

8055 W Bell Rd, Peoria, AZ 85382



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8055 W Bell Rd, Peoria, AZ 85382

NORTH VALLEY SHOPPING CENTER

Retail Space Available for Lease

SEC N 83rd Ave & W Bell Rd
8055 W Bell Rd, Peoria, AZ 85382



demographics 2024

POPULATION	1 Mile	3 Mile	5 Mile
2020 Census Population	10,865	113,576	295,046
2024 Population	11,096	112,285	293,766
2029 Population	11,443	113,579	296,282
2024-2029 Projected Growth	0.6%	0.2%	0.2%
2024 Daytime Population	12,512	76,311	175,725

INCOME	1 Mile	3 Mile	5 Mile
2024 Average HH Income	\$98,092	\$110,617	\$109,887
2029 Average HH Income	\$99,283	\$114,310	\$113,795
2024 Per Capita Income	\$45,133	\$48,322	\$45,662
2029 Per Capita Income	\$45,965	\$50,200	\$47,524
2024 Median HH Income	\$85,587	\$87,428	\$85,955
2029 Median HH Income	\$86,947	\$88,298	\$86,879

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	4,658	47,894	119,366
2024 Total Households	5,069	48,881	121,676
2029 Total Households	5,262	49,715	123,354

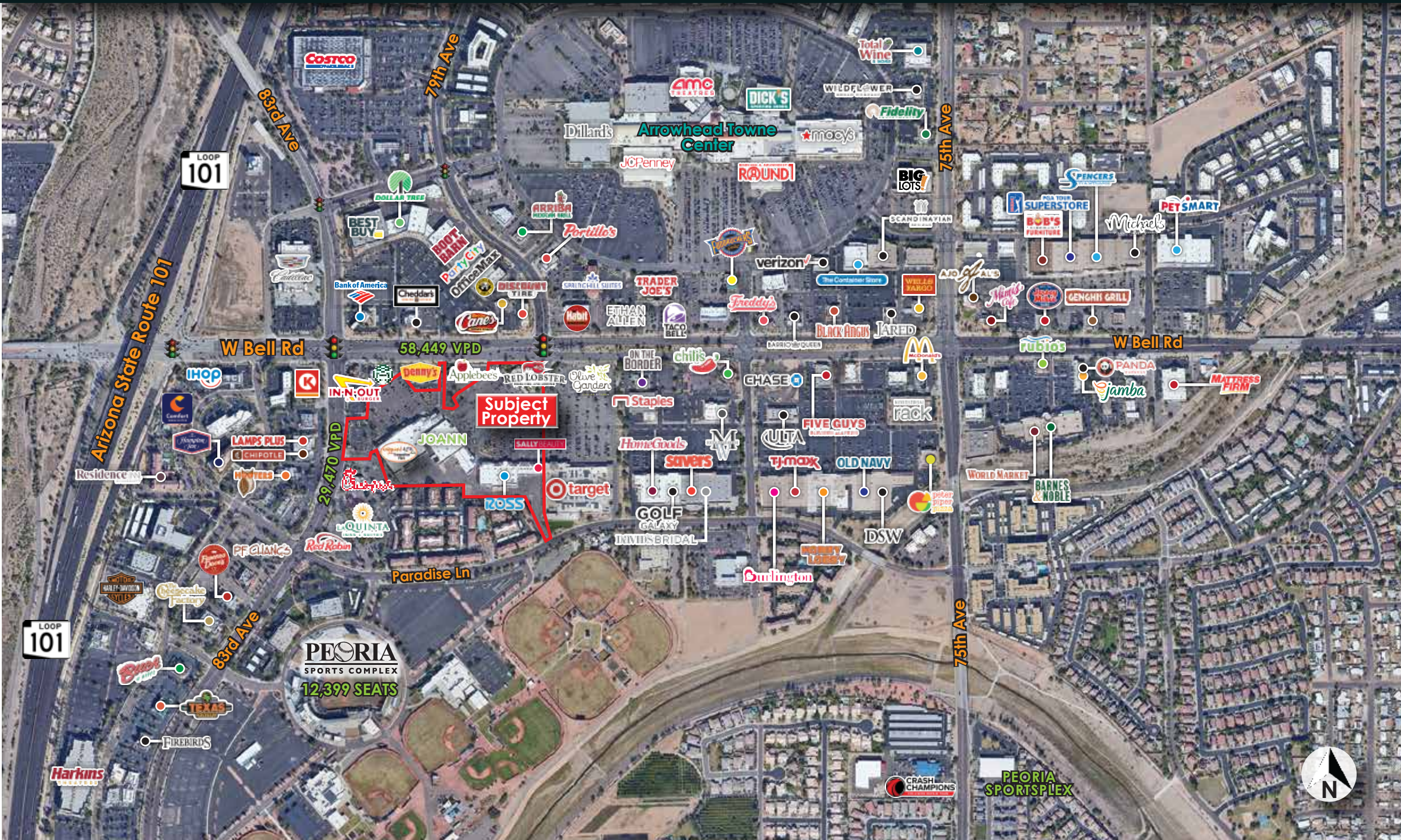
HOUSING	1 Mile	3 Mile	5 Mile
Total Housing Units 2024	5,537	53,329	132,311
Total Housing Units 2020	4,865	51,301	127,432
Annual Growth 2020-2024	672	2,028	4,878
Housing Units Occupied 2024	5,069	48,881	121,676
Units Owner-Occupied	1,745	33,460	87,418
Units Renter-Occupied	3,324	15,421	34,258



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PROPERTY HIGHLIGHTS

- Prime Retail opportunity in one of Arizona's busiest retail trade areas
- Excellent co-tenancy anchored by Target, Ross, Joann Fabric, Urban Air and more!
- Located adjacent to Peoria Sports Complex, bringing in nearly 1.5 Million visitors in 2023
- Fantastic frontage and visibility seeing approximately 60,000 VPD on Bell Road
- Less than 1/4 mile from Loop 101

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