

# Fully Renovated Retail Shop

4243 W Bethany Home Rd Phoenix, AZ 85019

Owner User Opportunity

Offering Memorandum



**MATTHEWS**™



## Exclusively Listed By

### Point Of Contact



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# Property Overview

**Fully Renovated Retail Shop  
For Sale**

4243 W Bethany Home Rd Phoenix, AZ 85019





# Investment Highlights

## Property Highlights

- **Owner-User Opportunity** – Flexible retail building positioned for owner-user occupancy at a high-visibility intersection, offering strong potential for business operation or investment.
- **Significant Capital Improvements** – Recently underwent a comprehensive renovation with over \$400,000 in capital improvements, enhancing functionality and curb appeal.
- **High Traffic Exposure** – Benefiting from traffic counts exceeding 58,500 vehicles per day at the intersection of 43rd Avenue and Bethany Home Road.
- **Robust Demographics** – Located within a densely populated trade area, featuring over 213,000 residents within a 3-mile radius and more than 583,000 residents within 5 miles, with projected population growth of 1.5% over the next five years.





# Property Summary

**\$1,200,000**  
List Price

## Property Details

Address	4243 W Bethany Home Rd, Phoenix, AZ 85019
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GLA	±2,760 SF
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Lot Size	±0.28 AC
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Year Built	1972
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Zoning	C-1
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\*Seller to impose a deed restriction on clothing boutiques



## Interior Photos





**60** ± 44,000 VPD

 **Summers Point Apartments**  
±164 Units



 **Park West Apartments**  
±85 Units

 **Glenview College Prep High**  
±537 Students



**N 43rd Ave ± 31,100 VPD**

**Subject Property**



**Marisa's Mexican Seafood Cocina**  
Seafood Restaurant



**W Bethany Home Rd ± 27,400 VPD**





# Parcel Overview

**Fully Renovated Retail Shop  
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4243 W Bethany Home Rd Phoenix, AZ 85019

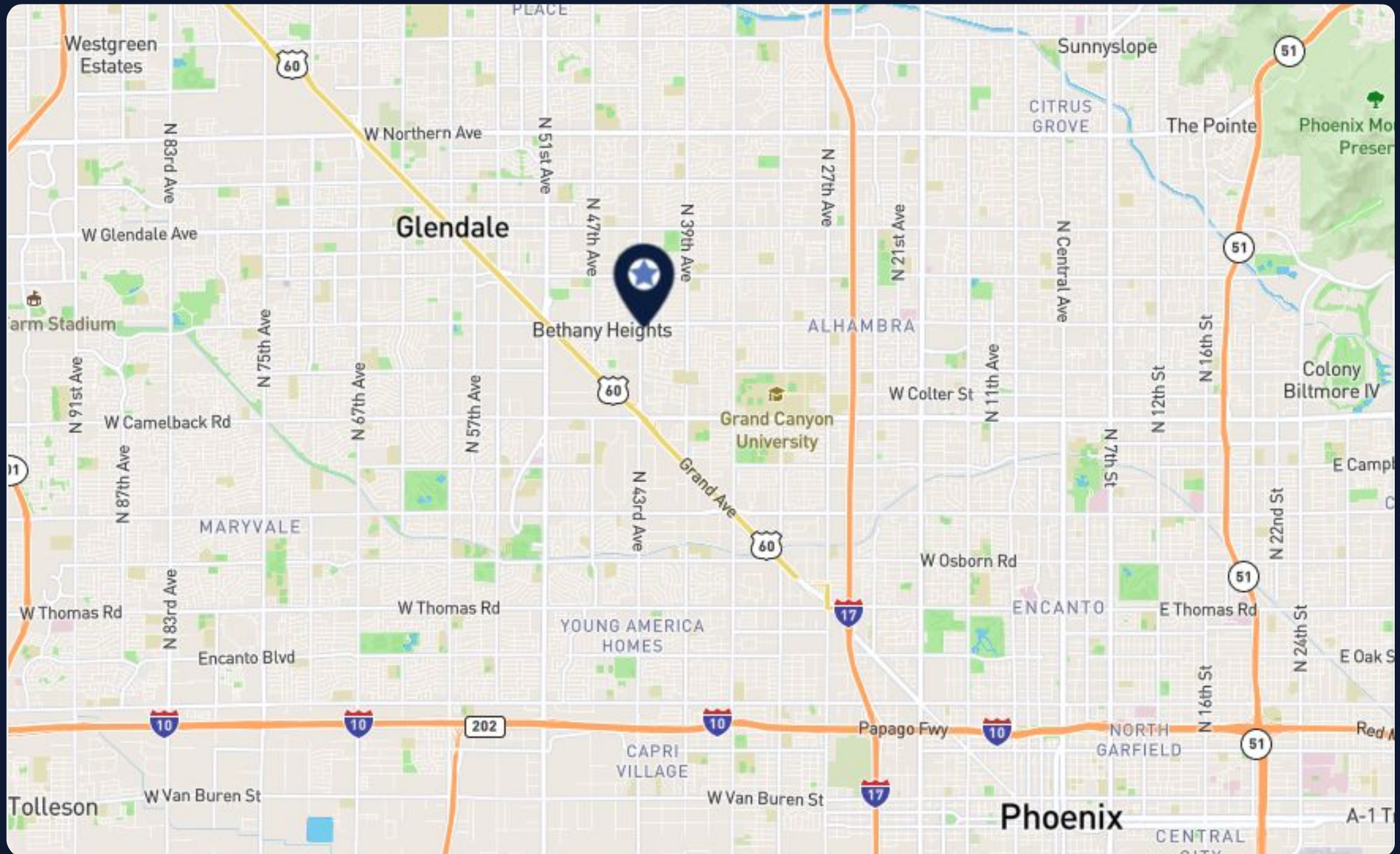




# Market Overview

## Fully Renovated Retail Shop For Sale

4243 W Bethany Home Rd Phoenix, AZ 85019





# Phoenix, AZ

## Market Demographics



**545,460**  
Total Population

**\$86,562**  
Median HH Income

**184,141**  
# of Households

**57.1 %**  
Homeownership Rate

**824,800**  
Employed Population

**31.9 %**  
% Bachelor's Degree

**34.8**  
Median Age

**\$381,900**  
Median Property Value

### Local Market Overview

Phoenix serves as Arizona's capital and the economic and administrative center of the state, characterized by its expansive geographic footprint and continued urban development. The city plays a critical role in regional logistics and commerce, bolstered by proximity to Interstate 10, Interstate 17, and Sky Harbor International Airport—one of the busiest airports in the country by passenger volume. Its transportation infrastructure supports both freight and commuter connectivity throughout the Southwest.

Phoenix is home to multiple Fortune 500 companies and a diverse mix of industries including healthcare, financial services, technology, manufacturing, and government. Institutions such as Arizona State University and the Mayo Clinic contribute to education and biomedical research, while downtown redevelopment has introduced new commercial space, sports venues, hospitality assets, and multifamily housing. The area also supports a strong tourism sector, driven by outdoor recreation, professional sports, and a year-round events calendar. Continued investment in light rail expansion and infrastructure modernization reflect the city's long-term growth strategy.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	29,917	215,577	545,460
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	9,159	67,046	184,141
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$79,554	\$77,591	\$86,562
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# Economic Drivers

**Phoenix anchors a rapidly diversifying economy through bioscience, semiconductors, healthcare, and logistic strengths.**

**Located at the crossroads of Interstate 10 and Interstate 17, and anchored by Sky Harbor International Airport, Phoenix connects commerce, talent, and investment throughout the Southwest.**

## Economic Drivers

Phoenix's economy is fueled by expansion in healthcare, semiconductors, logistics, and bioscience. Institutions such as Mayo Clinic, Arizona State University, and the Phoenix Bioscience Core support ongoing innovation, workforce development, and sector stability. Business-friendly policies and sustained in-migration continue to drive corporate investment and job creation.

## Primary Industries

- Healthcare & Bioscience
- Semiconductor & Advanced Manufacturing
- Logistics & Distribution
- Education & Research
- Financial & Corporate Services

## Top Employers

- Banner Health
- State of Arizona
- Amazon
- Walmart
- Arizona State University

## Recent Developments

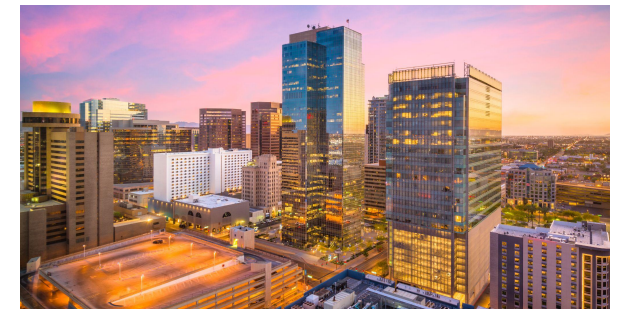
- Mayo Clinic is completing a \$1.9 billion expansion in North Phoenix, adding 1.2 million square feet of clinical and research space
- Taiwan Semiconductor Manufacturing Company (TSMC) is expanding its North Phoenix campus with additional fabrication facilities and workforce programs
- Greater Phoenix has become the new host city for SEMICON West, a major U.S. semiconductor industry event
- Ongoing investment in Valley Metro light rail and regional transportation infrastructure to support long-term growth

**\$1T+**

Regional Gross Domestic Product

**±20 Miles**

Distance to Downtown Los Angeles





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4243 W Bethany Home Rd, Phoenix, AZ, 85019** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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