



Place Type: [Neighborhood Center](#)

TRANSIT ORIENTED DEVELOPMENT PROFILE SHEET | 2024

# Northern Ave & 19th Ave Station

## Station Area Destinations and Development Opportunities

### Vision Themes found in TOD Policy Plan

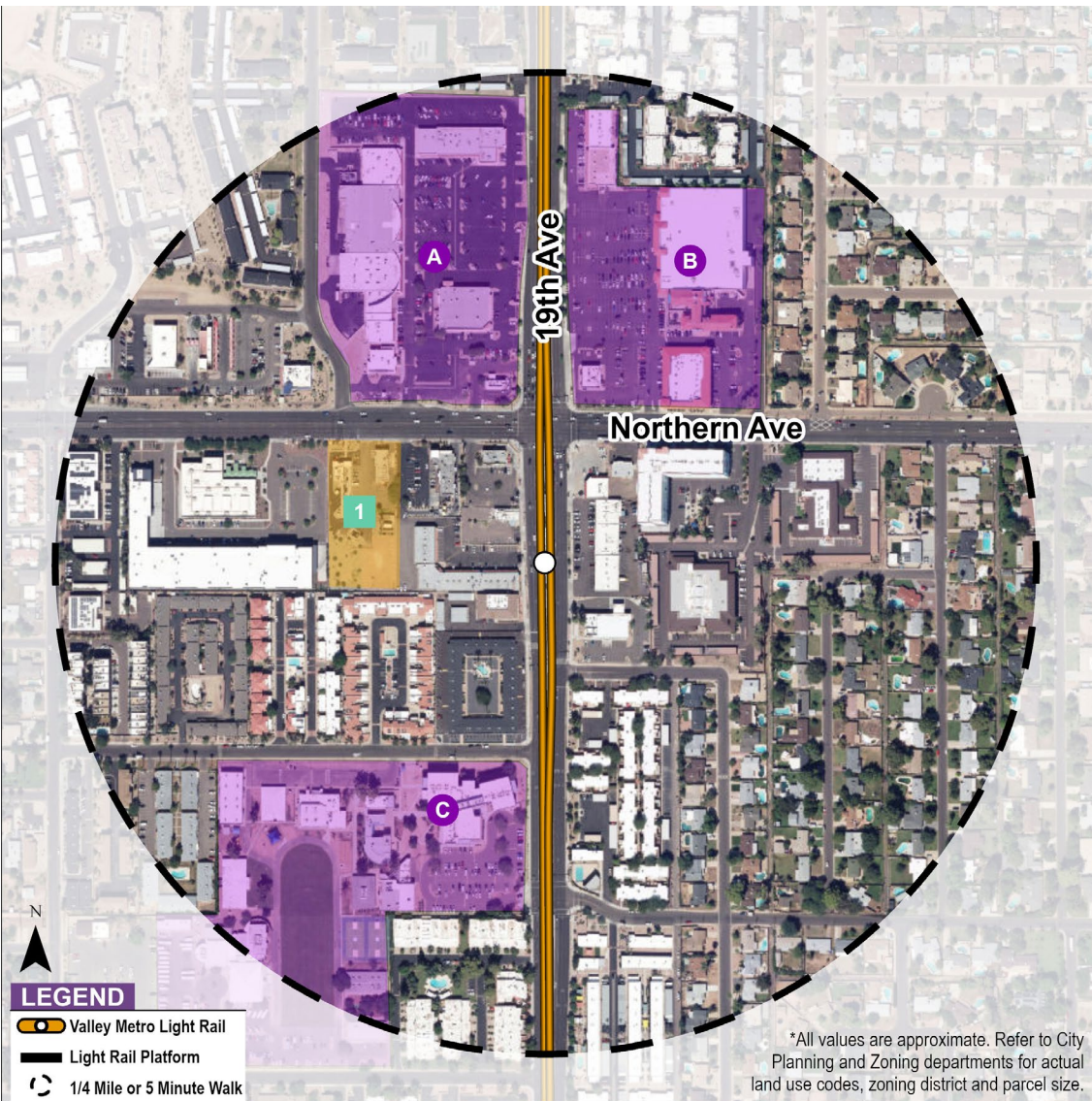
- Safe, Affordable, and Vibrant
- Walkable and Bikeable
- Employment, Education, & Training
- Outdoor Life & Commerce

### Destinations

- A Sprout's Market Shopping Center
- B Albertson's Center
- C Phoenix Day School for the Deaf

### Development Opportunities\*

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

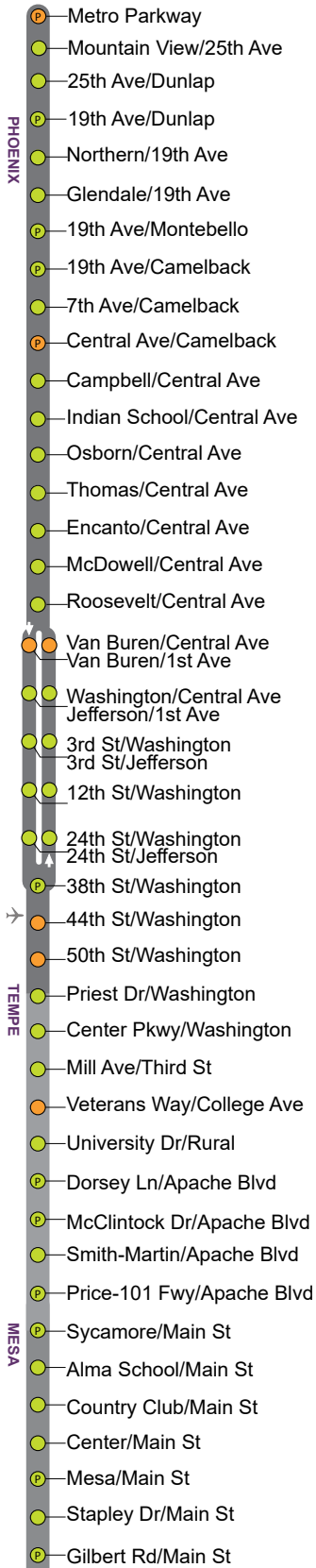


19North



\*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.

### Light Rail Route



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

### Major Employers

- » Phoenix Day School
- » Wood Patel Associates for the Deaf
- » Rio Salado College

### Existing Retail/Services

- » Albertsons
- » Sprouts Farmers Market
- » Bookmans
- » Walgreens
- » Great Clips
- » Chase Bank
- » NextCare Urgent Care
- » Hobby Bench Stores
- » Autozone

### Existing Dining / Entertainment

- » iHop
- » McDonalds
- » Taste of Honduras
- » Pizza Hut
- » Boston Market
- » Salad and Go
- » Dunkin Donuts
- » Einstein Bros Bagels
- » Las Gloria's Mexican Grill
- » Chen & Wok Express
- » Samarkand
- » Del Taco
- » Joes Philly Steak
- » Ms Martha's Carribean Kitchen

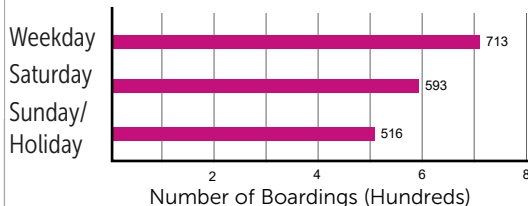
### Demographics

<b>Population</b>	894 people
<b>Station's Population Density Ratio</b>	0.80 times more dense than rest of the City
<b>Jobs within 1/3 sq mi.</b>	1,319
<b>Station's Job Density Ratio</b>	2.66 times more dense than rest of the City
<b>Median HH Income</b>	\$35,833
<b>Median Age</b>	31

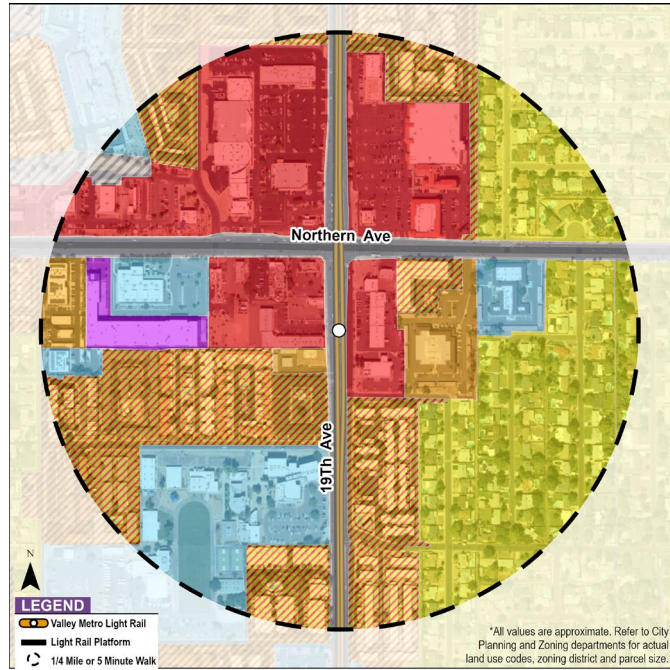
### Development Opportunities

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

### Station Boardings Daily Average



### Land Use (1/4 mile)



**GENERAL PLAN LAND USE MAP LEGEND**

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

### Recent New Development

- » (2020) El Caro Senior Residences- 102 unit multi-family
- » (2020) Laurel Tree- 70 units multi-family
- » (2020) Valleywise Community Health Center
- » (2020) El Caro Townhomes- 44 units
- » (2021) Northern Gardens 2- 77 unit multi-family
- » (2021) 23 North- Phase 1- 19 townhomes
- » (2023) Landonlux Lofts - 160 unit multi-family

### Planned Nearby Development

- » 23 North- Remaining Phases- 159 Single Family Detached



### Transit Station Attributes

- » 80 East
- » 19 North/19 South