 Acres
- Over 60,000 Cars per Day drive by the site
- Shops Space Available
- Rental Rate: Call to Discuss

Traffic Counts

Bethany Home Rd	37,671 CPD
19th Ave	22,353 CPD
Total	60,024 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	24,764	214,436	494,474
Med Household Income	\$48,058	\$52,725	\$53,409
Estimated Households	9,964	83,088	190,534
Daytime Population	6,907	68,846	242,995

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



K5 Available	55,332
1 Uita	8,992
2 Bath & Body Works	4,020
3 America's Best Contacts & Eye	3,500
4 KTK Chiropractic	3,337
5 Dollar Tree	10,740
6 Ross Dress for Less	30,000
7 PetSmart	20,995
8 Burlington	30,000
9 Hobby Lobby	60,000
10 Big 5 Sporting Goods	10,059
11 Foot Locker	5,350
12 Charley's Philly Steaks	775
13 Visionworks	3,750
14 T-Mobile	3,035
15 IN LEASE	2,468
16 K-MOMO	6,875
17 Famous Footwear	8,222
18 Melrose Fashions	9,631
19 Cricket Wireless	637
20 Available	3,056
21 Five Below	10,787
23 My Dr. Now	1,200
24 Available	1,080
25 Stress Away	1,309
26 Available	1,460
27 Executive Barber Shop	902
28 Available	1,062
29 Machete Azteca	1,495
30 Walmart	251,361
31 Available	5,228
32 Available	1,659
33 Harkins Theatres	62,322
34 American Furniture Warehouse	149,609
34A Available	5,200
35 Available	2,532
36 Modlux	1,230
37 Game Stop	1,140
38 GNC (AVAILABLE 7/1/24)	1,040
39 Claire's Boutiques	1,045
40 Journeys	1,915
41 Nail U Luv	1,089
42 Available	1,309
43 Wave	3,750
44 Available	3,000
45 Available	7,395
46 Blush	11,221
47 Neveria Chayos	1,000
48 Ono Hawaiian BBQ	2,200
49 Bamboo Asian Kitchen	3,360
50 Great Clips	900
51 Naughty Tacos	1,540
52 JPMorgan Chase Bank	4,214
53 Bank of America	8,000
54 Wells Fargo	6,300
55 Walgreens	15,120
56 Carl's Jr.	4,067
57 KFC	2,594
58 Taco Bell	1,989
59 Olive Garden	7,000
60 Mandarin Buffet	12,298
61 Yucca Branch Library	10,500
62 Available (Office)	3,344
63 Available (Office)	972
64 Available (Office)	800
65 Available (Office)	2,853

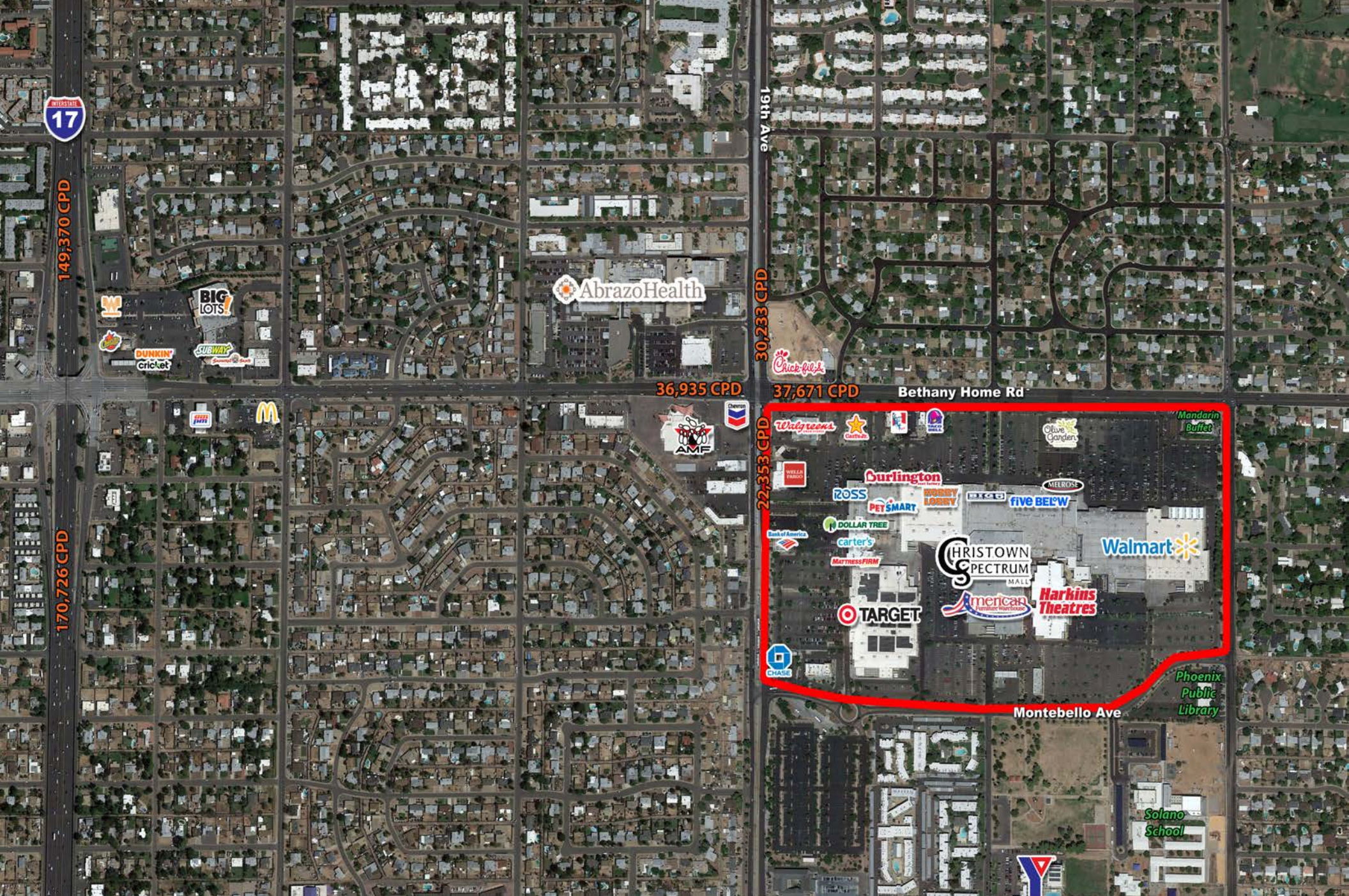
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Shepherd of the Valley

CHRISTOWN-SPECTRUM MALL

Walmart * TARGET HOBBY LOBBY

ROSS PET SMART Markins Theatres BIG 5 Olive Garden

American Furniture Warehouse DOLLAR TREE five BELOW Bath & Body Works

Church for the Nations

BIG LOTS!

Bethany Home Rd

Bethany Bible Church

SUBJECT



North Phoenix Baptist Church

Missouri Ave

GRAND CANYON UNIVERSITY
±20,000 Students

fray's LA FITNESS

WINDSOR CHURN
Joyride
POSTINO
SHAKE SHACK

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DEMOGRAPHICS



2024 POPULATION

1 MILE: 24,321
3 MILES: 212,986
5 MILES: 479,975



MEDIAN HOUSEHOLD INCOME

1 MILE: \$89,950
3 MILES: \$100,382
5 MILES: \$100,358



POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 0.0%
3 MILES: 0.2%
5 MILES: 0.2%



TOTAL BUSINESSES

1 MILE: 852
3 MILES: 9,083
5 MILES: 26,187



2024 TOTAL HOUSEHOLDS

1 MILE: 9,765
3 MILES: 83,216
5 MILES: 190,786



NUMBER OF EMPLOYEES

1 MILE: 6,732
3 MILES: 69,423
5 MILES: 234,864



MEDIAN HOME VALUE

1 MILE: \$386,502
3 MILES: \$469,217
5 MILES: \$451,321

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