



RETAIL PROPERTY FOR LEASE

GRAND CANYON CROSSING

NEC Bethany Home Rd & 35th Ave Phoenix, AZ

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LOCATION DESCRIPTION

NEC Bethany Home Rd & 35th Ave

PROPERTY HIGHLIGHTS

- Space Available from 900 SF to 15,867 SF
- Restaurant space available
- Complimentary mix of in-line and outparcel tenants
- Located at the signalized intersection of 35th Ave & Bethany Home Rd with three access points on 35th Ave and four access points along Bethany Home Rd
- High density trade zone with 213,519 people in a three mile radius

AREA COTENANTS



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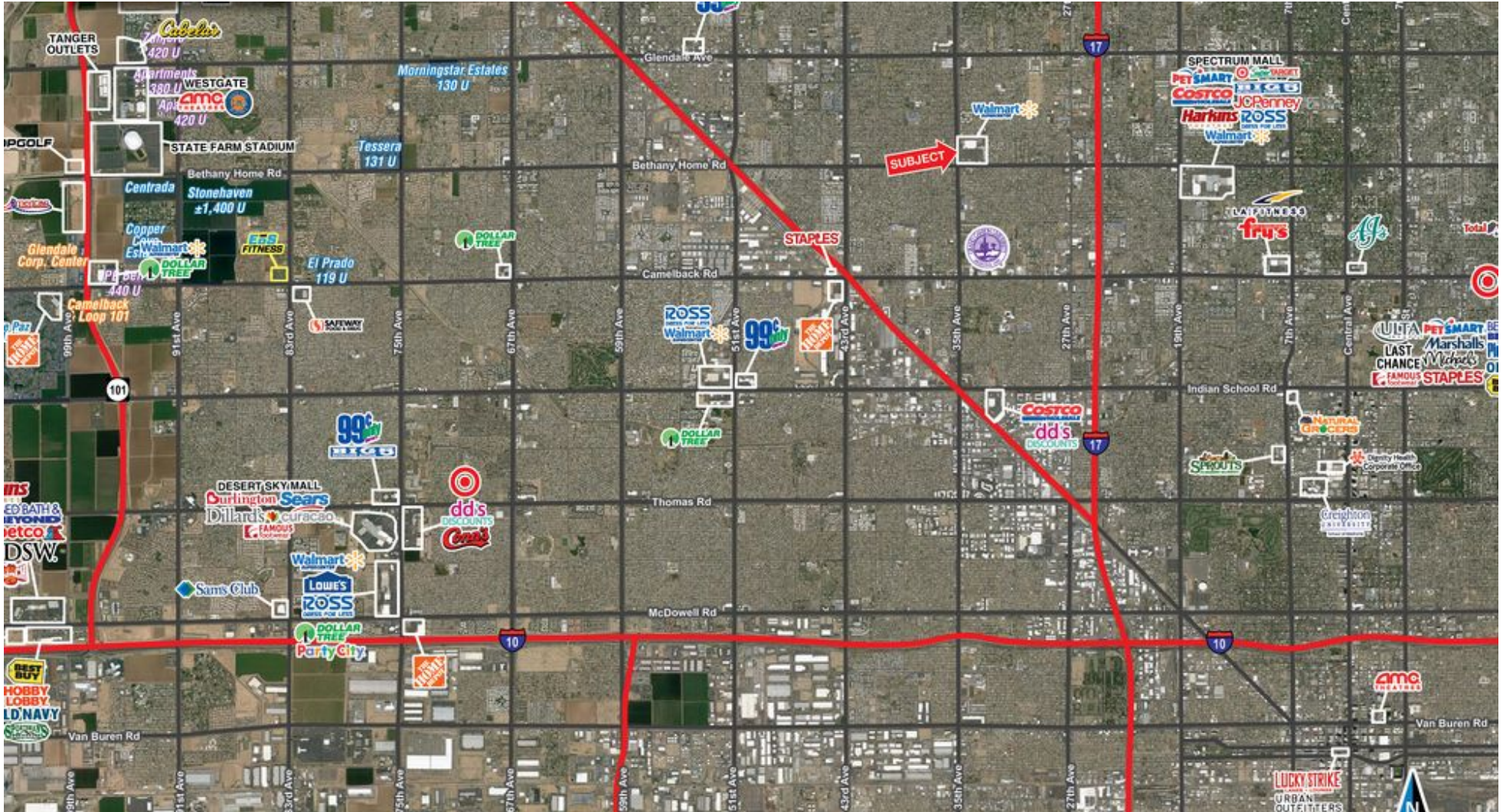
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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 15,867 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
LEASED	STARBUCKS	1,500 SF	NNN	-	-
LEASED	HUNGRY HOWIE'S	1,200 SF	NNN	-	-
LEASED	METRO PCS	2,120 SF	NNN	-	-
LEASED	JAMBA JUICE	1,600 SF	NNN	-	-
LEASED	WINGSTOP	2,000 SF	NNN	-	-
LEASED	WINGSTOP	2,000 SF	NNN	-	-
101B	Available	1,497 SF	NNN	CALL FOR PRICING	-
105	Available	1,350 SF	NNN	CALL FOR PRICING	-
107	Available	1,473 SF	NNN	CALL FOR PRICING	-
LEASED	FARMER'S INSURANCE	1,196 SF	NNN	-	-
LEASED	PHO 602	4,200 SF	NNN	-	-
111	Available	1,725 SF	NNN	CALL FOR PRICING	-
113	Available	1,055 SF	NNN	CALL FOR PRICING	-
115	Available	1,055 SF	NNN	CALL FOR PRICING	-
117	Available	1,400 SF	NNN	CALL FOR PRICING	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
LEASED	BARRO'S	4,200 SF	NNN	-	-
LEASED	TARGET STAFFING	1,063 SF	NNN	-	-
127	Available	1,300 SF	NNN	CALL FOR PRICING	-
LEASED	KELLY D NAILS & SPA	1,300 SF	LEASED	-	-
LEASED	MASKADORE'S TACO SHOP	1,730 SF	NNN	-	-
135	Available	1,755 SF	NNN	CALL FOR PRICING	-
LEASED	NATIONWIDE VISION CENTER	2,150 SF	NNN	-	-
141	Available	900 SF	NNN	CALL FOR PRICING	-
LEASED	BOBAHOLIC	1,300 SF	NNN	-	-
LEASED	HARBOR FRIEGHT TOOLS	18,078 SF	NNN	-	-
165	Available	15,867 SF	NNN	CALL FOR PRICING	-
LEASED	SALLY BEAUTY SUPPLY	1,664 SF	NNN	-	-
LEASED	GIOVANNYS BARBER SHOP	1,120 SF	NNN	-	-
LEASED	HOLLYWOOD BEAUTY	980 SF	NNN	-	-
LEASED	LA MICHOACANA PLUS ICE CREAM	3,030 SF	NNN	-	-
LEASED	SONIC	1,406 SF	NNN	-	-
LEASED	WENDY'S	3,300 SF	NNN	-	-
LEASED	FIRESTONE	5,056 SF	NNN	-	-
LEASED	QUICK QUACK CAR WASH	5,152 SF	NNN	-	-
LEASED	DENNY'S	5,438 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
LEASED	WALMART	206,528 SF	NNN	-	-

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	29,159	211,677	544,333
Total Population in 5 years	29,159	211,677	544,333
Annual Growth Rate	0.91%	1.08%	1.17%
Median Age	29.6	30.6	31.2
INCOME SUMMARY			
Median Household Income	\$44,921	\$38,846	\$44,068
Average Household Income	\$53,736	\$53,765	\$62,430
BUSINESS SUMMARY			
Total Businesses	305	4,931	14,875
Total Employees	5,050	59,988	193,169
Daytime Population	22,749	186,806	508,485
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	7.2%	7.9%	7.6%
Bachelor's Degree	7.6%	9.3%	11.7%
Graduate / Professional Degree	3.8%	4.9%	6.9%
Percent of Population with Degrees	18.6%	22.1%	26.2%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	11,462	84,860	229,017
White Collar	41.0%	44.1%	49.3%
Service Industry	26.8%	26.5%	23.6%
Blue Collar	32.3%	29.4%	27.0%
HOUSEHOLD SUMMARY			
Households	7,792	68,770	182,882
Average Household Size	3.67	3.05	2.95
Average Family Size	4.14	3.78	3.71
Median Home Value	\$165,591	\$166,025	\$186,969

* 2020 Demographic data derived from ESRI

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