



**WESTERN
RETAIL ADVISORS**

RETAIL PROPERTY FOR LEASE

DEER VALLEY PLAZA HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix, AZ 85023

**\$30 PSF TI PACKAGE
& \$5,000 BROKER
BONUS FOR
QUALIFIED TENANTS**

BRYAN LEDBETTER
602.332.3742
bledbetter@w-retail.com

KATIE WEEKS
602.368.1372
kweeks@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix



LOCATION DESCRIPTION

Positioned at the signalized hard corner of Bell Road and 19th Avenue, Deer Valley Plaza offers exceptional visibility and access along one of North Phoenix's most heavily traveled retail corridors. The site benefits from strong daily traffic counts exceeding 38,000 vehicles on Bell Road and 46,000 vehicles on 19th Avenue, providing consistent exposure to a dense and growing residential population. Located just one mile east of Interstate 17 and two miles south of Loop 101, the property offers convenient regional connectivity and draws from a broad trade area.

The center is surrounded by a strong mix of national and regional retailers including Walmart Supercenter, Sam's Club, Kohl's, Crunch Fitness, Dollar Tree and other major anchors, creating a dominant retail node that drives steady consumer traffic. Recent redevelopment of the plaza, combined with monument signage along Bell Road and limited remaining shop space, presents a compelling opportunity for retailers seeking high visibility in an established and high-performing corridor. The surrounding area features a dense residential base and significant daytime population, supporting sustained demand for neighborhood-serving retail and service uses.

AREA CO-TENANTS



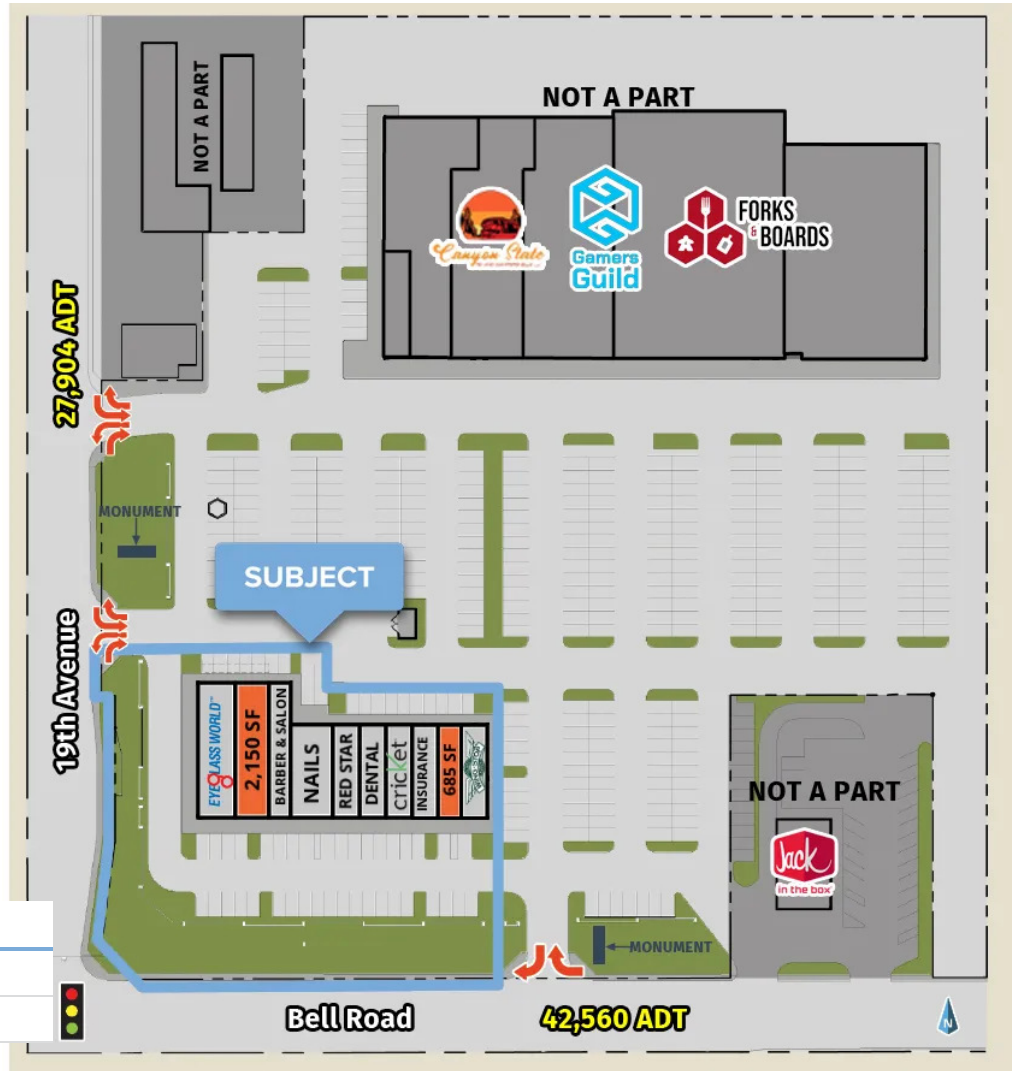
PROPERTY HIGHLIGHTS

- **Signalized hard corner location at Bell Rd & 19th Ave with excellent visibility**
- High traffic counts with strong exposure along both Bell Rd and 19th Ave
- Prime regional access just 1 mile east of I-17 and 2 miles south of Loop 101
- Located within a dominant North Phoenix retail corridor
- Surrounded by major national retailers including Walmart Supercenter, Sam's Club, and Kohl's
- Dense residential population and strong daytime workforce in the immediate trade area
- Established retail node generating consistent consumer traffic
- Monument signage available along Bell Rd
- Recently redeveloped center enhancing curb appeal and tenant mix

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix

AVAILABLE SPACES

SUITE	TENANT	SIZE	PHOTOS
101	WINGSTOP	1,890 SF	-
102	Available	685 SF	View Here
103	L.A. INSURANCE	1,275 SF	-
107	CRICKET WIRELESS	1,400 SF	-
109	WESTWIND DENTAL	1,400 SF	-
111	RED STAR VAPOR	1,400 SF	-
113	VIVIAN'S NAILS STUDIO	1,993 SF	-
115	AZ BARBER & SALON	1,350 SF	-
117	Available	2,150 SF	View Here
119	EYEGLOSS WORLD	3,500 SF	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DEER VALLEY PLAZA - HARD CORNER SHOPS

NEC Bell Rd & 19th Ave - 1838 W Bell Rd | Phoenix

POPULATION				HOUSEHOLD INCOME				DAYTIME WORKFORCE			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Area Total	15,997	148,392	336,436	Median	\$64,555	\$77,453	\$77,257	Total Businesses	385	3,884	10,133
Median Age	35.30	37.90	38.00	Average	\$83,531	\$102,372	\$100,674	Employees	6,334	62,184	135,383
								Daytime Population	16,883	149,160	332,776

EDUCATION				EMPLOYMENT				HOUSEHOLD STATISTICS			
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Percentage with Degrees	35.9%	43.2%	41.4%	White Collar	59.5%	62.3%	62.4%	Households	5,985	61,957	135,501
				Services	19.8%	17.4%	17.5%	Median Home Value	\$349,647	\$403,947	\$411,227
				Blue Collar	20.7%	20.3%	20.0%				

*2025 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.