

# El Monte Shopping Plaza

8841 N. 19th Avenue, Phoenix, AZ 85021

## Retail Space for Lease in Phoenix

El Monte Shopping Plaza has a trade area population of over 165,000 people within a 3-mile radius. Anchored by El Rancho Market, Archwell Health, and dd's Discounts, this location draws a steady stream of customer traffic.

El Monte Shopping Plaza is conveniently located adjacent to the city's most used light rail station, making it easily accessible for commuters. Additionally, the property is situated at the prominent intersection of 19th and Dunlap Avenues, with over 53,000 cars passing by each day, and is adjacent to the 17 and 51 Freeways, with over 297,000 cars passing by each day.

A junior anchor opportunity is currently available for those looking for even more space.



## Highlights

**Total SF:** 101,000

**Parking Spaces:** 347

**Type:** Retail Center

**Parking Ratio:** 3.44/1,000



### Population

1 mile: 20,581

3 miles: 165,761\*

5 miles: 441,697

\*39.2% Latino population within a 3-mile radius



### Avg. Household Income

1 mile: \$83,830

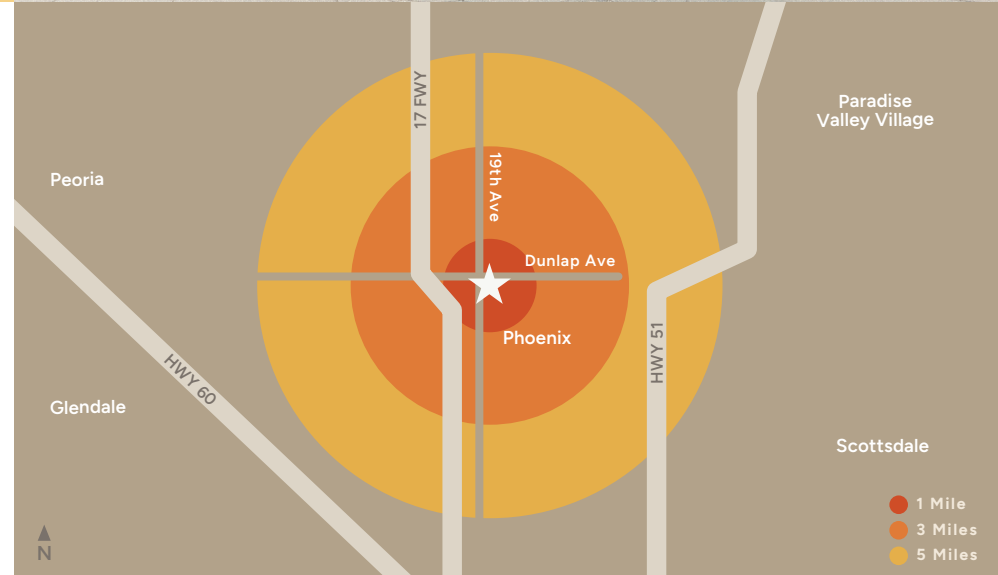
3 miles: \$90,750

5 miles: \$96,241



### Traffic Count

Over 53,700 cars per day at the intersection of 19th and Dunlap Avenues



# PRIMESTOR

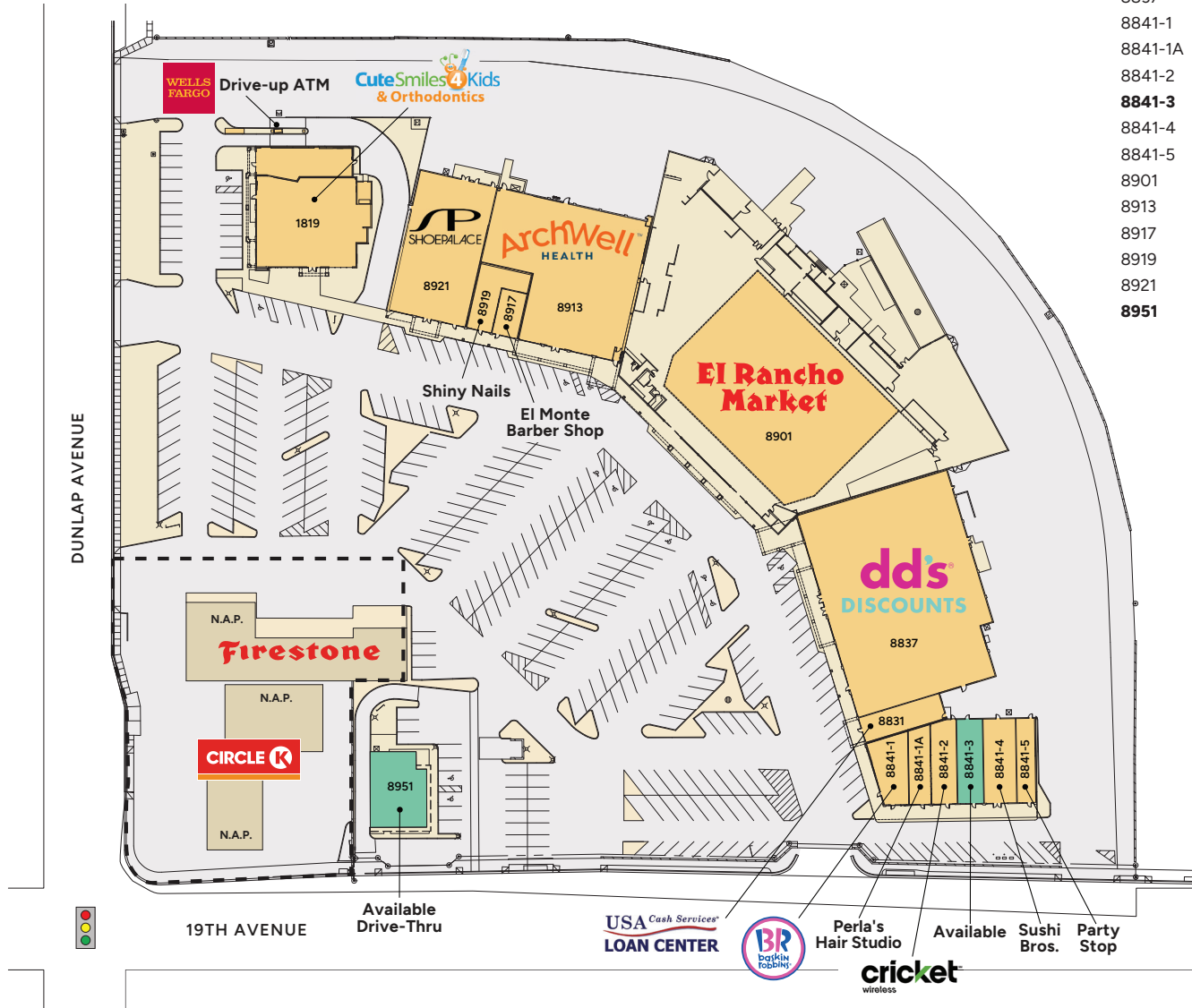
9950 Jefferson Blvd.  
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## Leasing Contact

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Unit	Tenant	Sq. Ft.
1819	Cute Smiles 4 Kids & Orthodontics	7,560
Kiosk	Wells Fargo Drive-Up ATM	-
8831	USA Cash Services	1,300
8837	dd's Discounts	18,970
8841-1	Baskin Robbins	1,351
8841-1A	Perla's Hair Studio	1,015
8841-2	Cricket Wireless	1,294
<b>8841-3</b>	<b>Available</b>	<b>1,320</b>
8841-4	Sushi Bros.	1,650
8841-5	Party Stop	990
8901	El Rancho Market	43,732
8913	ArchWell Health	11,207
8917	El Monte Barber Shop	525
8919	Shiny Nails	1,300
8921	Shoe Palace	6,655
<b>8951</b>	<b>Available Drive-Thru</b>	<b>2,400</b>

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.

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