

301

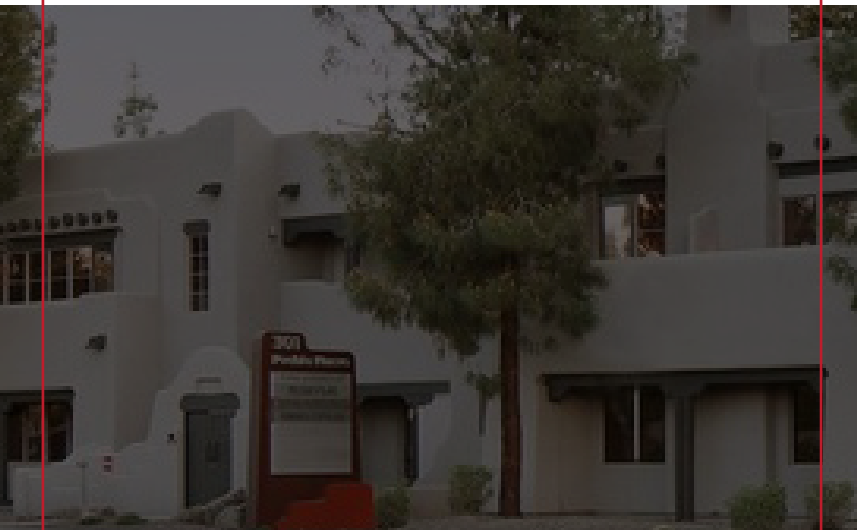
E BETHANY HOME RD  
PHOENIX, AZ 85012

PUEBLO NUEVO

LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

**FOR LEASE**

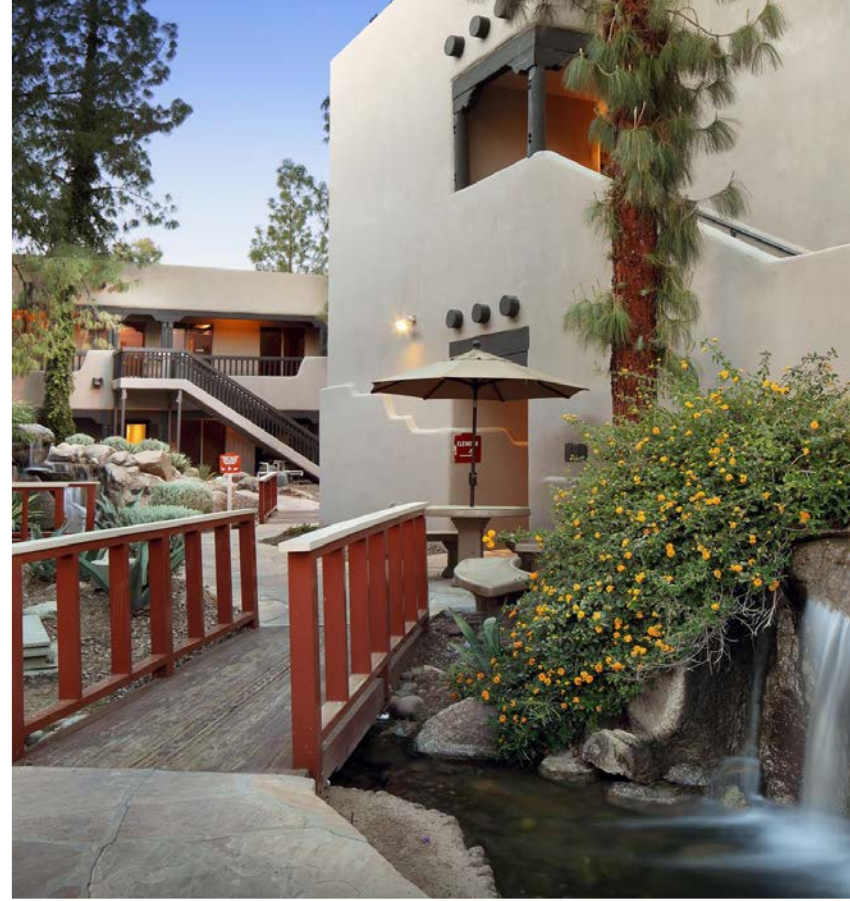


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# PROPERTY HIGHLIGHTS

- Charming garden-style office building with Santa Fe architecture
- Centrally located with close access to SR-51, I-17, Camelback Corridor and Downtown Phoenix
- Close to new restaurants and retail on 7th St and Central Ave. Countless nearby retail amenities within close proximity to the property
- New ownership and professionally managed on-site by Arcadia Management
- Monument signage available



# AERIAL OVERVIEW



# DEMOGRAPHICS

301 E BETHANY HOME ROAD



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	15,323	168,856	430,528
<b>2028</b>	15,926	176,697	452,149



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	7,769	76,335	174,134
<b>2028</b>	8,386	82,901	190,489



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$139,172	\$112,886	\$105,732



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
<b>2023</b>	8,702	113,201	243,037



## BUSINESSES

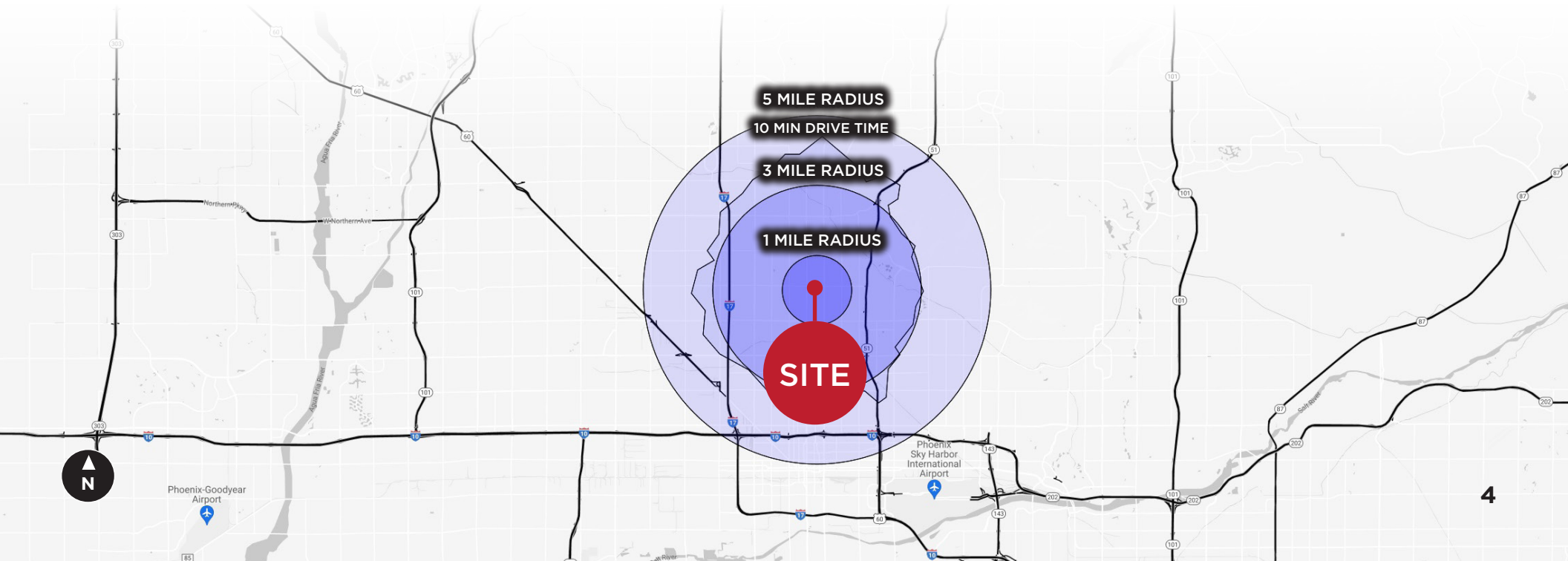
	1 MILE	3 MILES	5 MILES
<b>2023</b>	1,455	12,700	26,736



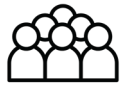
## HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$528,874	\$441,333	\$420,820

Info gathered via SitesUSA



# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



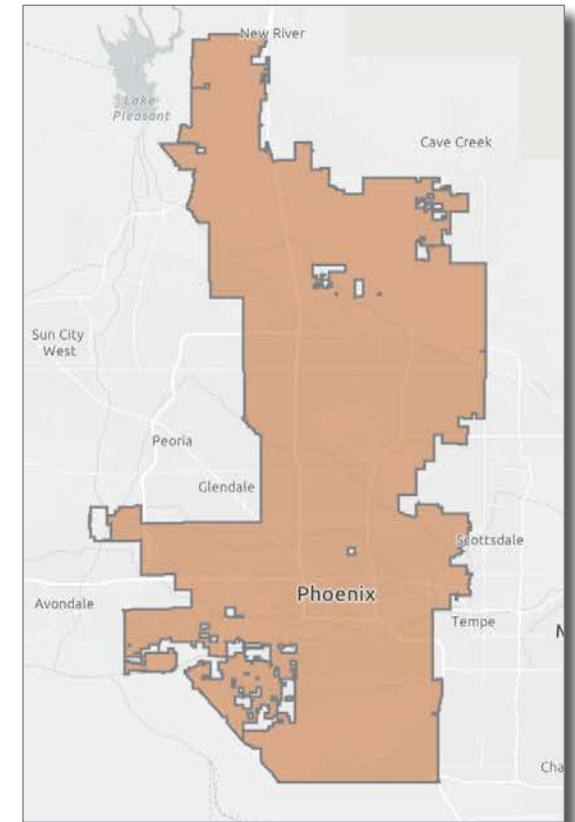
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).





SITE

# LEV ROSE

COMMERCIAL REAL ESTATE

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Phoenix