



5845 N 39TH AVENUE & 3823 W BETHANY HOME RD

PHOENIX, ARIZONA 85016

1.54 Acre Commercial Land (66,894 SF)

Sale Price: \$1,495,000

Signalized Intersection

Great Visibility and Exposure

431' of Frontage Along Bethany Home Road

Less than 2 Miles from Grand Canyon University

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	31.2	31.4	32.8
POPULATION:	27,826	218,759	543,271
AVERAGE HH INCOME:	\$64,252	\$61,222	\$71,539

TRAFFIC COUNTS	VPD
N 39TH AVENUE:	3,562
W BETHANY HOME RD:	32,458

LAND SIZE (AC)	1.54 AC
LAND SIZE (SF)	66,894 SF
PRIMARY USE	Commercial
ZONING	C-O, City of Phoenix
APN	145-09-172 & 145-09-173

Matt Harper, CCIM

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