



RETAIL PROPERTY FOR SALE OR LEASE



WESTERN
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FREESTANDING BUILDING

1919 W Bell Rd Phoenix, AZ 85023

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FREESTANDING BUILDING ON BELL RD

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LOCATION DESCRIPTION

The subject property is situated on the corner of W Bell Rd and N 19th Ave (+/-40,000 ADV) near Walmart, Kohl's, Toyota, Sam's Club, and many other brand-name retailers. The site is located in close proximity to some of the most upscale residential areas within the City of Phoenix including Deer Valley, Paradise Valley Village. The building is within a 2 mile drive of the 101 Freeway and N Black Canyon Highway. Location is surrounded by neighboring schools within 1 to 2 miles radius.

PROPERTY HIGHLIGHTS

- 16,660 SF Freestanding Building
- 1.51 Acres with C-2 Zoning
- Frontage on Bell Rd ($\pm 47,619$ ADV) & 19th Ave ($\pm 22,568$ ADV)
- Monument signage on Bell Rd

AREA CO-TENANTS



KOHL'S

EYEGLASS WORLD

 **DOLLAR TREE**

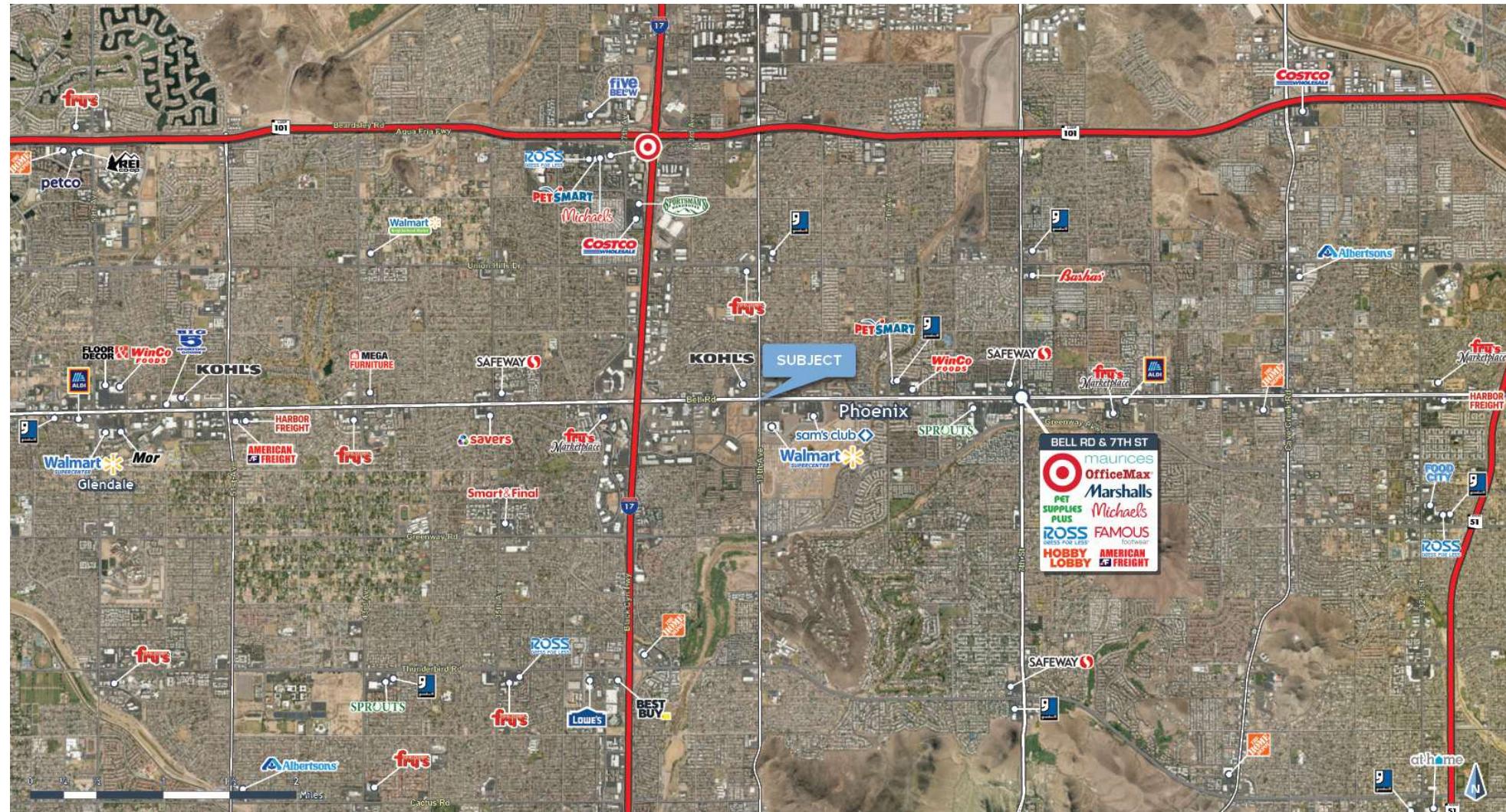


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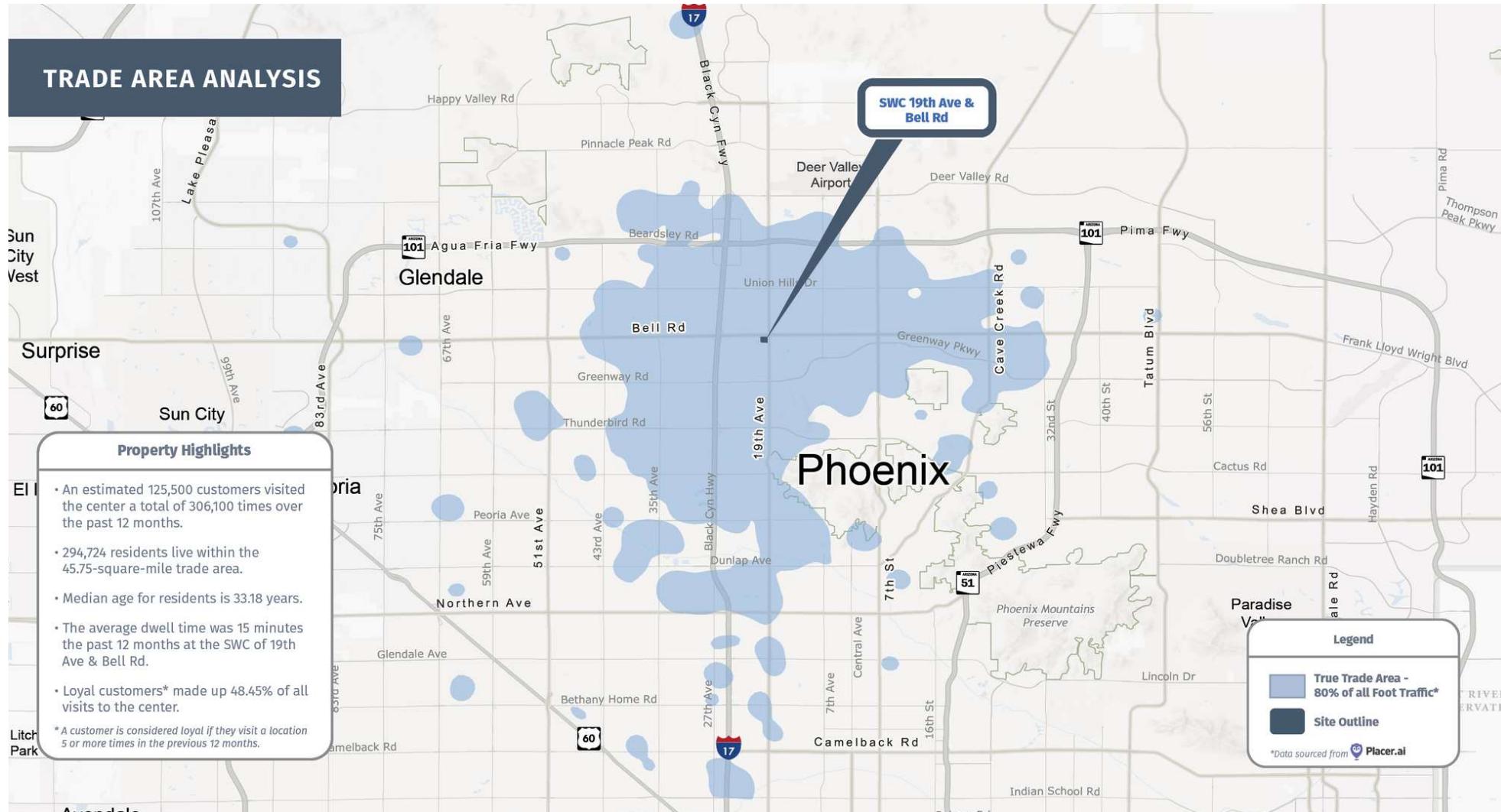
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POPULATION

1 MILE 3 MILES 5 MILES

Area Total 15,995 148,619 337,582

Median Age 34.6 37.5 37.5



HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES

Median \$60,210 \$74,178 \$74,155

Average \$79,316 \$98,155 \$96,324



DAYTIME WORKFORCE

1 MILE 3 MILES 5 MILES

Total Businesses 398 3,803 10,286

Employees 6,892 60,857 136,268

Daytime Population 16,481 149,102 334,020



EDUCATION

1 MILE 3 MILES 5 MILES

Percentage with Degrees 34.6% 42.7% 41.4%



EMPLOYMENT

1 MILE 3 MILES 5 MILES

White Collar 60.0% 62.3% 62.5%

Services 20.2% 17.7% 17.9%

Blue Collar 19.8% 20.0% 19.5%



HOUSEHOLD STATISTICS

1 MILE 3 MILES 5 MILES

Households 5,932 61,368 135,091

Median Home Value \$327,032 \$386,752 \$395,946

* 2024 Demographic data derived from ESRI

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