BETHANY SQUARE SHOPPING CENTER

SEEKING GROCERY, FITNESS, MEDICAL ANCHORS!

BETHANY HOME AND 43RD AVE NEC
PHOENIX, AZ 85019

JOIN ANCHOR ARCHWELL HEALTH, UPS, TITLEMAX, AND LA PRINCESA RECEPTION HALL

FOR LEASE

TI ALLOWANCE AVAILABLE!

Sean Lieb, Senior Vice President
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LEVROSE COMMERCIAL REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

OFFERING DETAILS

TI ALLOWANCE AVAILABLE!

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PRICING	Call for details
AVAILABLE	
Eastern Strip	±1,200 - ±7,130 SF
Former Restaurant	±1,200 SF
Vacancy	±12,400 SF
LA Princesa*	±8,986 SF
Combined	±21,386 SF
PARKING	5.00/1,000 SF

PROPERTY HIGHLIGHTS

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- Proximity to I-17 and 60 Freeways
- Anchor Opportunity
- Potential industrial/flex space
- Great for medical, education, retail on existing GLA
- 1 mile from Walmart and other national co-tenants
- Less than 1 mile from Grand Canyon University
- High traffic counts of ±30,836 VPD on Bethany Home Rd and ±35,926 VPD on 43rd Avenue
- Ample parking available

AERIAL OVERVIEW

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW

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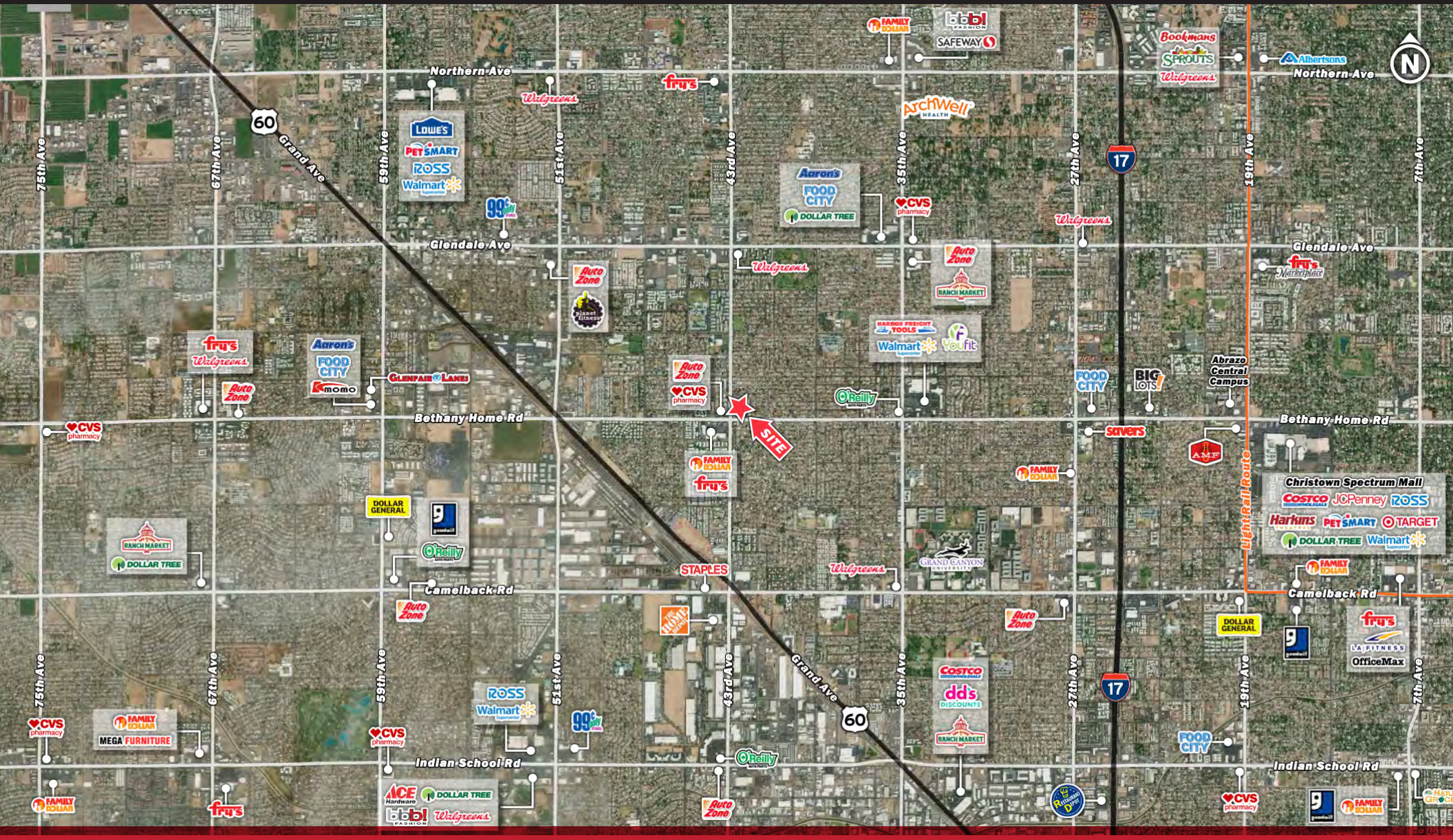

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SITE PLAN

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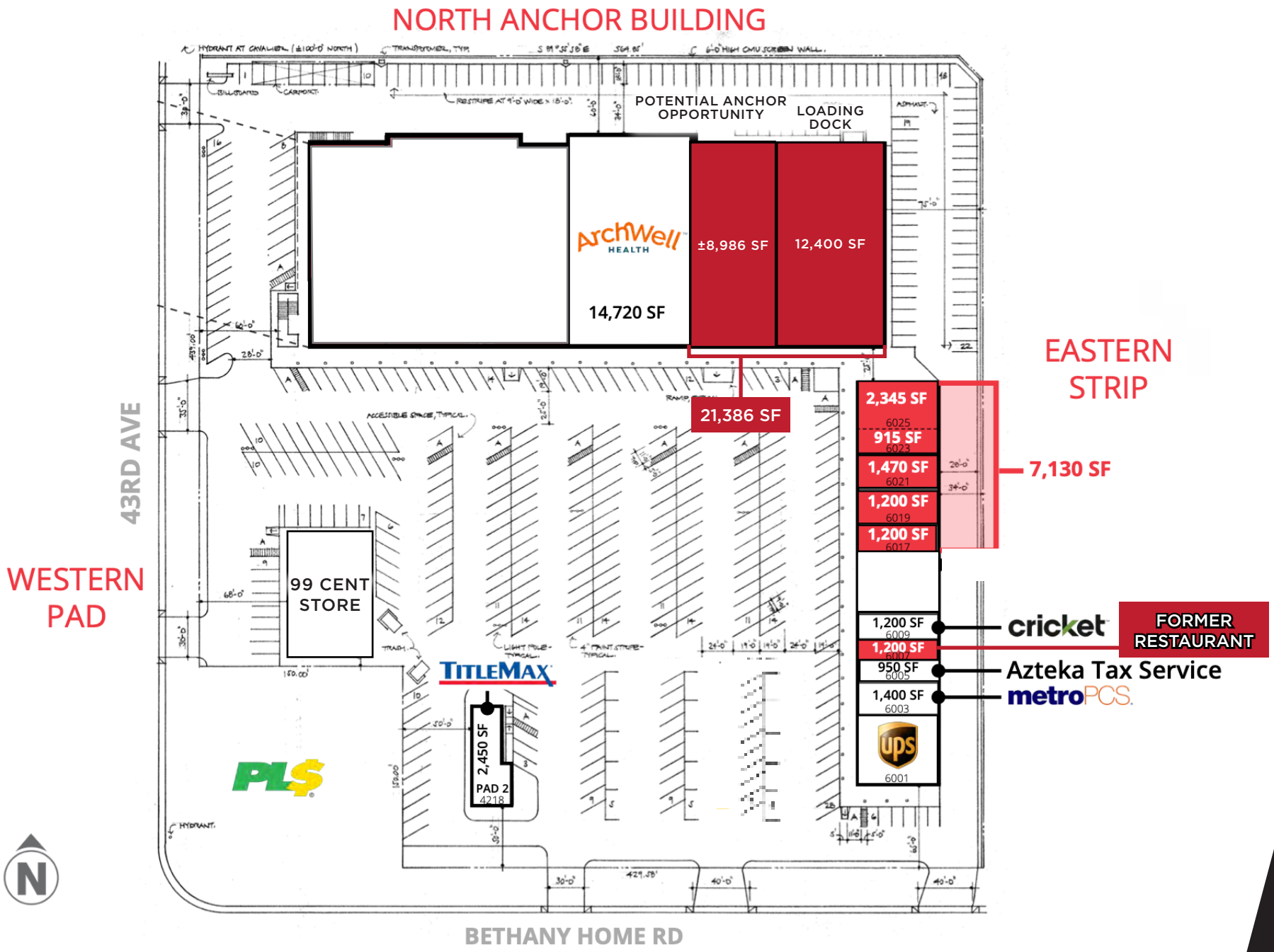

PROPERTY PHOTOS

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DEMOGRAPHICS

4216 W BETHANY HOME RD
PHOENIX, AZ 85019

POPULATION

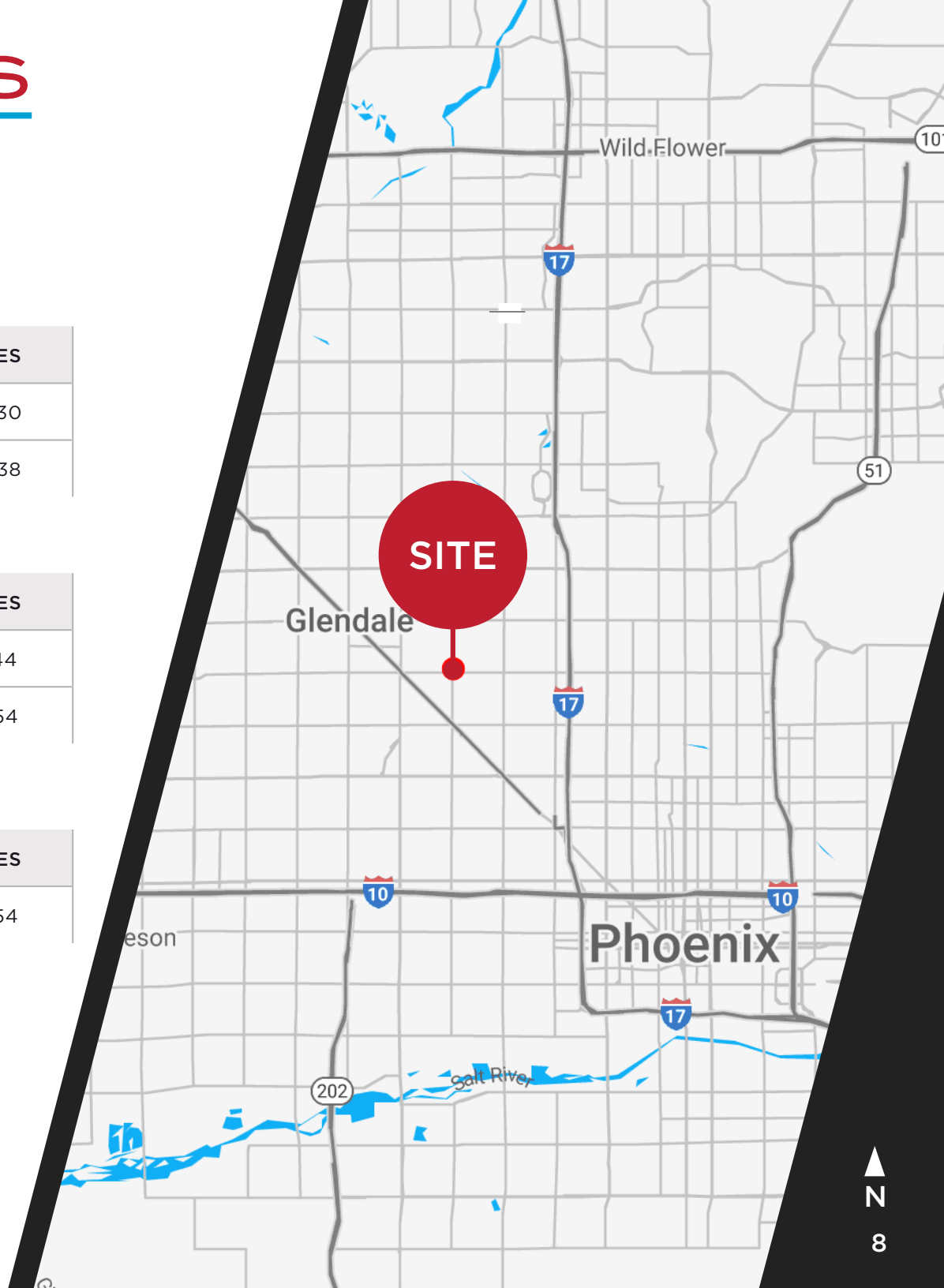
	1 MILE	3 MILES	5 MILES
2022	30,276	227,309	584,330
2027	33,925	254,598	654,338

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	9,277	70,606	190,144
2027	10,383	79,041	212,854

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022	$53,998	$53,263	$62,154



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LOCATION OVERVIEW

PHOENIX

73%
REPRESENTATION OF ARIZONA'S ECONOMY

4.4M
CURRENT POPULATION OF RESIDENTS

AFFLUENT POPULATION

Phoenix, Arizona is a fast-paced and dynamic city with a welcoming attitude toward its residents and businesses. Phoenix is the largest city in Arizona, and 5th largest city in the nation, growing at a rapid rate of 1.54% annually. As a strongly diverse city, a large representation of Phoenix citizens are speakers of a non-English language. This multi-city metropolitan area, known as the Valley of the Sun, is home to numerous high-end spa resorts, impeccably designed golf courses, vibrant nightclubs and endless outdoor endeavors. Phoenix is a fantastic location to work, live or visit with a variety of new developments, a vibrant downtown scene, and efficient access to and from all areas of the Valley.

EDUCATION

The Valley of the Sun offers several higher education opportunities including Grand Canyon University, Arizona State University-Downtown Phoenix, Phoenix College and several outstanding Community Colleges. The most popular major in Phoenix is Registered Nursing, followed by General Business Administration and Management, and General Art Studies.

DIVERSIFIED LOCAL ECONOMY

Phoenix has an extremely competitive workforce while also maintaining one of the lowest costs for labor in the nation, offers a pro-business climate, and is one of the fastest growing regions in the country with a high quality of life. The largest industries in Phoenix are Retail Trade, Health Care and Social Assistance, and Accommodation and Food Services. The highest paying industries include Mining, Quarrying, and Oil and Gas Extraction.

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