

# RETAIL/OFFICE AVAILABLE FOR LEASE

1820 W. NORTHERN AVE | PHOENIX, AZ 85021

**\$12 PSF/YR**

NNN

±19,494 SF RETAIL COMPLEX

## ALBERTSONS' CENTER @ GOOD SHEPHERD



### PROPERTY DETAILS

- Stunning Architecture
- Plentiful Parking (5,100 SF)
- Anchor Tenant: Albertsons
- C-C Zoning, City of Phoenix
- 19th & Northern Avenue Frontage
- One Mile Directly West of I-17 Fwy

### contact:



**Brandon Koplin**

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



**COMMERCIAL PROPERTIES INC.**

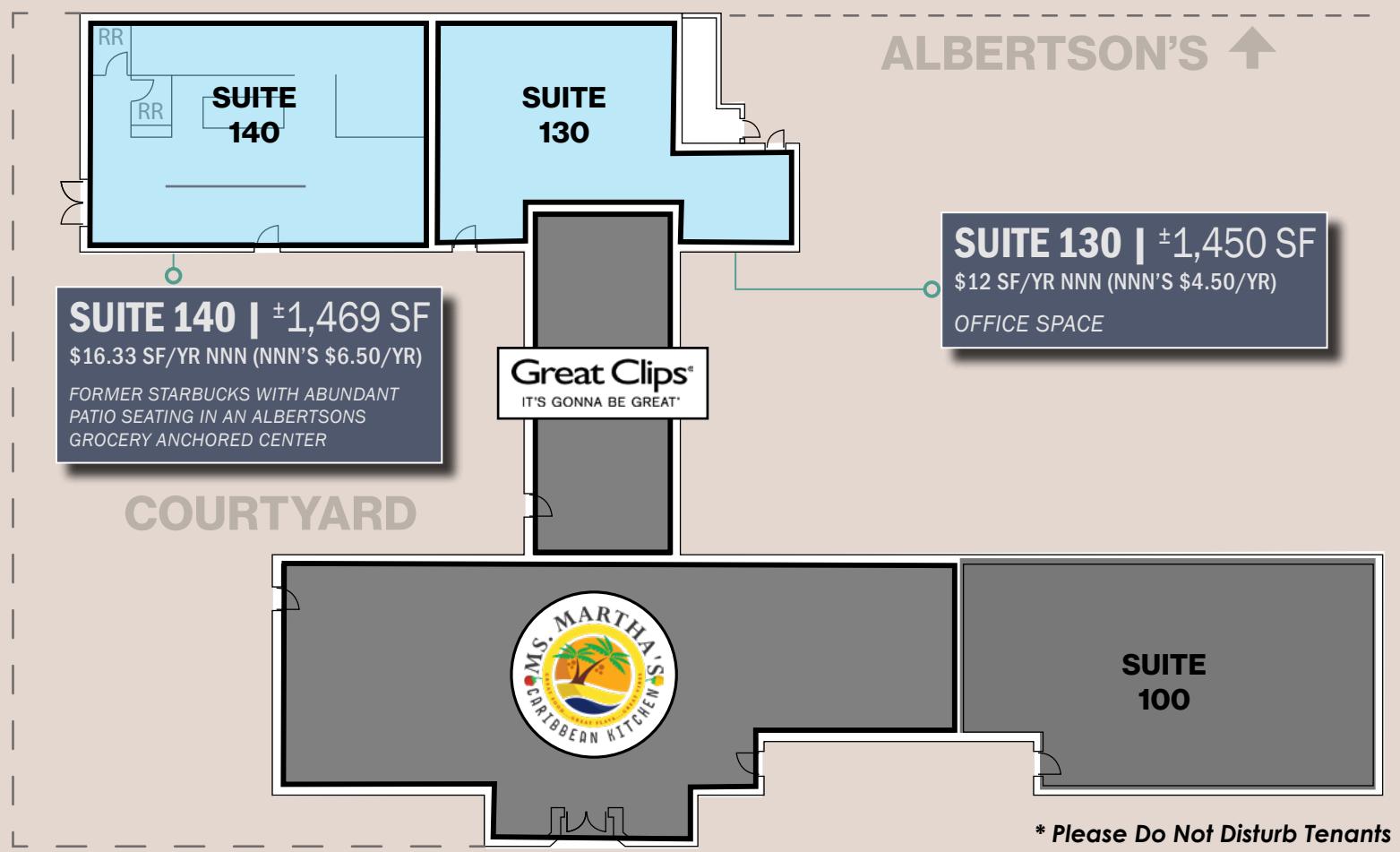
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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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## SITE PLAN



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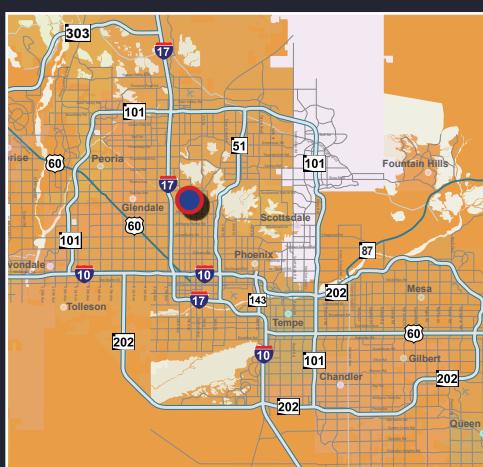
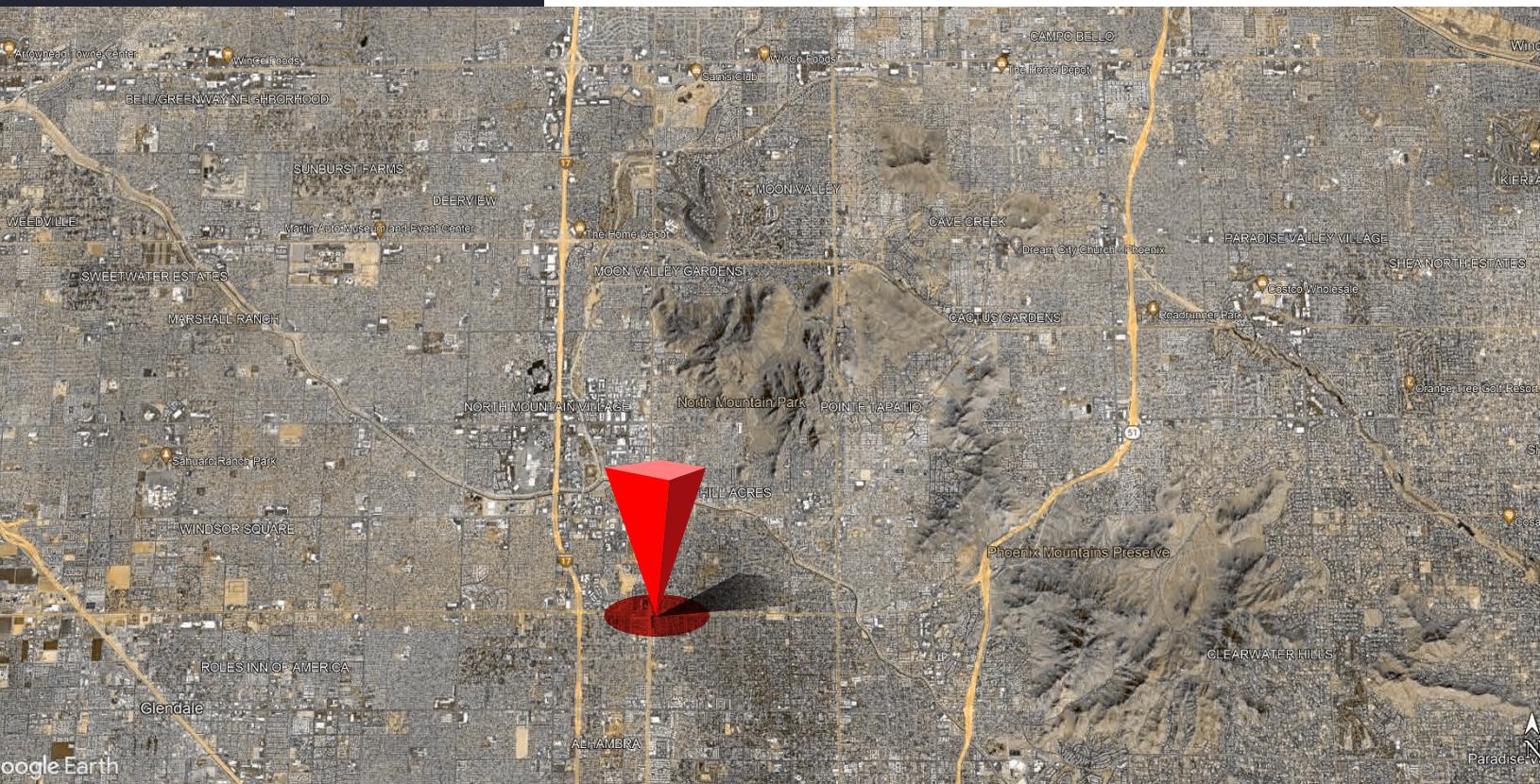
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## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

<b>2023 Population</b>	19,489	174,998	448,266
<b>Median Age</b>	36.8	37	37.1
<b>Bachelor's Degree or Higher</b>	26%	23%	23%
<b>2023 Households</b>	8,420	68,006	173,618
<b>Renter Occupied HHs</b>	5,445	36,830	91,491
<b>Avg Household Income</b>	\$74,765	\$72,038	\$72,712
<b>Median Household Income</b>	\$49,443	\$49,026	\$51,626
<b>Median Home Value</b>	\$335,883	\$255,963	\$253,905
<b>Median Year Built</b>	1979	1971	1974
<b>Avg Household Size</b>	2.3	2.5	2.5
Total Consumer Spending	\$225.2M	\$1.9B	\$4.8B
<b>Daytime Employees</b>	5,921	61,689	171,459
<b>Businesses</b>	663	7,278	19,260