Retail Space Available for Lease

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





Nationwide Real Estate Services

7339 E. McDonald Drive Scottsdale, AZ 85250 Tel: 480.947.8800 www.dpcre.com MARTI WEINSTEIN | Cell: 224.612.2332 | marti@dpcre.com AUSTIN PAYNE | Cell: 480.322.4264 | austin.payne@dpcre.com

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Available Non-Controlled Ourbside Pick-up



	TENANT	SQ FT
1	Ross Dress for Less	23,984
2	Paddy O'Furniture	11,381
3	JoAnn - Available	40,734
4	Sally Beauty Supply	1,739
5	Supercuts	1,235
6	Pacific Dental	4,196
7	Crumbl Cookies	1,470
7A	Silver Dragon Games	3,189
8	Urban Air	53,984
9	AZ Nail Spa 101	608
10	BBQ Island Outdoor Products	5,283
11	Restore Hyper Wellness	2,861
2 & 13	GG&D Motor Vehicle Services	4,556
14	Cold Stone Creamery	1,200
15	Poke Bar	1,200
16	Nationwide Vision Ctr	1,806
17	HearUSA	1,200
18	McAlister's Deli	4,280
19	Paris Baguette	3,080
20	Red Lobster	9,092



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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

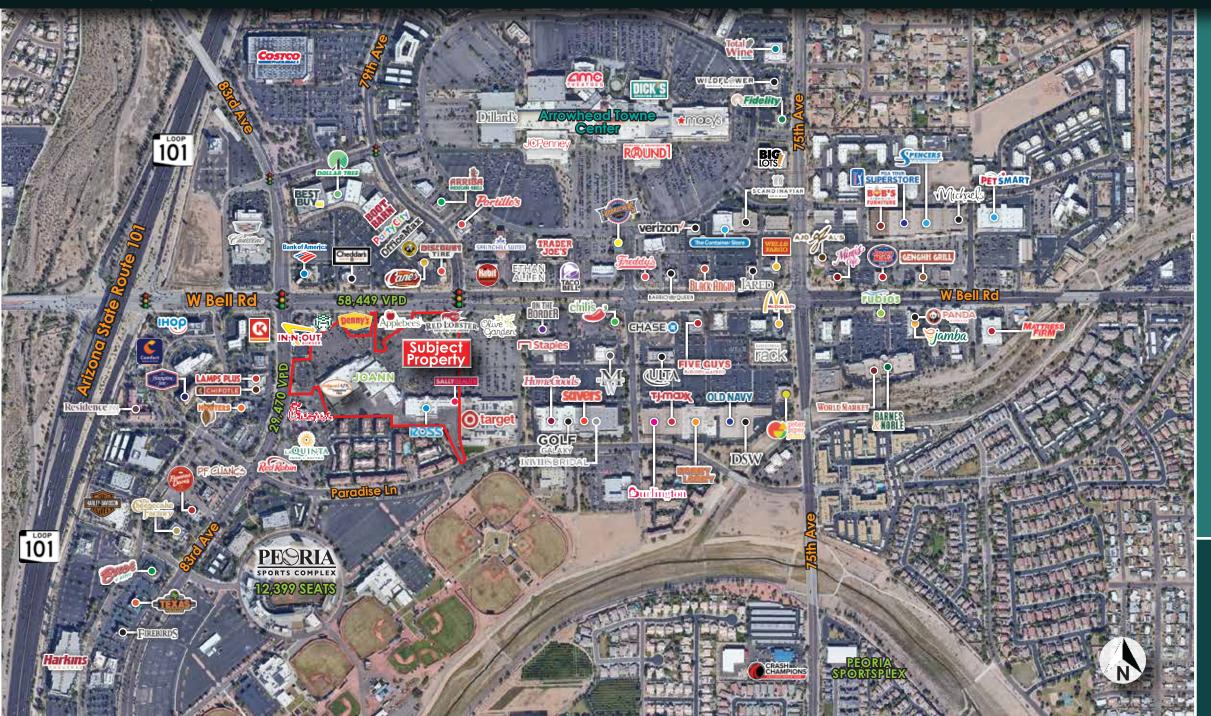
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	4,658	47,894	119,366
2024 Total Households	5,069	48,881	121,676
2029 Total Households	5,262	49,715	123,354

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 PeoriaSports Complex, bringing in nearly1.5 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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