



Christown Spectrum

Phoenix, AZ

Phoenix-Mesa-Chandler (AZ)

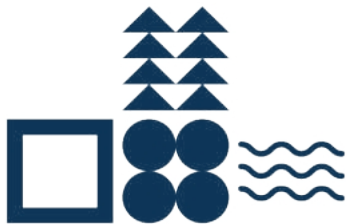


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AERIAL



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

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Google Earth

DENSITY AERIAL

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Available Non-Controlled Curbside Pick-up



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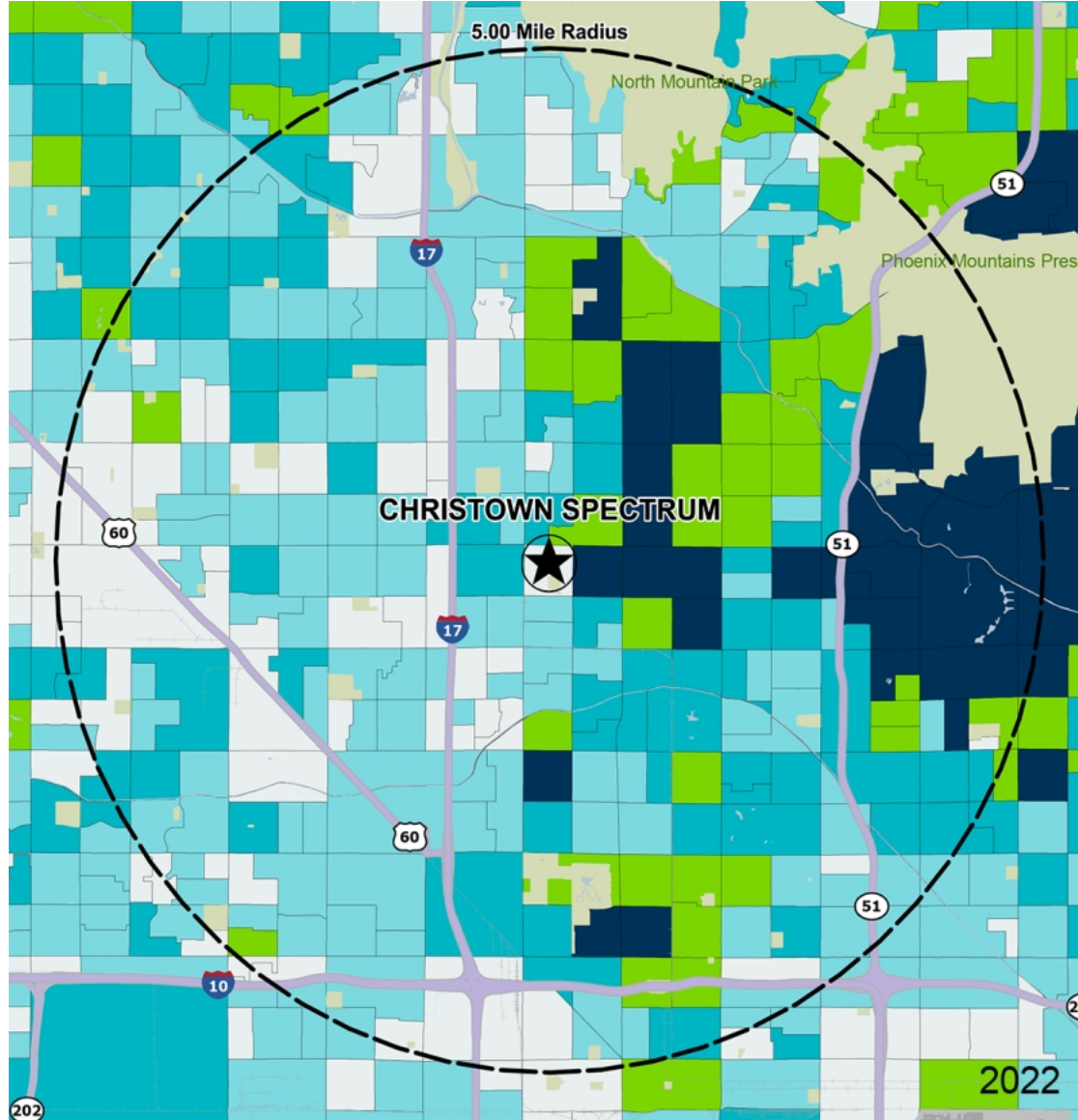
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Ulta	8,992	24 Available	1,080	45 Rainbow	7,395
2 Bath & Body Works	4,020	25 Stress Away	1,309	46 Blush	11,221
3 America's Best Contacts & Eyeglasses	3,500	26 Available	1,460	47 Neveria Chayos	1,000
4 KTK Chiropractic	3,337	27 Executive Barber Shop	902	48 Ono Hawaiian BBQ	2,200
5 Dollar Tree	10,740	28 Available	1,062	49 Bamboo Asian Kitchen	3,360
6 Ross Dress for Less	30,000	29 Machete Azteca	1,495	50 Great Clips	900
7 PetSmart	20,995	30 Walmart	251,361	51 Naughty Tacos	1,540
8 Burlington	30,000	31 Available	5,228	52 JPMorgan Chase Bank	4,214
9 Hobby Lobby	60,000	32 Available	1,659	53 Bank of America	8,000
10 Big 5 Sporting Goods	10,059	33 Harkins Theatres	62,322	54 Wells Fargo	6,300
11 Foot Locker	5,350	34 American Furniture Warehouse	149,609	55 Walgreens	15,120
12 Charley's Philly Steaks	775	34A Available	5,200	56 Carl's Jr.	4,067
13 Visionworks	3,750	35 Available	2,532	57 KFC	2,594
14 T-Mobile	3,035	36 Modluxx	1,230	58 Taco Bell	1,989
15 Ghatt Yo Wings	2,468	37 GameStop	1,140	59 Olive Garden	7,000
16 K-momo	6,875	38 GNC	1,040	60 Mandarin Buffet	12,298
17 Famous Footwear	8,222	39 Claire's Boutiques	1,045	61 Yucca Branch Library	10,500
18 Melrose Fashions	9,631	40 Journeys	1,915	62 Available	3,344
19 Cricket Wireless	637	41 Nail U Luv	1,089	63 Available	972
20 Available	3,056	42 Available	1,309	64 Available	800
21 Five Below	10,787	43 Wave	3,750	65 Available	2,853
23 Available (Former Hair Salon)	1,200	44 Available	3,000		

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.



COMPETITION MAP



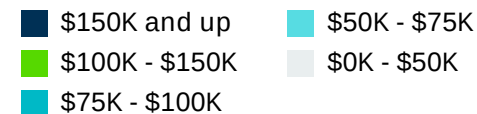
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	22,845	195,596	459,878
Daytime Pop	21,072	265,346	682,966
Households	9,195	76,534	176,395
Average HH Income	\$74,876	\$81,179	\$81,392
Median HH Income	\$51,668	\$55,664	\$57,136
Per Capita Income	\$30,252	\$32,028	\$31,502

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



Christown Spectrum

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



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