

**±6,111 SF RETAIL BUILDING FOR SALE/LEASE**

NWC 19th Ave. & Indianola  
3838 N. 19th Ave Phoenix, Arizona 85015



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

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## Site Information

3838 N. 19th Ave  
Phoenix, Arizona 85015

- ±6,111 SF Freestanding Building for Sale/Lease
- Owner/User Opportunity
- Can be Demised
- 19th Avenue Frontage
- Monument Signage
- Easy Access to I-17 & I-10 Freeways
- Zoned C-2, City of Phoenix
- New Parking Lot
- **Price: \$1,500,000 (\$245/SF)**

### TRAFFIC COUNTS

INDIAN SCHOOL ROAD	35,965 VPD
19TH AVENUE	21,245 VPD



### DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1-Mile: 28,560	1-Mile: 9,714	1-Mile: \$62,868
3-Mile: 182,569	3-Mile: 68,810	3-Mile: \$70,616
5-Mile: 480,803	5-Mile: 172,398	5-Mile: \$70,804

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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Site Images

**R&G**  
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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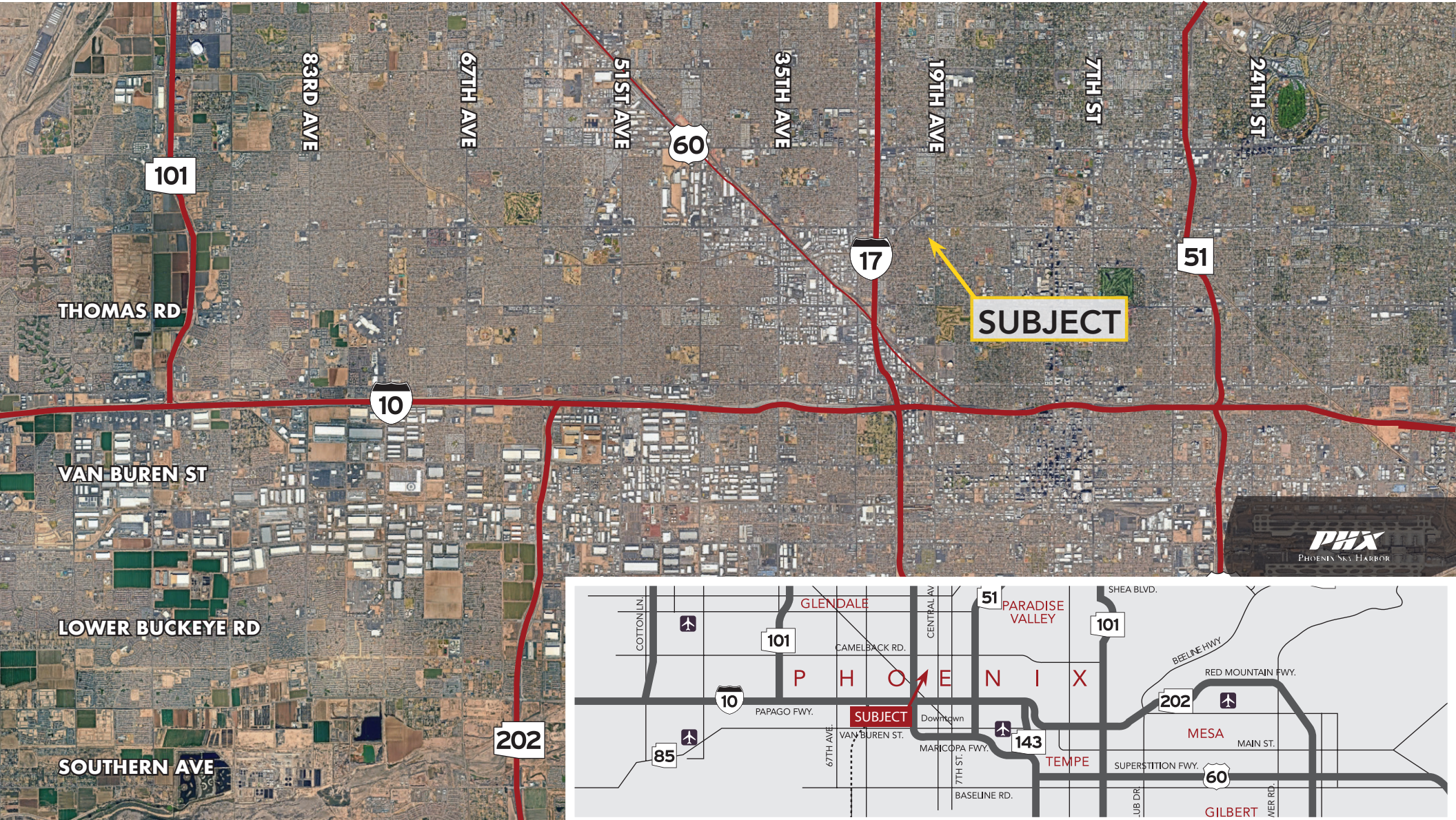
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## Location Maps



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