

# Maryvale Terrace

4105 N. 51st Avenue  
NEC W. Indian School Road & N. 51st Avenue

Phoenix, Arizona

**2,892 SF Corner End-Cap Available!**  
**2,160 SF In-line Space Available!**



**Busy, Busy Intersection!**

- High Traffic Counts and Density
- High Hispanic Demographics
- Anchored by 99¢ Only & Peter Piper Pizza

For more information:  
**Carol Harder**  
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# PROPERTY HIGHLIGHTS

## Features

- High Traffic Counts and Density
- Located Across from Super Wal-Mart
- High Hispanic Demographics

- Hispanic consumers will be spending about \$52 billion annually in Arizona by 2024.
- Hispanic consumer spending currently sits around \$23.5 billion annually.
- Hispanic households bring in about \$57,000 per year, and spending most of that money on medical services, cars, food and clothing.
- Hispanics account for 17% of the state's total spending power, trailing only New Mexico, Texas and California. The growth of purchasing power of Hispanics in Arizona is outpacing the rest of the nation.
- Projected jump in spending is due to Hispanic women, who are quickly becoming a force to be reckoned with in the state's economy.
- Arizona has seen a 70% increase in Hispanic-owned businesses since 2008. The demographic owned about 90,000 businesses in 2015. More than half were owned by women.

## Traffic Counts

51st Avenue, North/South	40,900/40,900
Indian School Road, East/West	40,600/49,600

Source: City of Phoenix 2019

## Demographics

	1 mile	3 mile	5 mile
2024 Projected Population	28,507	262,836	585,895
2019 Median Household Income	\$44,696	\$44,105	\$47,220

Source: Applied Geographic Solutions 2020

## Major Neighboring Retailers



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# SITE PLAN



= AVAILABLE

Suite	Tenant
100	Burritos Chon
101	Smoke Shop
103	Barber Shop
105	Cell Phone Repairs
107	Staffing
109	Dentist
111	Peter Piper Pizza
113	Nail Salon
115	Salon
116/117	Goldberg & Osborne
118	Chiropractor
<b>119</b>	<b>Available - 2,160 SF</b>
121	Laundromat
125	Melrose
127	Furniture
129	Grocer
131/132	Daycare
135	99 Cent Only
139	Available - K-Momo
145-147	New China Buffet
149	Metro PCS
<b>151</b>	<b>Available - 2,892 SF</b>
153	LA Insurance
155	Jackson Hewitt
157	Purple Turtle

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# AERIAL



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