






El Monte Shopping Plaza

SEC 19th & Dunlap Avenues: 8841 N 19th Ave, Phoenix, AZ 85021



Property Features

-  Over 150,000 people living within 3 miles of the shopping center
-  Adjacent to 2nd most used Light Rail Station
-  Anchored by El Rancho Market and Humana
-  The high traffic corner of 19th Ave & Dunlap sees more than 62,000 cars each day
-  1,011 SF to 8,500 SF available
-  Strong and well established grocer sales

Population

1 mile	17,660
3 miles	158,801
5 miles	423,212

Traffic Counts

Vehicles per day	62,000
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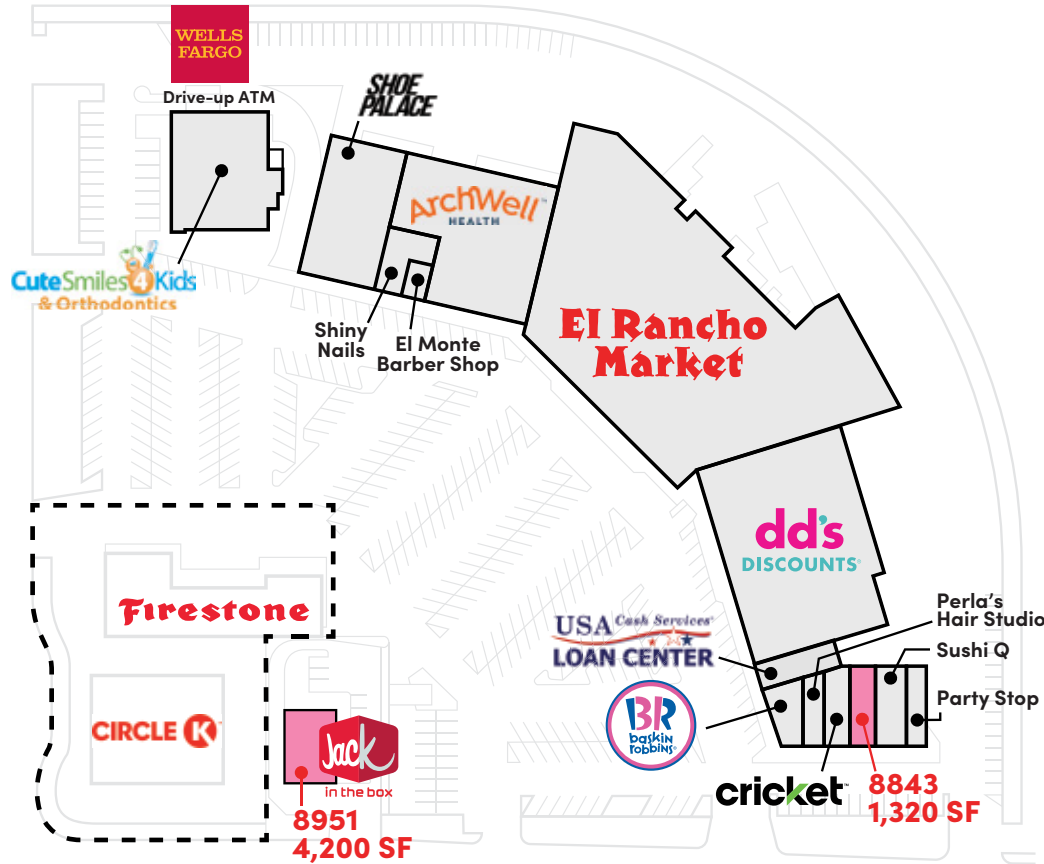
Average Household Income

1 mile	\$49,263
3 miles	\$51,234
5 miles	\$55,135



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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.

UNIT	TENANT	SQ FT
1819	Cute Smiles	7,560
8921	Shoe Palace	6,655
8919	Shiny Nails	1,300
8917	El Monte Barber Shop	525
8913	Archwell Health	11,207
8901	El Rancho Market	43,732
8837	Leased	18,970
8831	USA Cash Services	1,300
8841A	Baskin Robbins	1,351
8841A	Perla's Hair Studio	1,011
8842	Cricket Wireless	1,294
8843	AVAILABLE	1,320
8844	Sushi Q	1,650
8845	Party Stop	990
8951	Drive Thru for Lease	2,400
	Wells Fargo ATM	
TOTAL GLA: 101,084 SF		
TOTAL PARKING SPACES: 347		
PARKING RATIO: 3.5/1,000		