

W

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**



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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

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19th Avenue

Bell Road

27,904 ADT

42,560 ADT

NOT A PART

NOT A PART

NOT A PART

Jack in the Box

MONUMENT

MONUMENT

SUBJECT

EYEGLASS WORLD

2,153 SF

BARBER & SALON

NAILS

RED STAR

DENTAL

CRICKET INSURANCE

685 SF

Chang's Place

Gamers Guild

FORKS & BOARDS



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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	2,153 SF	View Here
119	EYEGLOSS WORLD	3,500 SF	-

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