



Place Type:
Neighborhood Center

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

19th Ave & Dunlap Ave Station

Station Area Destinations and Development Opportunities

Vision Themes found in TOD Policy Plan

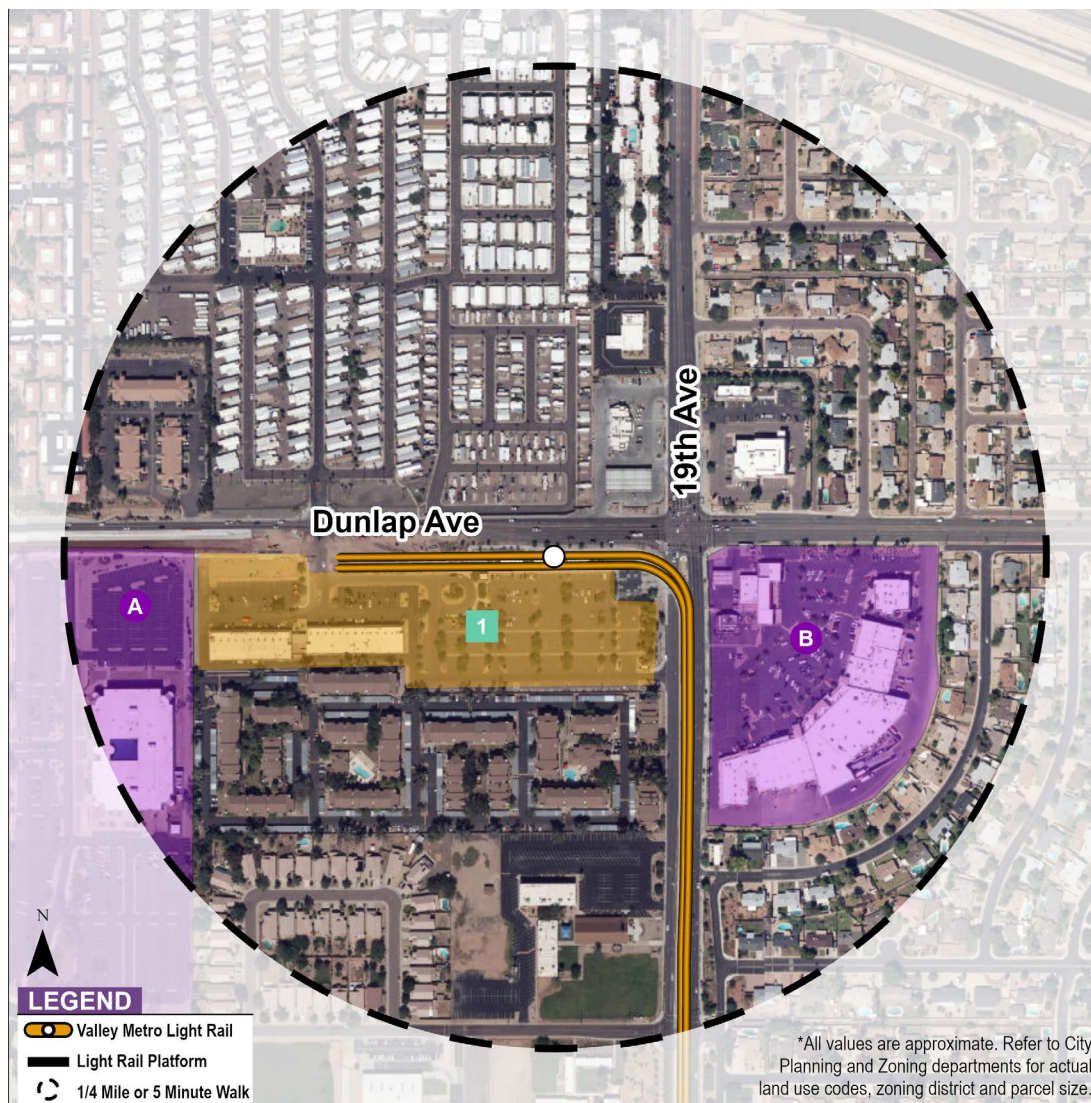
- Safe, Affordable, and Vibrant
- Walkable and Bikeable
- Employment, Education, & Training
- Outdoor Life & Commerce

Development Opportunities*

1 1-Story Commercial & Park & Ride | 8.2 acres | C-2 | WU T5:3

Destinations

- A Carrington College
- B El Monte Plaza



Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- TEMPE
- 44th St/Washington
- 50th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- MESA
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

LEGEND

- Featured Station
- Station
- Ⓟ Park-and-Ride
- Transit Center

Major Employers

- » Carrington College
- » Fresenius Medical Care
- » DeVry University

Existing Retail/Services

- » WSS Shoe Store
- » Circle K
- » BMO Harris Bank
- » El Rancho Market

Existing Dining / Entertainment

- » Taco Bell
- » Baskin Robbins
- » Domino's
- » Subway
- » Jack in the Box

Demographics

Population	1,614 people
Station's Population Density Ratio	1.44 times more dense than rest of the City
Jobs within 1/3 sq mi.	393
Station's Job Density Ratio	0.79 times more dense than rest of the City
Median HH Income	\$33,371
Median Age	44

Development Opportunities

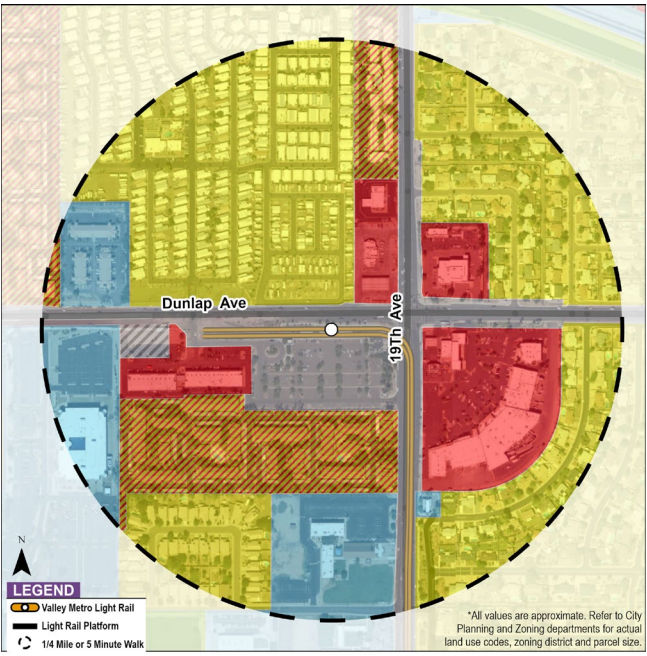
- » 1. Mixed-Use Residential
- » 2. Fast Casual and Sit Down Dining
- » 3. Mixed-Use Office
- » *Learn more l via the 19 North [TOD Policy Plan](#)

Transit Station Attributes

- Intersecting Bus Routes
- » 90 East/90 West
 - » 19 North/19 South
 - » 122 ASU West



Land Use (1/4 mile)



GENERAL PLAN LAND USE MAP LEGEND

■ Parks/Open Space	■ Residential 1 to 2 du/acre
■ Industrial	■ Residential 3.5 to 5 du/acre
■ Commercial	■ Residential 5 to 10 du/acre
■ Public/Quasi-public	■ Residential 10 to 15 du/acre
■ Mixed Use	■ Residential 15+ du/acre

19 North

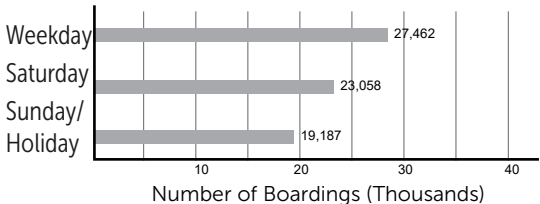


Station Boardings Daily Average



LEGEND

- Featured Station



LEGEND

- Full System