

Retail Suites Available North of NWC 19th Avenue & Bell Rd

17220 N 19th Ave
Phoenix, AZ 85023

ENDCAP & INLINE SPACE AVAILABLE FOR LEASE

Phoenix, Arizona



**SUBJECT
PROPERTY**

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
Office: 480.947.8800
www.dpcre.com

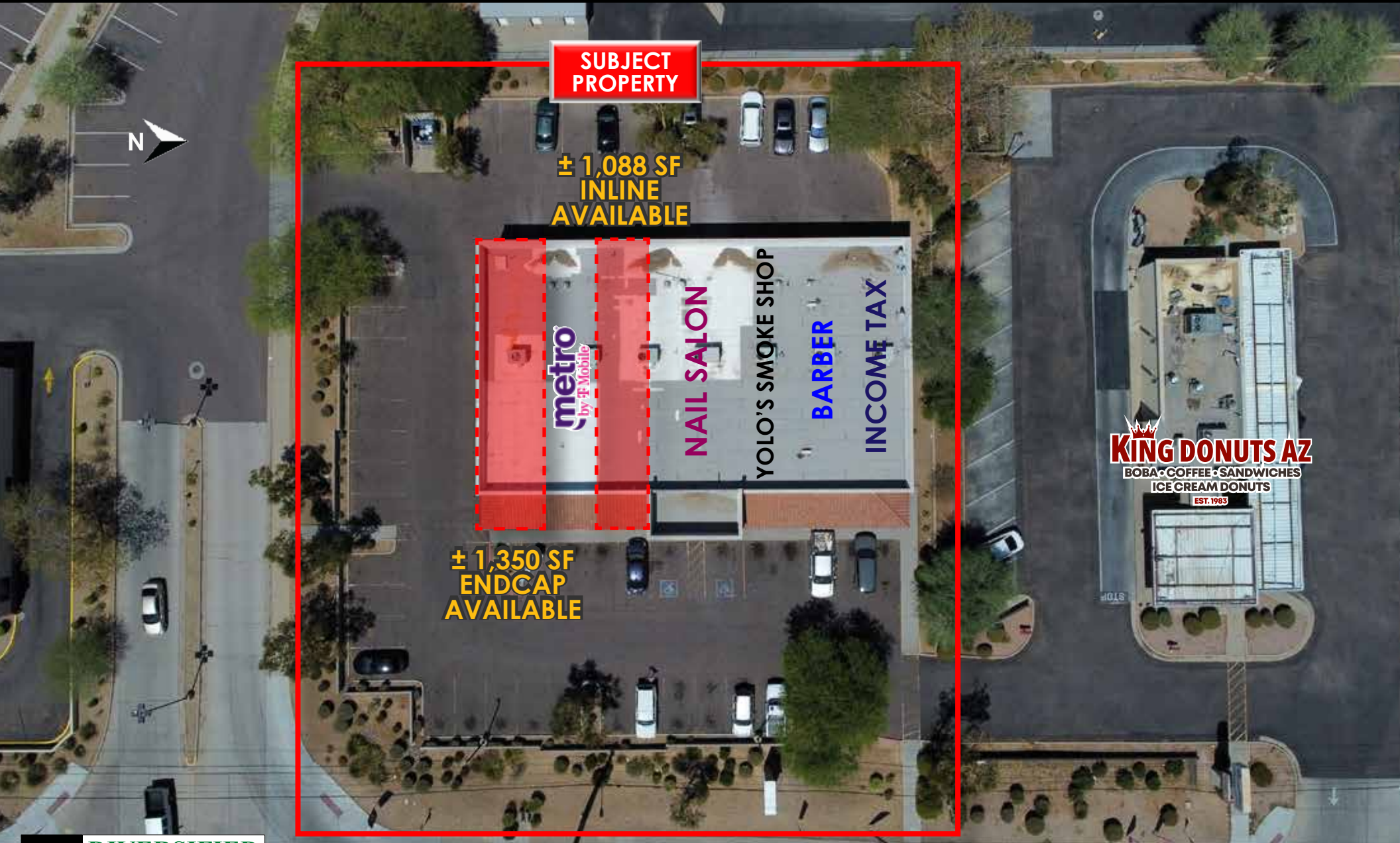
MARTI WEINSTEIN | (c) 224.612.2332 | marti@dpcre.com

ALEXA NUNNS | (c) 602.291.8448 | alexa.nunns@dpcre.com



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	15,466	146,057	329,834
PROJECTED POPULATION (2030)	14,681	139,962	319,497
AVERAGE HOUSEHOLD INCOME	\$94,969	\$104,767	\$103,593
TOTAL HOUSEHOLDS	6,084	61,435	133,837
DAYTIME EMPLOYEES	11,759	88,521	212,865
TOTAL BUSINESSES	737	5,783	14,809



traffic counts: Bell Rd (W) 42,648 VPD | Bell Rd (E) 40,577 VPD • N 19th Ave | 23,556 VPD

Contact:

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property highlights

- ±1,088 SF Inline & ±1,350 SF Endcap retail space available for LEASE (±7,800 SF bldg)
- Monument signage available
- Excellent frontage and visibility on N 19th Avenue
- Centralized location in North Phoenix
- Less than one mile east of I-17 Fwy and less than 5 miles from Loop 101
- Anchored by Kohl's; Come join Filiberto's, King Donuts AZ, Metro by T-Mobile and more!



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