

# DEER VALLEY PLAZA

1756-1760 WEST BELL ROAD, PHOENIX, ARIZONA



## PROPERTY SUMMARY

<b>Available SF:</b>	1,400 SF
<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Lot Size:</b>	2.65 Acres
<b>Building Size:</b>	24,742 SF
<b>Year Built:</b>	1975
<b>Zoning:</b>	C-2, Phoenix
<b>Cross Streets:</b>	Bell Road & 19th Avenue

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
1760	1,400	\$12.00 SF/yr

## PROPERTY HIGHLIGHTS

- One Shop Space Available
- Located Along High-Traffic Bell Road: 36,396 VPD
- Shadow Anchored by Dollar Tree
- Popular Tenants in Same Lot: Jack in the Box, Cricket Wireless, TitleMax
- Across from Wal-Mart Super Center & Sam's Club
- Adjacent to Kohl's, IHOP, and Sonic Drive-In
- Motivated Landlord

	1 Mile	2 Miles	3 Miles
<b>Total Households:</b>	6,493	25,189	54,258
<b>Total Population:</b>	16,700	63,402	134,491
<b>Average HH Income:</b>	\$58,487	\$65,541	\$66,410

# DEER VALLEY PLAZA

1756-1760 WEST BELL ROAD, PHOENIX, ARIZONA



# DEER VALLEY PLAZA

1756-1760 WEST BELL ROAD, PHOENIX, ARIZONA

