

PUEBLO NUEVO



301 EAST BETHANY HOME ROAD
PHOENIX, ARIZONA 85012



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01

PROPERTY SUMMARY

PROPERTY SUMMARY

Property Address: 301 E Bethany Home Rd
Phoenix, 85012


Lease Type: Full Service

Available Suites:

A112:	1,250 - \$21.00/PSF
A115:	1,528 - \$21.00/PSF
A222:	2,413 - \$21.00/PSF
A132:	1,617 - \$21.00/PSF
C275:	2,277 - \$21.00/PSF
C189:	890 - \$21.00/PSF
C295A:	1,557 - \$21.00/PSF



PROPERTY HIGHLIGHTS



Charming garden-style office building with Santa Fe architecture

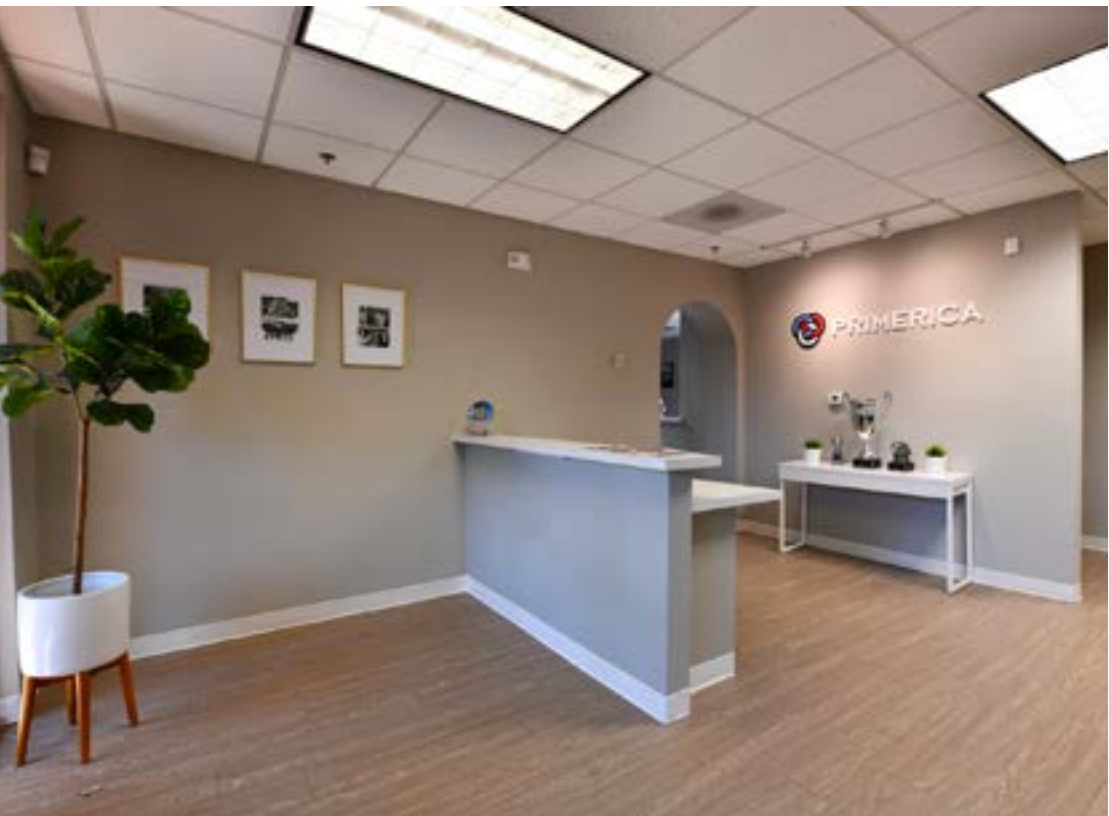
Centrally located with close access to SR-51, I-17, Camelback Corridor and Downtown Phoenix

Close to new restaurants and retail on 7th Street and Central Avenue
Countless nearby retail amenities located within close proximity to the property

Uptown Farmers Market within walking distance - includes 25+ Food Vendors (Numerous Food Trucks), 75+ Local Vendors specializing in Food, Plant, Kitchen, Garden & Health
Recently renovated building (2015)

New ownership & professionally managed on-site by Arcadia Management

Monument signage available



02

AERIAL OVERVIEW



AERIAL OVERVIEW



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.

03

DEMOGRAPHIC OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2019	15,293	176,651	456,783
2024	16,514	192,020	497,051



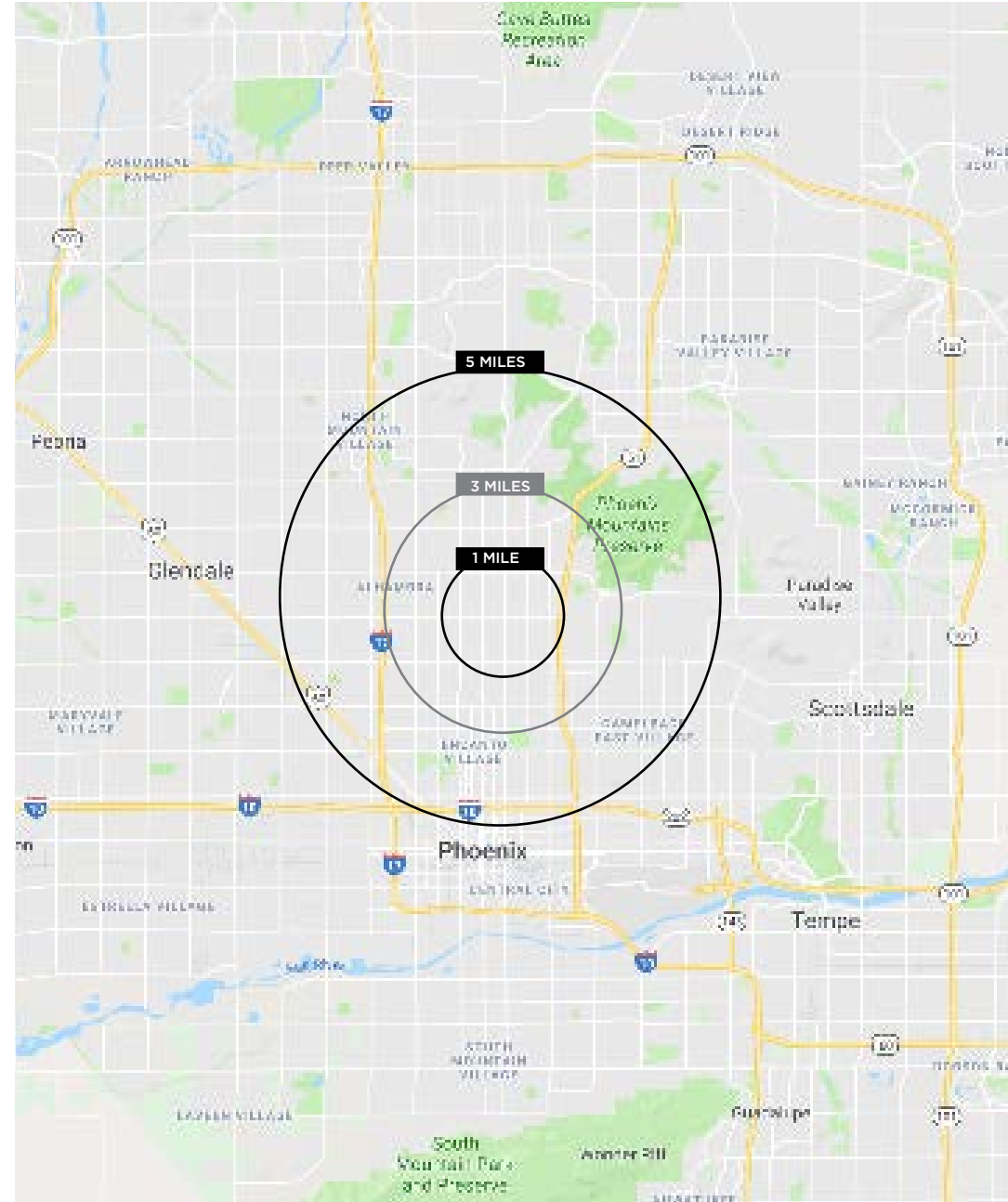
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2019	7,422	77,355	180,291
HH Growth 2019-2024	7.86%	8.67%	8.83%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019	\$96,968	\$71,796	\$66,067





CONTACT

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