



WESTERN
RETAIL ADVISORS

RETAIL PROPERTY FOR SALE OR LEASE

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 (±47,619 ADV) & 19th Ave (±22,568 ADV)
- Monument signage on Bell Rd

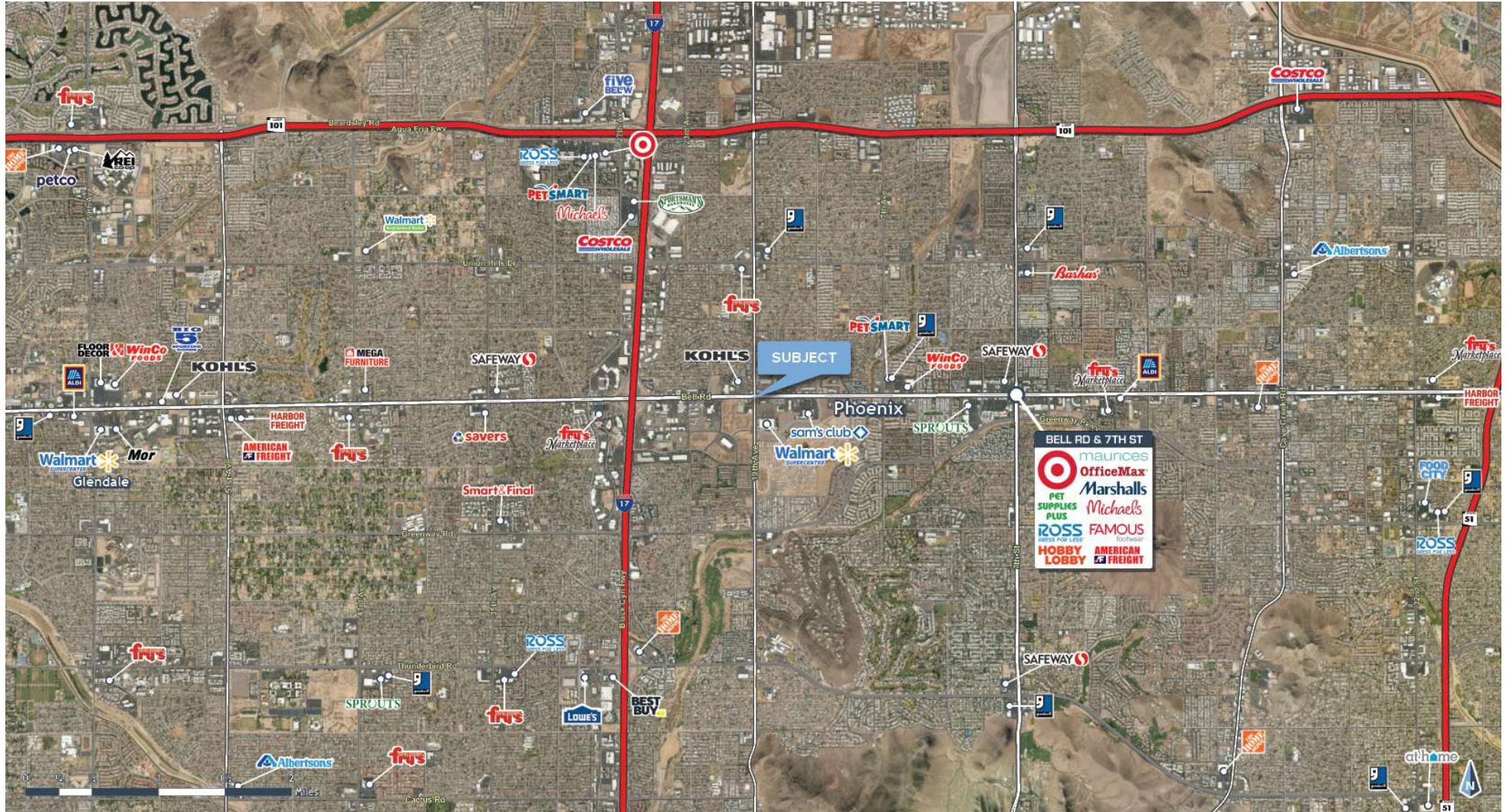
AREA CO-TENANTS



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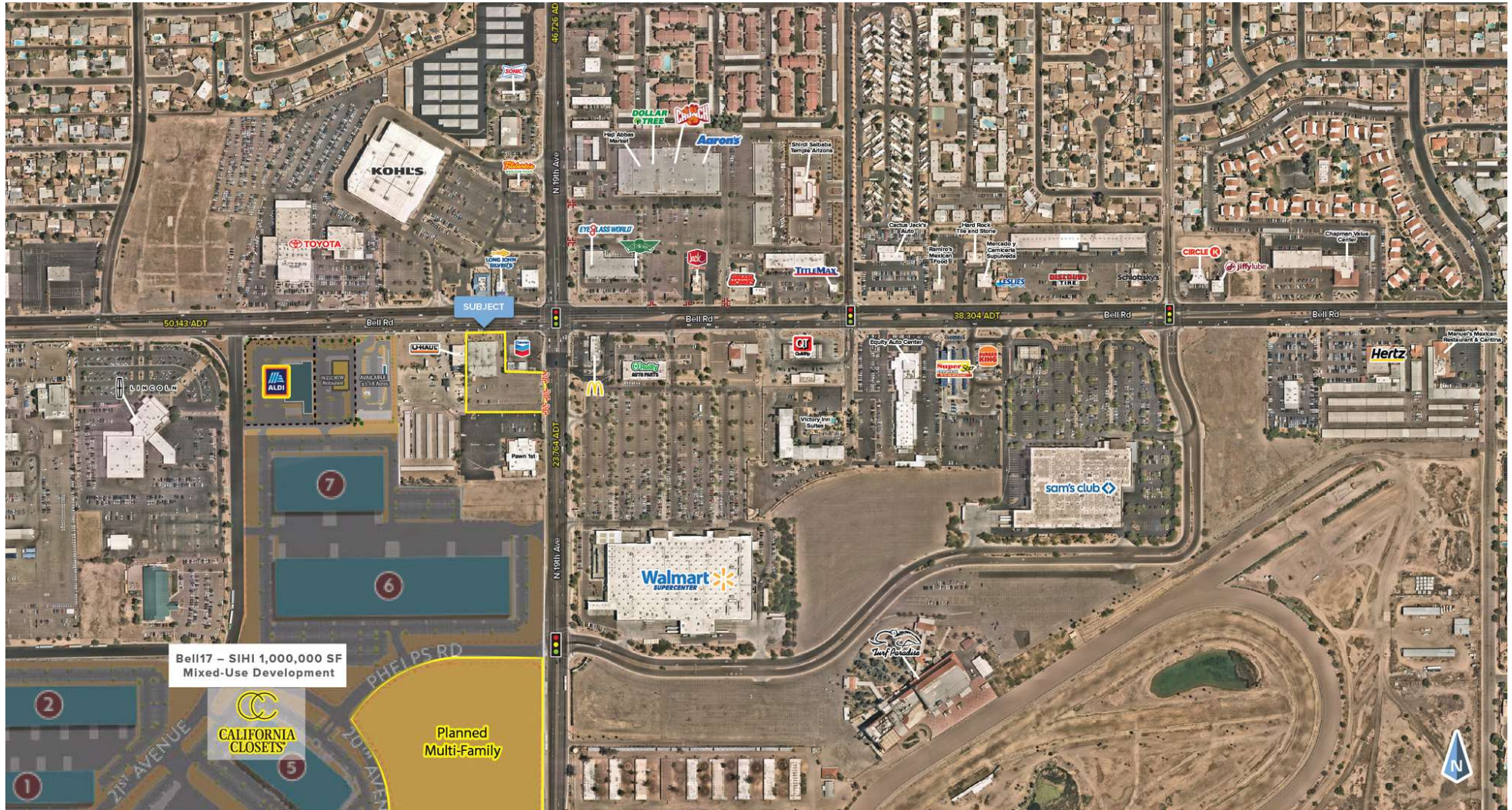
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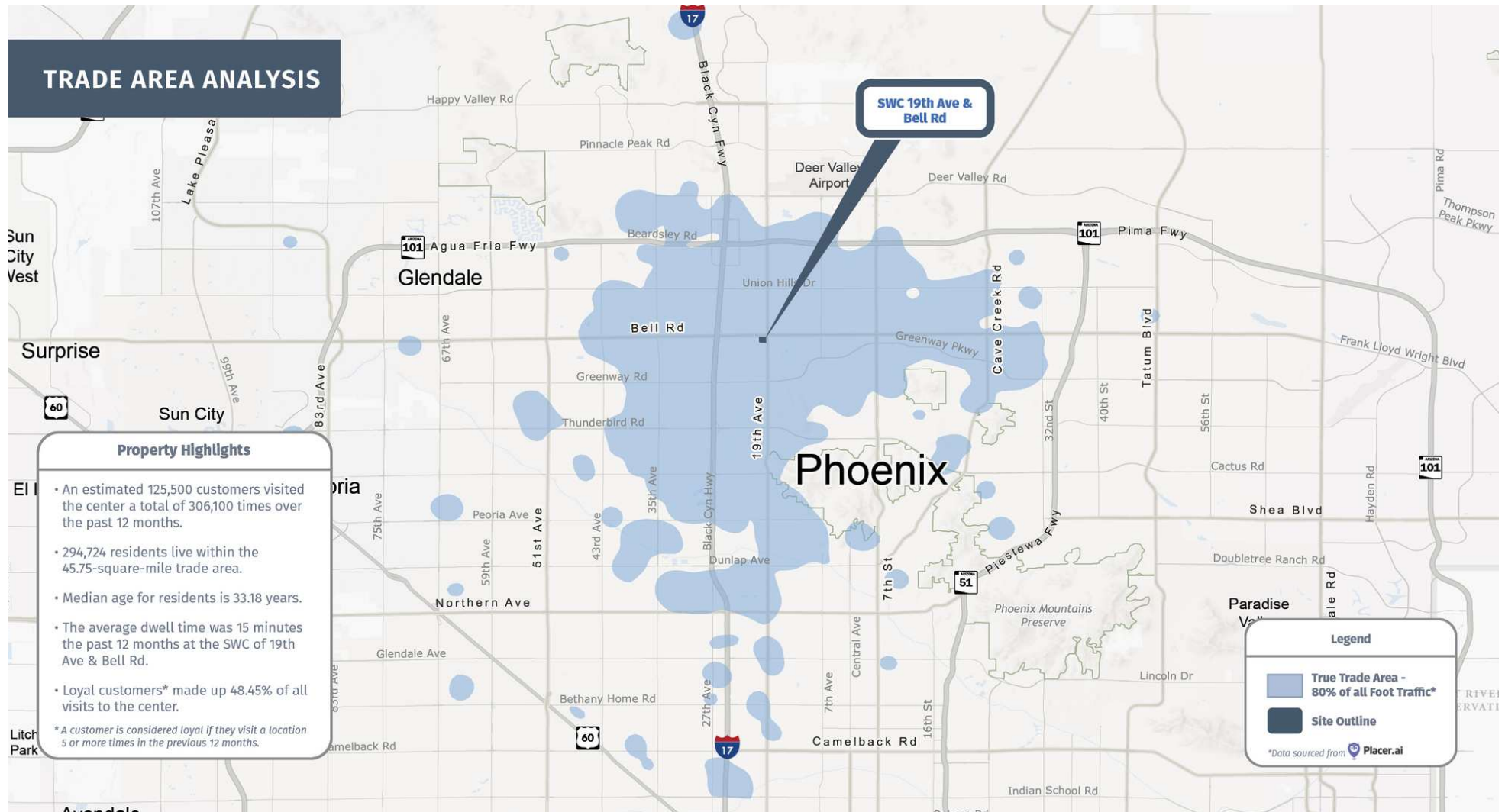
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POPULATION

	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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