



Christown Spectrum

Phoenix, AZ

Phoenix-Mesa-Chandler (AZ)



Zach Blatteis

Leasing Representative

(949) 209-5161

zblatteis@kimcorealty.com

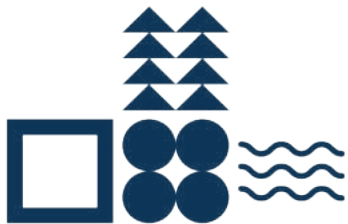
KRC Property Management I, Inc., a Subsidiary of Kimco Realty ®
CA License ID: 01768718 | CA KRC License ID: 01518685





As of 02/10/25

AERIAL



GROSS LEASABLE AREA (GLA)	845,833 SF
PARKING SPACES	4,359
PARKING RATIO	5.15 per 1,000 SF

Zach Blatteis

Leasing Representative | (949) 209-5161 | zblatteis@kimcorealty.com



DENSITY AERIAL



Property Overview

Christown Spectrum is a dominant shopping center located in Phoenix, Arizona. The well-anchored, 71.73 acre property contains numerous retailers and ten pad buildings.

Zach Blatteis

Leasing Representative | (949) 209-5161 | zblatteis@kimcorealty.com



Available Non-Controlled Curbside Pick-up



Zach Blatteis

Leasing Representative | (949) 209-5161 | zblatteis@kimcorealty.com

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Ulta	8,992	23 MY DR NOW	1,200	43 Wave	3,750
2 Bath & Body Works	4,020	24 Available	1,080	44 Available	3,000
3 America's Best Contacts & Eyeglasses	3,500	25 Stress Away	1,309	45 Available	7,395
4 KTK Chiropractic	3,337	26 Available	1,460	46 Blush	11,221
5 Dollar Tree	10,740	27 Executive Barber Shop	902	47 Neveria Chayos	1,000
6 Ross Dress for Less	30,000	28 Available	1,062	48 Ono Hawaiian BBQ	2,200
7 PetSmart	20,995	29 Available (Former Restaurant)	1,495	49 Bamboo Asian Kitchen	3,360
8 Burlington	30,000	30 Walmart	251,361	50 Great Clips	900
9 Hobby Lobby	60,000	31 Available	5,228	51 Naughty Tacos	1,540
10 Big 5 Sporting Goods	10,059	32 Available	1,659	52 JPMorgan Chase Bank	4,214
11 Foot Locker	5,350	33 Harkins Theatres	62,322	53 Bank of America	8,000
12 Charley's Philly Steaks	775	34 American Furniture Warehouse	149,609	54 Wells Fargo	6,300
13 Visionworks	3,750	34A Available	5,200	55 Walgreens	15,120
14 T-Mobile	3,035	35 Available	2,532	56 Carl's Jr.	4,067
15 The Taco Spot	2,468	36 Modluxe	1,230	57 KFC	2,594
16 K-momo	6,875	37 GameStop	1,140	58 Taco Bell	1,989
17 Famous Footwear	8,222	38 Dream Gold & Diamond	1,040	59 Olive Garden	7,000
18 Melrose Fashions	9,631	39 Claire's Boutiques	1,045	60 Mandarin Buffet	12,298
19 Cricket Wireless	637	40 Journeys	1,915	61 Yucca Branch Library	10,500
20 Available	3,056	41 Nail U Luv	1,089		
21 Five Below	10,787	42 Available	1,309		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

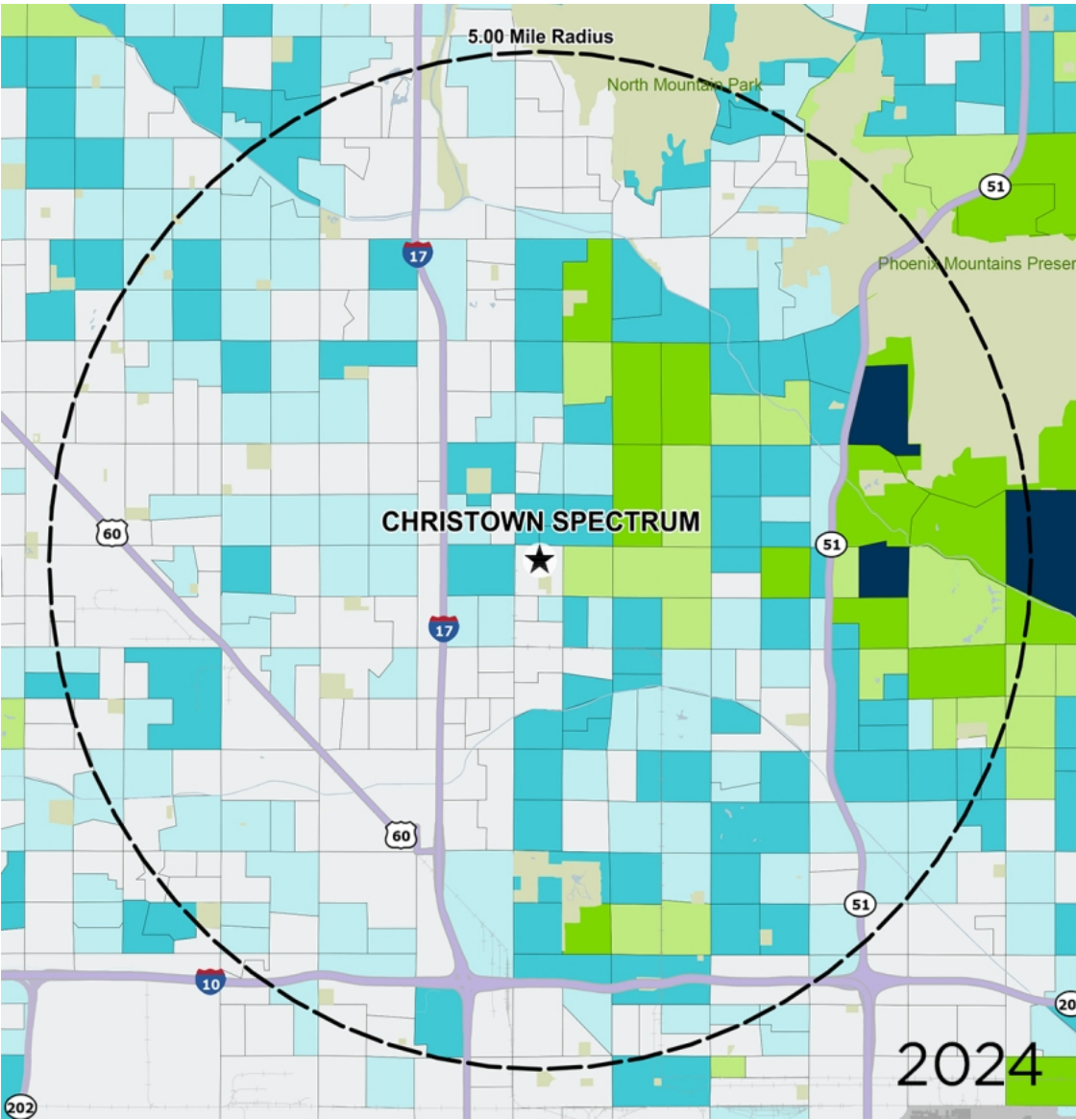
Zach Blatteis

Leasing Representative | (949) 209-5161 | zblatteis@kimcorealty.com





COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,090	203,985	466,785
Daytime Pop	20,020	287,965	700,688
Households	8,575	79,973	182,517
Average HH Income	\$89,351	\$94,120	\$93,706
Median HH Income	\$61,930	\$64,716	\$66,229
Per Capita Income	\$36,780	\$37,415	\$37,008

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



Zach Blatteis

Leasing Representative | (949) 209-5161 | zblatteis@kimcorealty.com



Christown Spectrum

West Bethany Home Rd. & 19th Ave., Phoenix, AZ



Zach Blatteis

Leasing Representative

(949) 209-5161

zblatteis@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty ®
CA License ID: 01768718 | CA KRC License ID: 01518685