



RETAIL PROPERTY FOR LEASE

# HORIZON VILLAGE

NWC 19th Ave & Indian School Rd | Phoenix, AZ 85015

**BRYAN LEDBETTER**  
602.795.8670  
bledbetter@w-retail.com

**MAKENNA WESLEY**  
602.931.4488  
mwesley@w-retail.com

**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Suite 200  
Phoenix AZ, 85016  
602.778.3747 | w-retail.com

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## LOCATION DESCRIPTION

NWC Indian School Road & 19th Avenue - Phoenix

## PROPERTY HIGHLIGHTS

- Two High Profile Endcaps Available
- Dense Infill Trade Area
- High Volume Food City grocery anchored shopping center
- Approximately 66,000 cars per day at the intersection

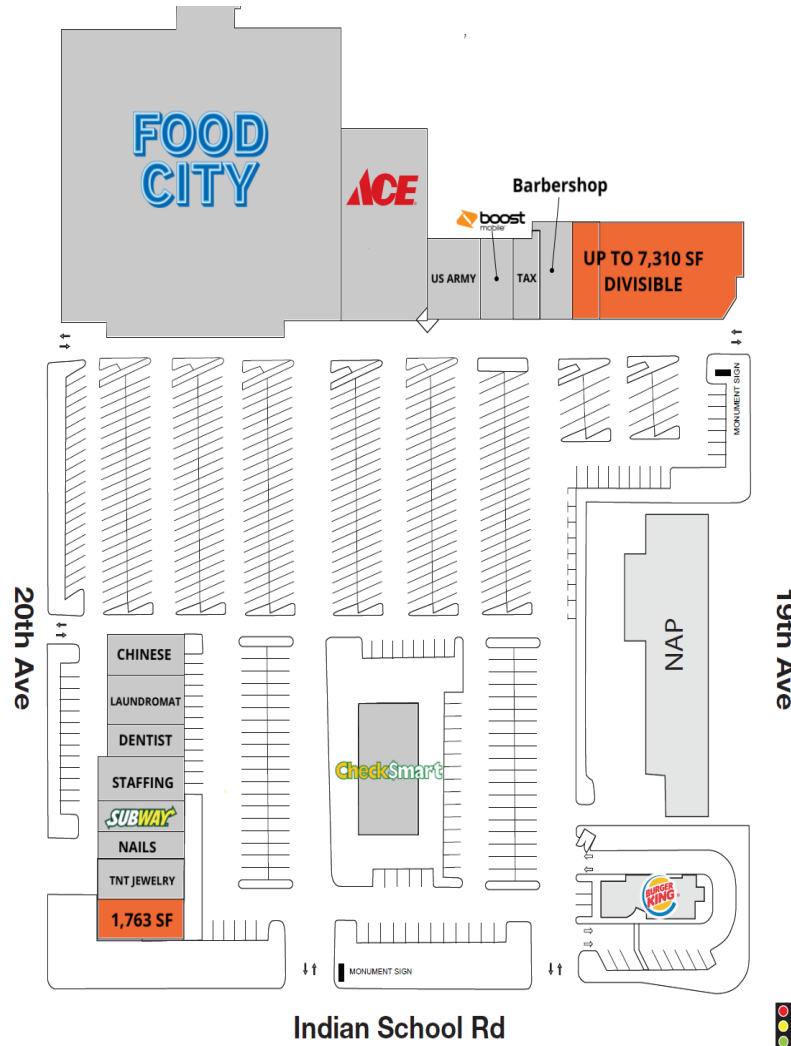
## AREA COTENANTS



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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

|              |                  |             |                  |
|--------------|------------------|-------------|------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable       |
| Total Space: | 1,763 - 7,310 SF | Lease Rate: | CALL FOR PRICING |

## AVAILABLE SPACES

| SUITE | TENANT                   | SIZE      | TYPE | RATE             | DESCRIPTION         |
|-------|--------------------------|-----------|------|------------------|---------------------|
| A101  | Available                | 7,310 SF  | NNN  | CALL FOR PRICING | DIVISIBLE - END CAP |
| A105  | Hall of Fades            | 1,135 SF  | NNN  | -                | BARBERSHOP          |
| A106  | INCOME TAX               | 957 SF    | NNN  | -                | -                   |
| A107  | BOOST MOBILE             | 1,428 SF  | NNN  | -                | -                   |
| A107A | US ARMY                  | 2,422 SF  | NNN  | -                | -                   |
| A108  | ACE HARDWARE             | 13,700 SF | NNN  | -                | -                   |
| A109  | FOOD CITY                | 62,868 SF | NNN  | -                | -                   |
| B110  | YIN'S CHINESE RESTAURANT | 1,720 SF  | NNN  | -                | -                   |
| B111  | LAUNDROMAT               | 3,154 SF  | NNN  | -                | -                   |
| B113  | DENTIST                  | 1,598 SF  | NNN  | -                | -                   |
| B114  | STAFFING NETWORK         | 1,763 SF  | NNN  | -                | -                   |
| B115  | SUBWAY                   | 1,450 SF  | NNN  | -                | -                   |
| B116  | JB NAIL & SPA            | 978 SF    | NNN  | -                | -                   |
| B117  | TNT JEWELRY              | 3,662 SF  | NNN  | -                | -                   |
| B117A | Available                | 1,763 SF  | NNN  | CALL FOR PRICING | END CAP             |

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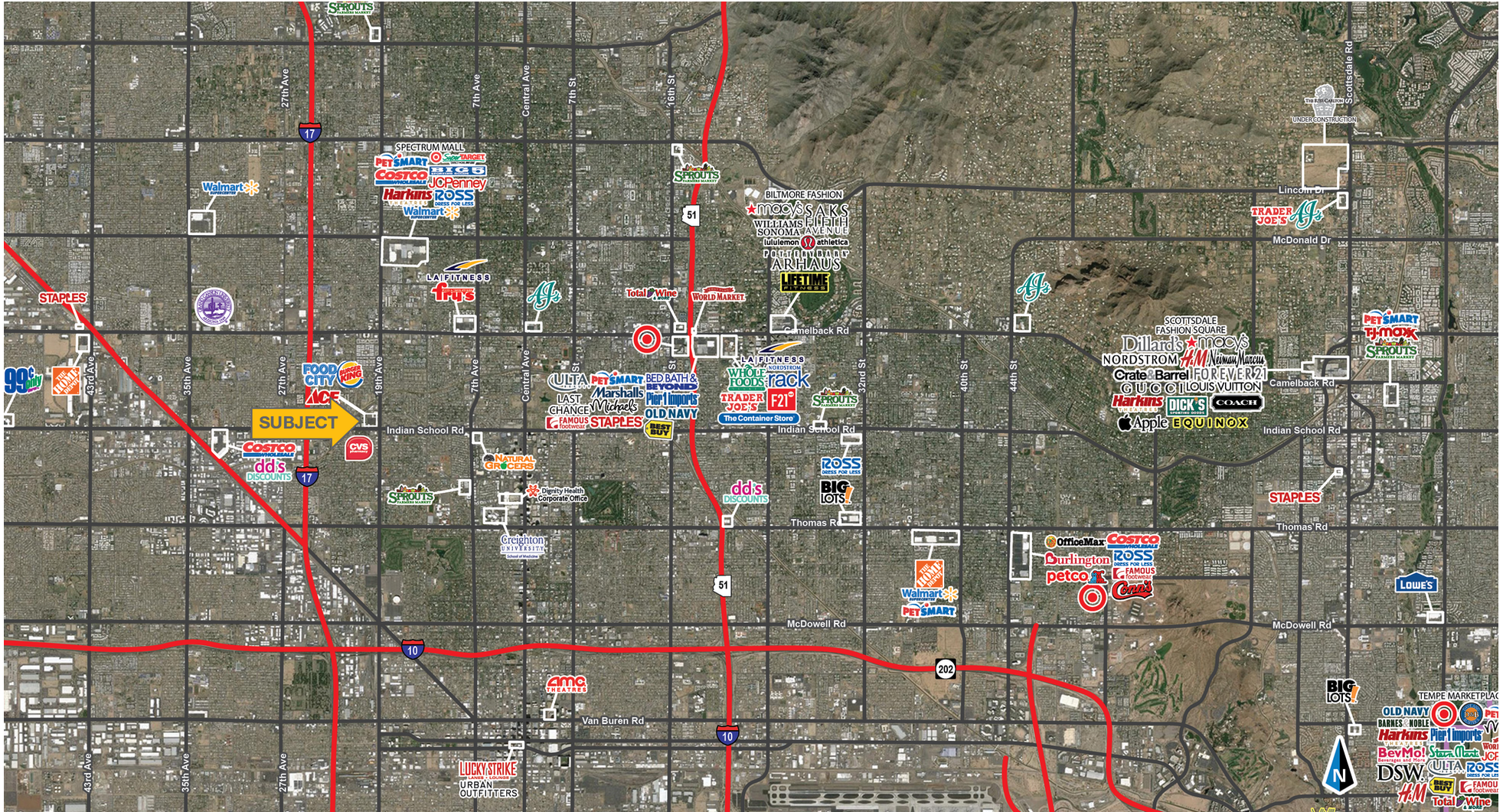
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| SUITE | TENANT     | SIZE     | TYPE | RATE | DESCRIPTION |
|-------|------------|----------|------|------|-------------|
| C201  | CHECKSMART | 4,000 SF | NNN  | -    | -           |

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| <b>POPULATION SUMMARY</b>                       | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---|---------------|----------------|----------------|
| Total Population                                | 30,156        | 180,186        | 486,974        |
| Total Population in 5 years                     | 32,241        | 195,136        | 522,080        |
| Annual Growth Rate                              | 1.35%         | 1.61%          | 1.40%          |
| Median Age                                      | 30.2          | 32.4           | 31.9           |
| <b>INCOME SUMMARY</b>                           |               |                |                |
| Median Household Income                         | \$37,878      | \$45,244       | \$44,149       |
| Average Household Income                        | \$53,318      | \$67,124       | \$66,312       |
| <b>BUSINESS SUMMARY</b>                         |               |                |                |
| Total Businesses                                | 572           | 8,092          | 19,585         |
| Total Employees                                 | 5,382         | 114,765        | 309,590        |
| Daytime Population                              | 22,493        | 214,452        | 592,600        |
| <b>POPULATION 25+ by EDUCATIONAL ATTAINMENT</b> |               |                |                |
| Associate's Degree                              | 8.1%          | 7.2%           | 6.8%           |
| Bachelor's Degree                               | 13.5%         | 15.8%          | 14.9%          |
| Graduate / Professional Degree                  | 7.6%          | 10.3%          | 8.9%           |
| Percent of Population with Degrees              | 29.2%         | 33.3%          | 30.6%          |
| <b>EMPLOYED POPULATION 16+ by OCCUPATION</b>    |               |                |                |
| Total   | 13,047        | 80,501         | 203,965        |
| White Collar                                    | 47.4%         | 53.6%          | 52.3%          |
| Service Industry                                | 25.8%         | 22.8%          | 23.1%          |
| Blue Collar                                     | 26.9%         | 23.6%          | 24.6%          |
| <b>HOUSEHOLD SUMMARY</b>                        |               |                |                |
| Households                                      | 10,409        | 66,901         | 170,735        |
| Average Household Size                          | 2.87          | 2.66           | 2.76           |
| Average Family Size                             | 3.66          | 3.61           | 3.66           |
| Median Home Value                               | \$210,012     | \$221,102      | \$213,546      |

\* 2020 Demographic data derived from ESRI

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