

NORTH VALLEY SHOPPING CENTER

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

Retail Space Available for Lease



STAPLES
 Make More Happen
chili's
TJ-maxx
HomeGoods
Burlington
ON THE BORDER
 MEXICAN GRILL & CANTINA
Panera BREAD
CHASE
 peter piper pizza.
olive Garden
ULTA BEAUTY
DSW
BR
NORDSTROM rack
elements massage
savers
 the recycle superstore
HOBBY LOBBY

PEORIA
SPORTS COMPLEX

± 40,734 SF AVAILABLE (within ± 12 mos)

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
Tel: 480.947.8800
www.dpcrc.com

MARTI WEINSTEIN | Cell: 224.612.2332 | marti@dpcrc.com
AUSTIN PAYNE | Cell: 480.322.4264 | austin.payne@dpcrc.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Available Non-Controlled Curbside 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 Rest Recovery Wellness	2,861
12 & 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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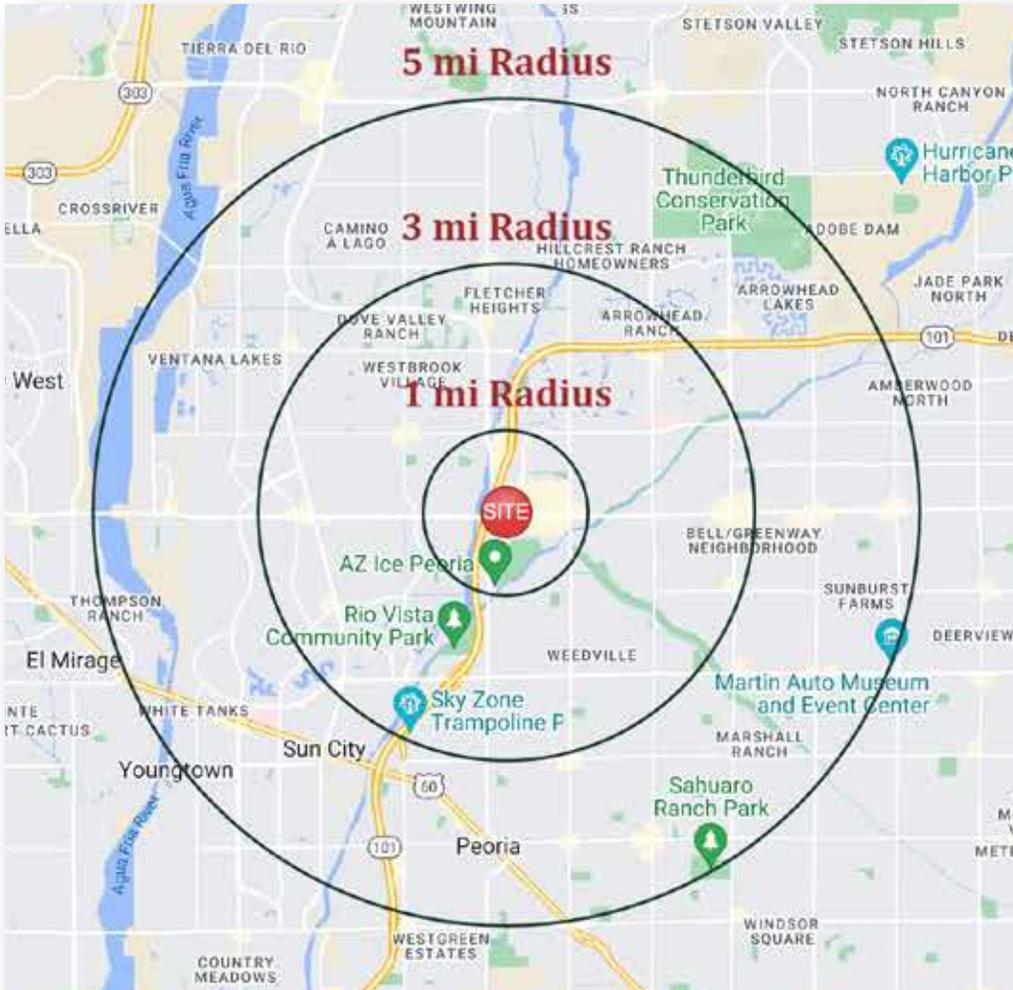
demographics 2025

POPULATION	1 Mile	3 Mile	5 Mile
2020 Census Population	10,865	113,576	295,046
2025 Population	11,107	109,527	288,252
2030 Population	10,816	105,464	278,121
2025-2030 Projected Growth	-0.5%	-0.7%	-0.7%
2025 Daytime Population	13,279	79,227	183,525

INCOME	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$114,289	\$113,615	\$112,164
2030 Average HH Income	\$114,531	\$113,615	\$112,073
2025 Per Capita Income	\$51,318	\$49,917	\$46,793
2030 Per Capita Income	\$52,259	\$50,811	\$47,592
2025 Median HH Income	\$94,371	\$90,212	\$89,131
2030 Median HH Income	\$94,929	\$90,021	\$88,995

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	4,658	47,894	119,366
2025 Total Households	4,948	47,902	119,760
2030 Total Households	4,896	47,021	117,610

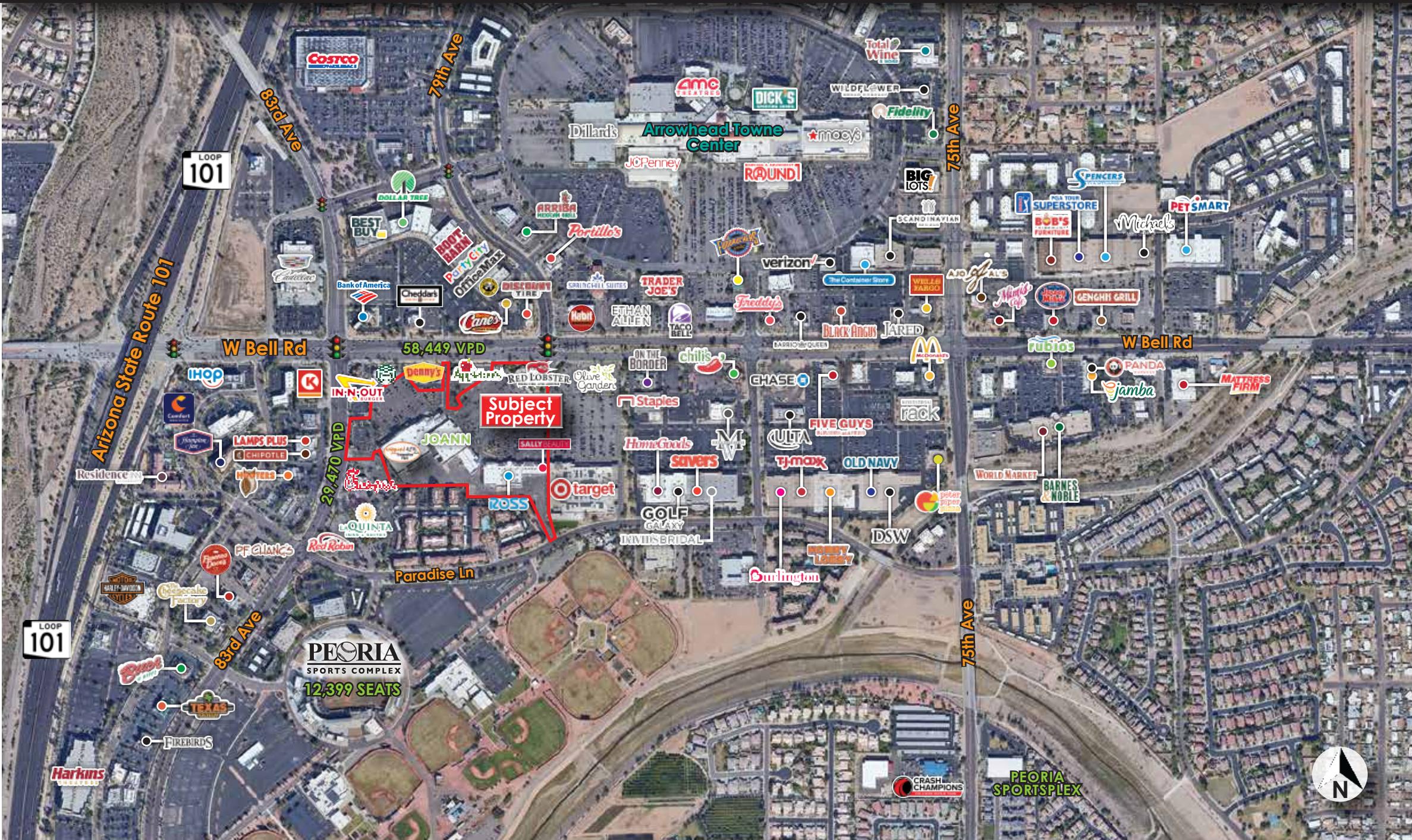
HOUSING	1 Mile	3 Mile	5 Mile
Total Housing Units 2025	5,506	52,930	131,837
Total Housing Units 2020	4,865	51,301	127,432
Annual Growth 2020-2025	641	1,630	4,404
Housing Units Occupied 2025	4,948	47,902	119,760
Units Owner-Occupied	1,702	32,087	84,676
Units Renter-Occupied	3,246	15,815	35,084



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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, 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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