

**±31,762 SF ANCHOR SPACE FOR LEASE**

SWC I-17 & Bethany Home  
2330 W Bethany Home Rd Phoenix, AZ 85015

**FORMER BIG LOTS**



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

**JARED LIVELY**

480.214.9411  
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±31,762 SF ANCHOR SPACE

## Site Information

### SWC I-17 & Bethany Home

2330 W Bethany Home Rd Phoenix, AZ

- ±31,762 SF Anchor Space (Former Big Lots).
- NEC I-17 Freeway & Bethany Home Rd.
- Freeway Signage and Huge Monument Signage.
- Best Looking Center in the Trade Area.
- Large Parking Field, Easy Access.
- Near Grand Canyon University, and Abrazo Hospital.

#### POPULATION 2024

1 MILE	26,497
3 MILE	210,744
5 MILE	499,720

#### AVG HH INCOME

1 MILE	\$61,916
3 MILE	\$75,938
5 MILE	\$76,666

#### TRAFFIC COUNTS

I-17	189,433 VPD
BETHANY HOME RD	42,291 VPD

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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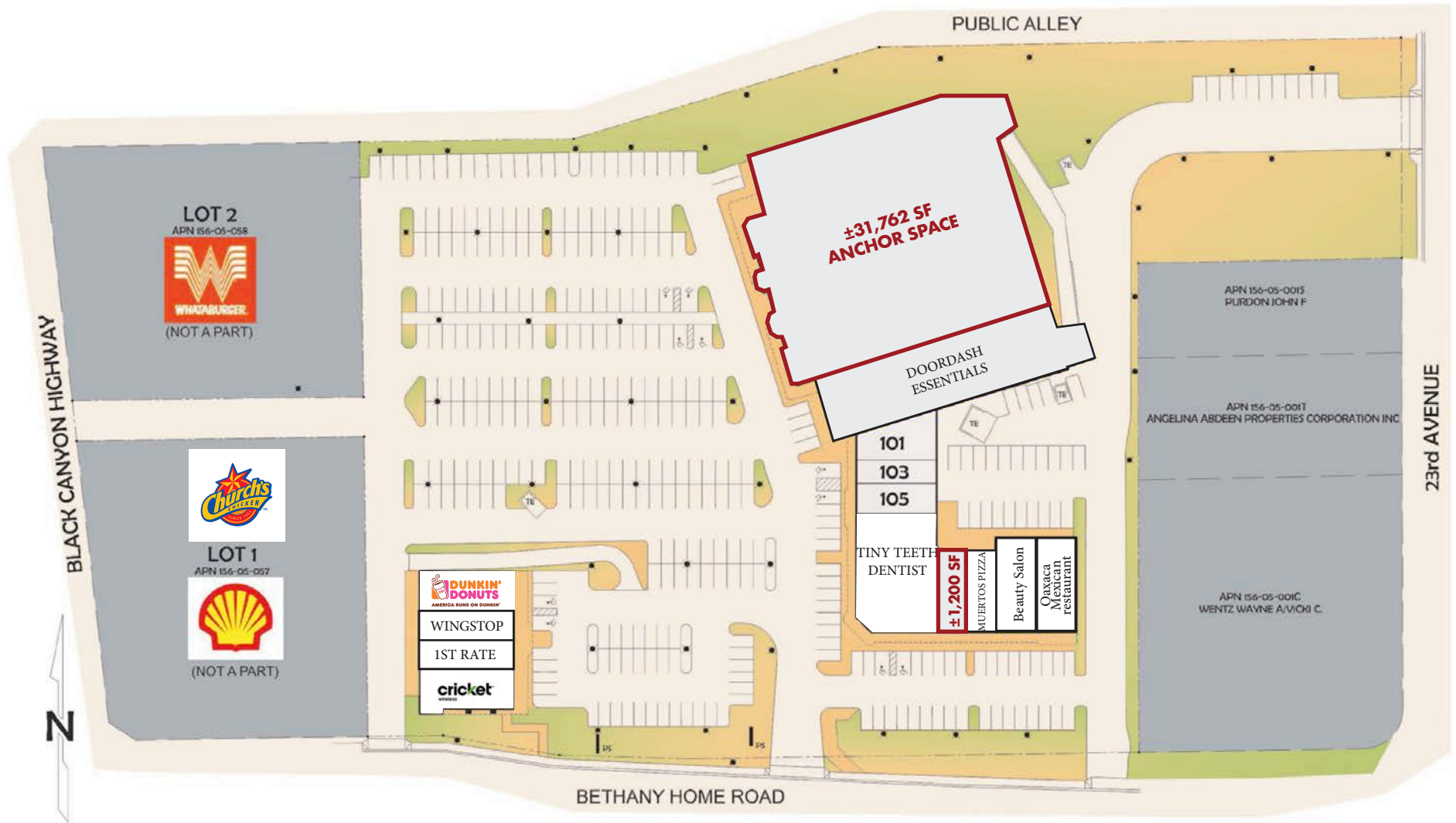
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Site Plan & Available Suites



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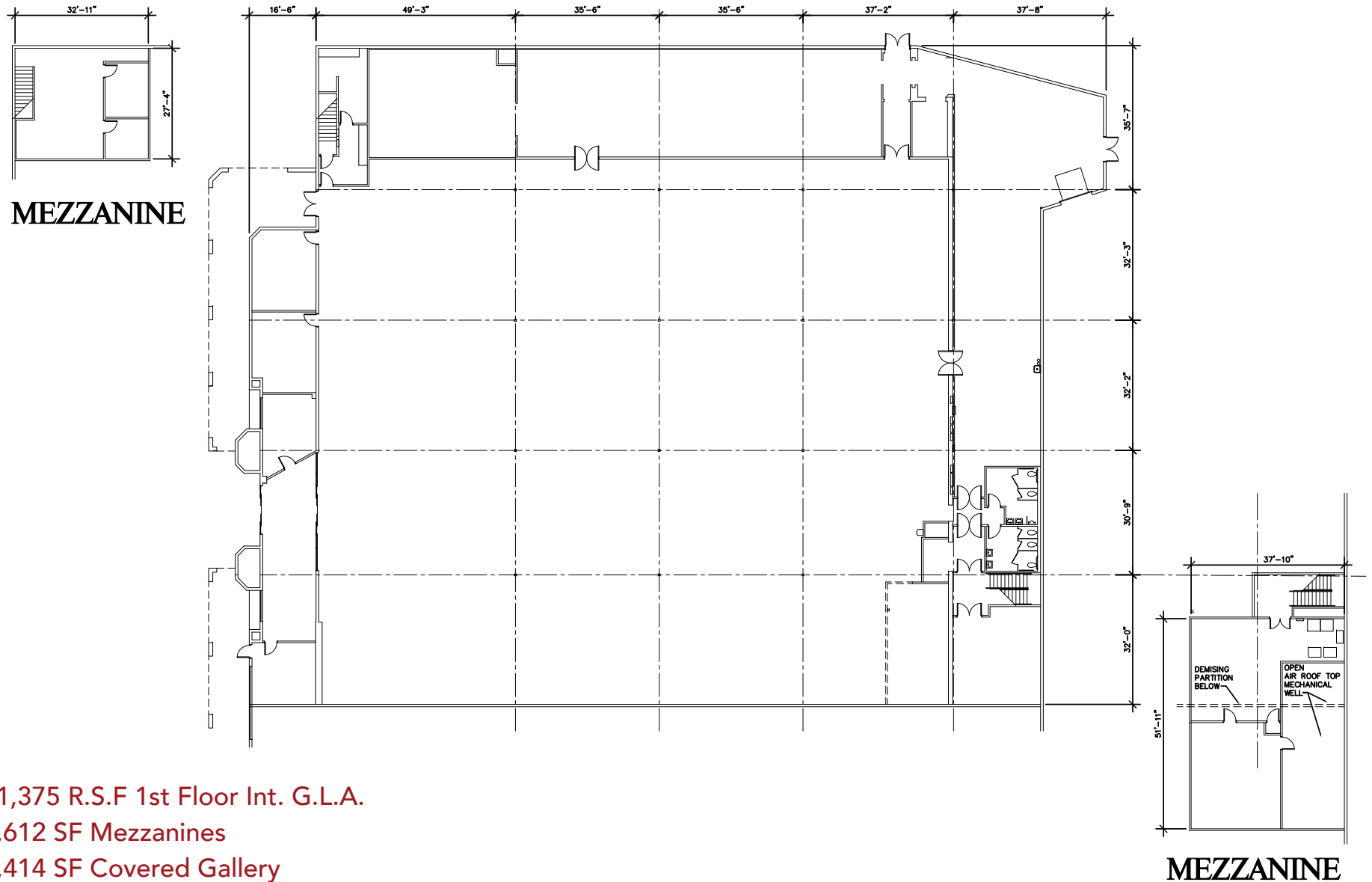
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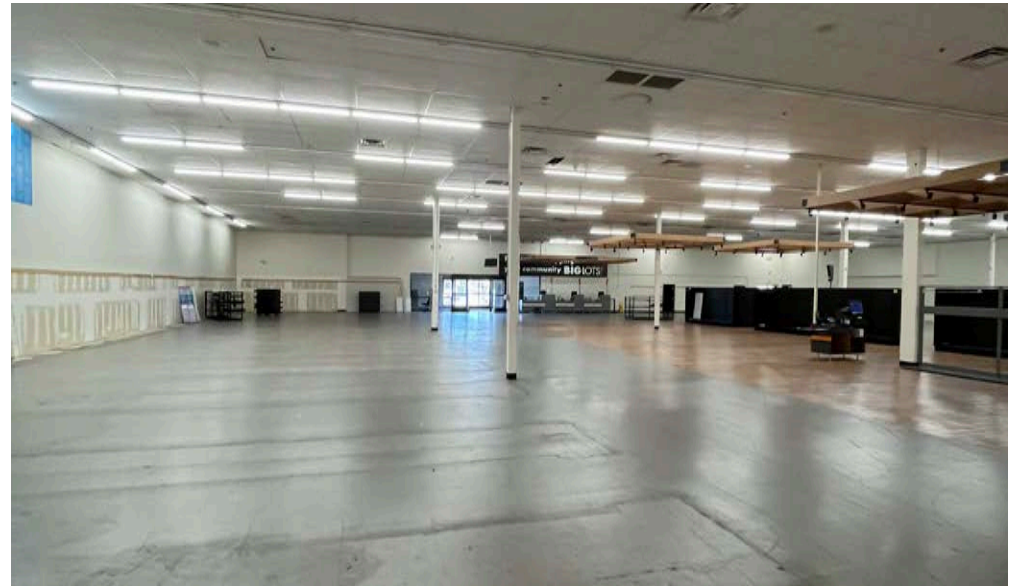
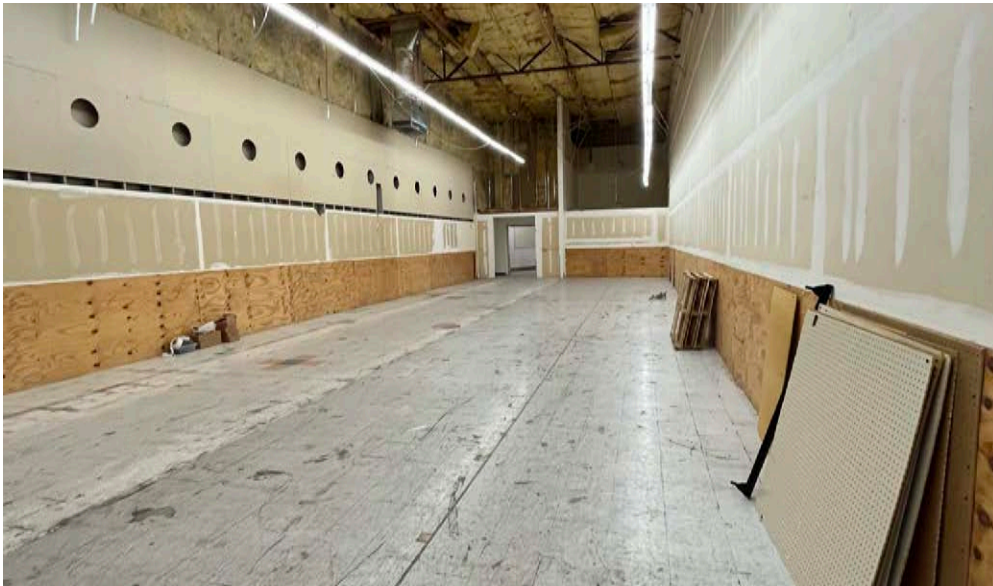
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## Floor Plan



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Site Images



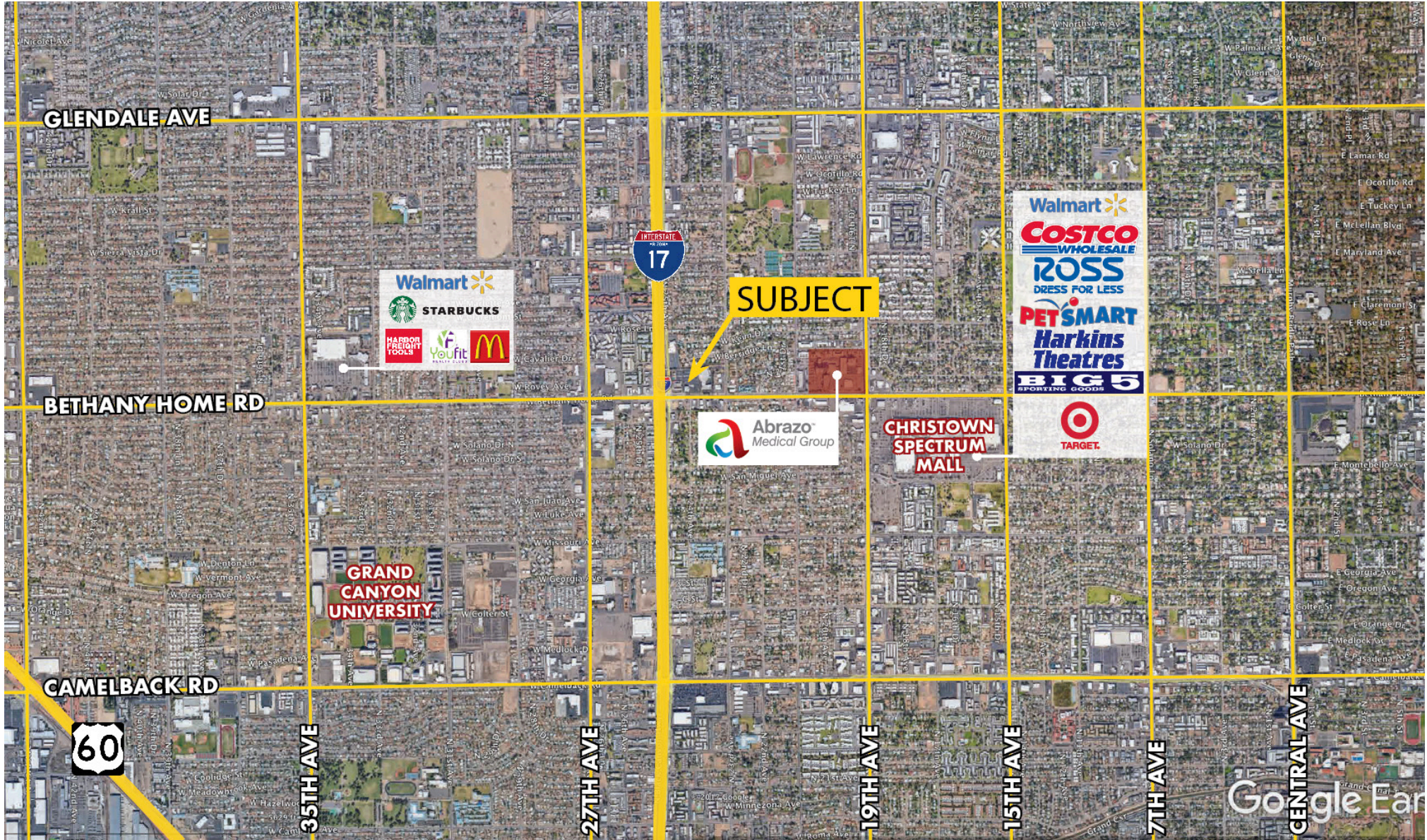
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Location Maps



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