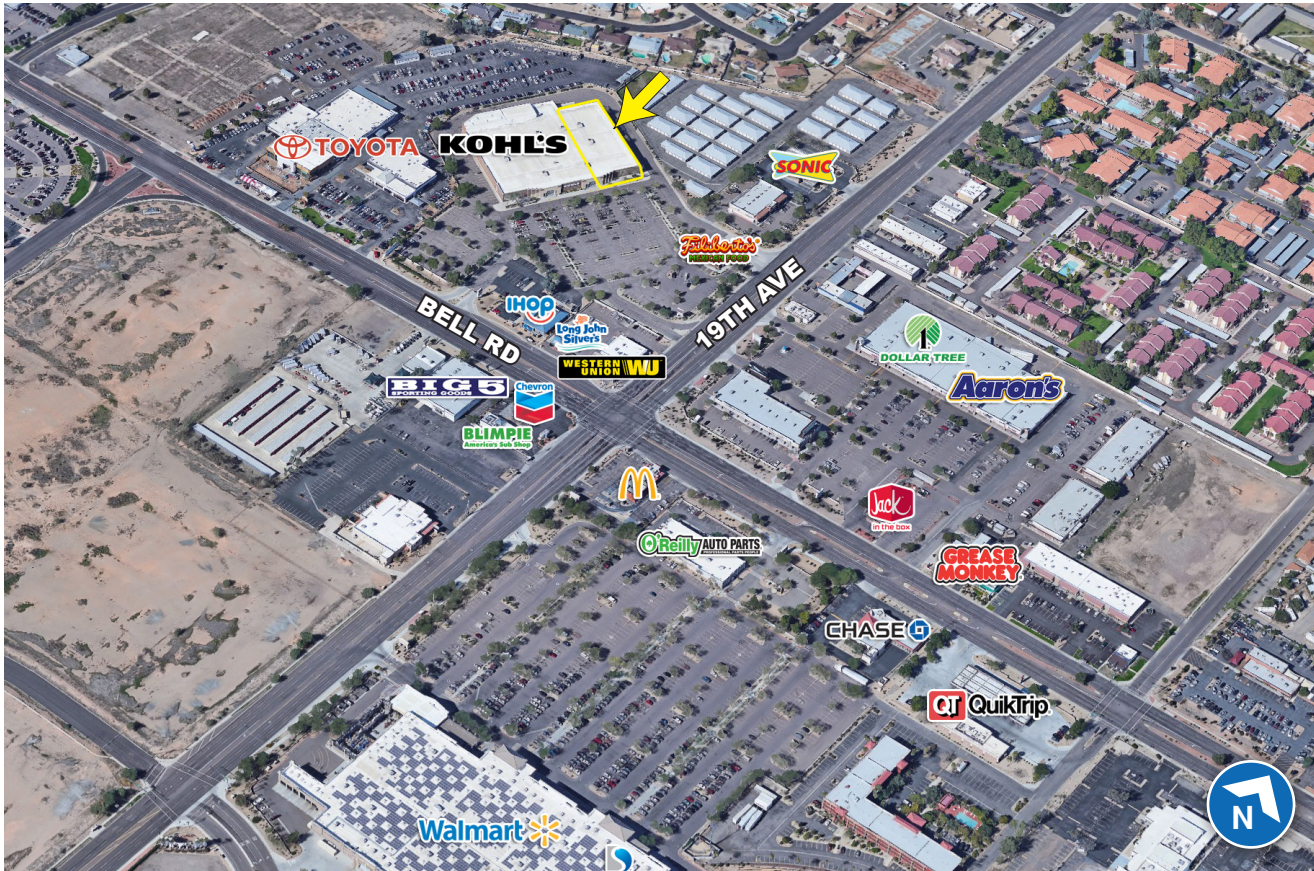


# PRIME RETAIL SPACE ADJACENT TO KOHL'S

PHOENIX, AZ 85023 | 17232 N 19TH AVE | NWC 19TH AVE & BELL RD | NORTH PHOENIX #638



- Highly-visible junior box location
- Just a ½-mile from Interstate 17
- Good population density with middle class neighborhoods
- The Walmart and Sam's Club combo across the street expands the trade area

## DEMOGRAPHICS:

|                        | 3 MILES  | 5 MILES  | 7 MILES  |
|------------------------|----------|----------|----------|
| 2018 Population        | 149,946  | 336,994  | 612,589  |
| 2018 Total Workers     | 77,770   | 166,360  | 263,660  |
| 2018 Average HH Income | \$70,180 | \$68,931 | \$76,174 |
| 2018 Median HH Income  | \$53,248 | \$52,731 | \$56,833 |

## TRAFFIC COUNTS:

|   |             |
|---|-------------|
| N | ±28,041 VPD |
| S | ±19,815 VPD |
| E | ±41,321 VPD |
| W | ±40,505 VPD |

**AVAILABLE SF:**  
UP TO 26,700 SF

**FRONTAGE:**  
APPROX. 104'-10"

**ZONING:**  
C-2, CITY OF PHOENIX

**RATES:**  
CALL FOR DETAILS

## AREA ANCHORS:

**Walmart** 



**DAN GARDINER**  
602.734.7204  
dgardiner@pcaemail.com

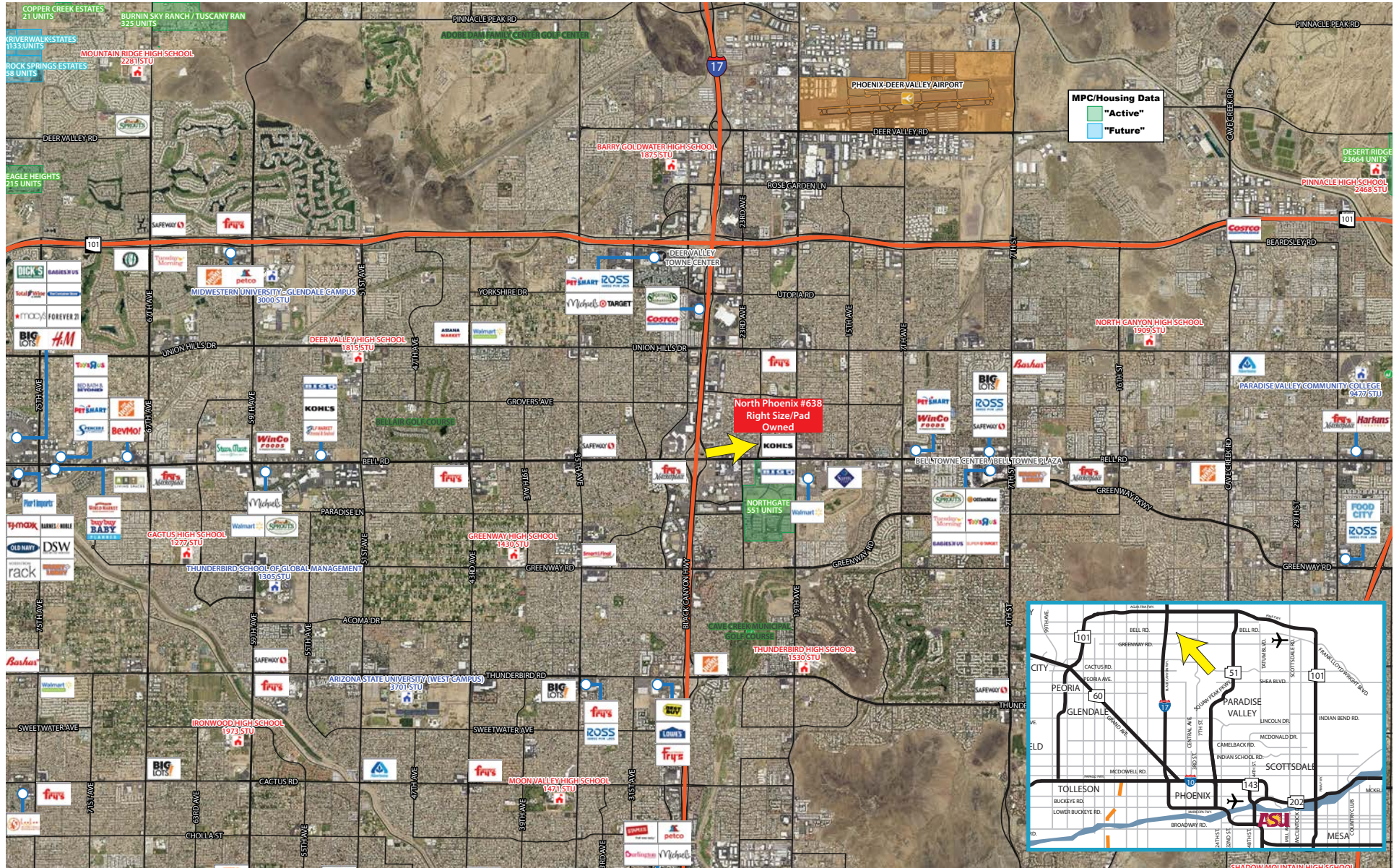
**GREG LAING**  
602.734.7207  
glaing@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [185] MAR 4, 2019

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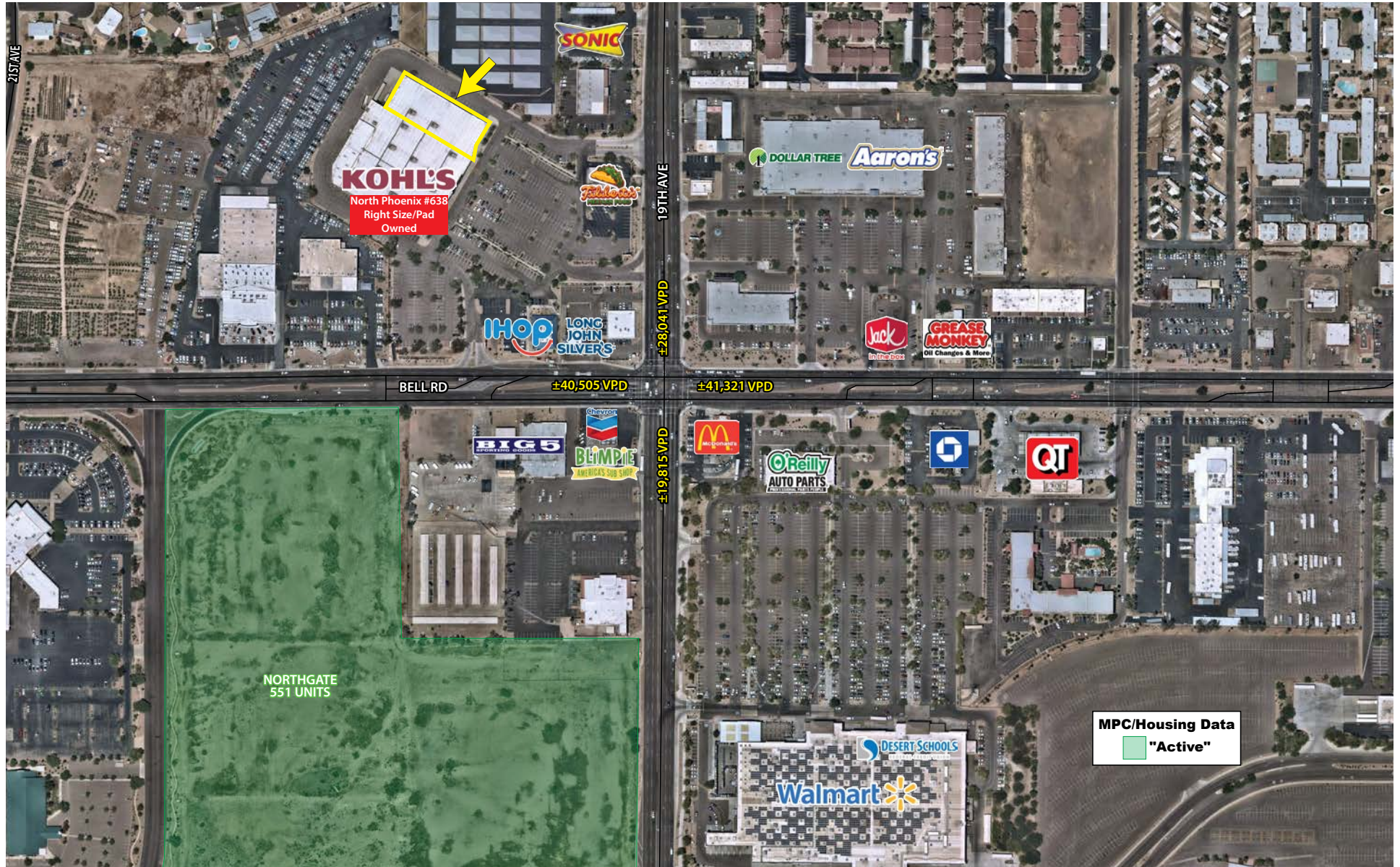
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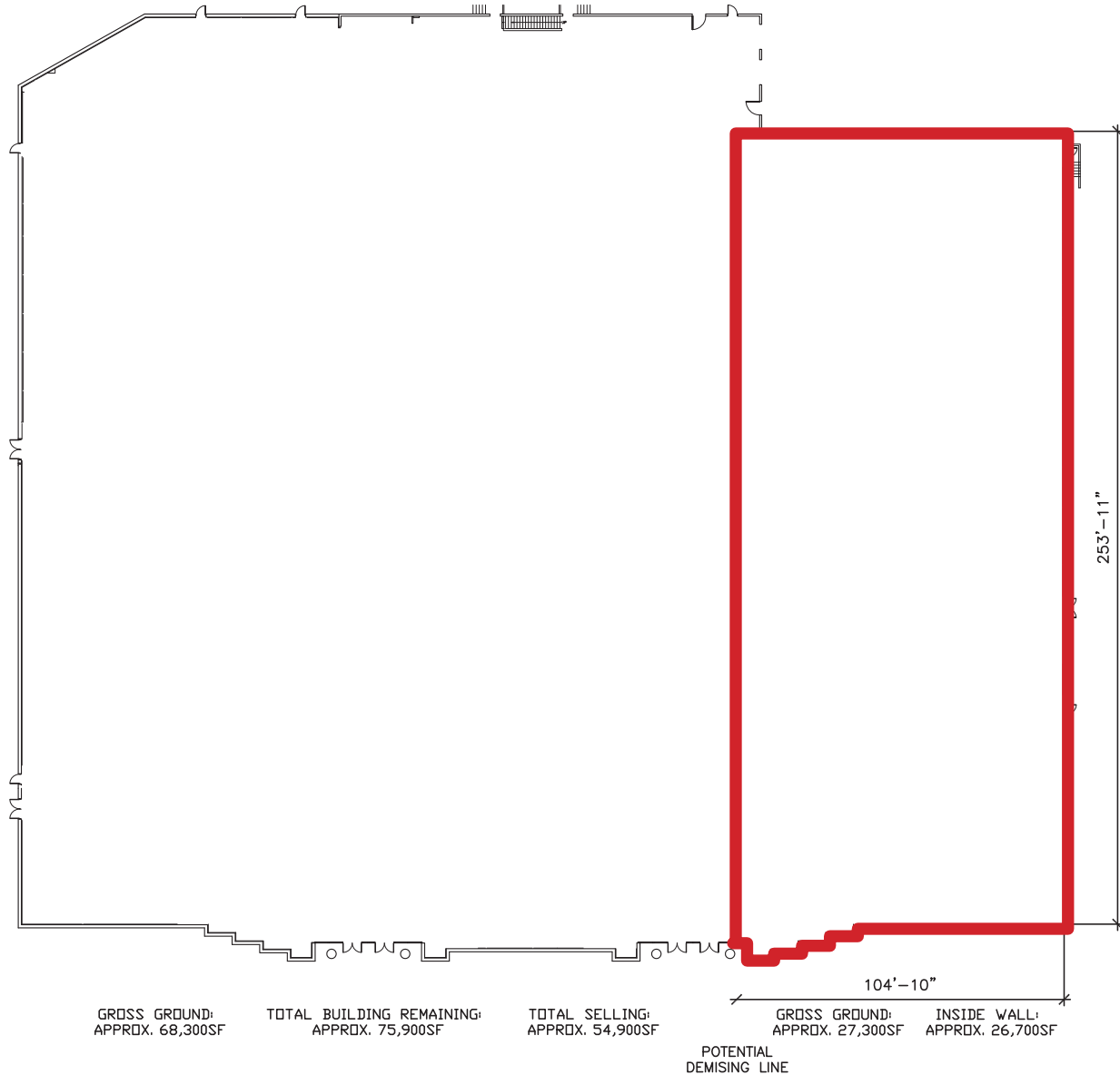
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#10638 North Phoenix, AZ  
Updated: 11/17/17

GROSS GROUND:  
APPROX. 68,300SF

TOTAL BUILDING REMAINING:  
APPROX. 75,900SF

TOTAL SELLING:  
APPROX. 54,900SF

GROSS GROUND:  
APPROX. 27,300SF

INSIDE WALL:  
APPROX. 26,700SF

POTENTIAL  
DEMISING LINE



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