# ASÍ REAL ESTATE INVESTMENTS



### **EL MONTE SHOPPING PLAZA** SEC 19TH & DUNLAP AVENUES 8841 N 19TH AVE., PHOENIX, AZ 85021

- Over 150,000 people living within 3 miles of the shopping center
- Anchored by El Rancho Market, and Dollar Tree
- 1,011 SF to 6,683 SF Available
- **TENANTS**











#### Newly Remodeled

- Adjacent to 2nd most used Light Rail Station
- The high traffic corner of 19th Ave. & Dunlap sees more than 62,000 cars each day.

#### TOTAL GLA: 101,084 SQ. FT.

#### **POPULATION**

1 MILE	17,660
3 MILES	158,801
5 MILES	423,212

#### TRAFFIC COUNTS \_\_\_\_\_ 62,000 CARS PER DAY

### **AVERAGE HOUSEHOLD INCOME**

1 MILE	\$49,263
3 MILES	\$51,234
5 MILES	\$55,135

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UNIT	TENANT	SQ FT
1819	Cute Smiles	7,560
8921	AVAILABLE	6,683
8919	Shiny Nails	1,300
8917	El Monte Barber Shop	525
8913	Dollar Tree	11,220
8901	El Rancho Market	43,732
8937	AVAILABLE	19,006
8831	USA Cash Services	1,300
8841A	Baskin Robbins	1,351
8841A	Gala Hair Salon	1,011
8842	Cricket Wireless	1,294
8843	Oportun	1,320
8844	Sushi Q	1,650
8845	Party Stop	990
8951	Jack In The Box	2,400
	Wells Fargo ATM	

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.

**TOTAL GLA: 101,084 SF** 

**TOTAL PARKING SPACES: 347** 

**PARKING RATIO: 3.5/1,000** 

#### ALEXIS SUÁREZ

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