



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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**Brian Gast**  
602.682.8155  
brian.gast@velocityretail.com

**Brian Harpel**  
602.682.8150  
brian.harpel@velocityretail.com

**Brad Ranly**  
602.682.8120  
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# NORTH VALLEY POWER CENTER

Bell Rd & 83rd Ave - Southeast Corner  
Peoria, Arizona



## PREMIER WEST VALLEY SHOPPING DESTINATION!

### Property Highlights

- Shop Space: 2,861 SF - 4,659 SF
- Busy Arrowhead Trade Area
- Anchored by Target & Ross
- Great Access Off Loop 101
- Rental Rate: Call to Discuss

### Traffic Counts

Bell Rd	49,900 CPD
83rd Ave	17,955 CPD
<b>Total</b>	<b>67,855 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,588	107,191	284,217
Estimated Households	4,241	45,868	118,617
Med. Household Income	\$77,805	\$75,550	\$70,361
Daytime Population	15,713	49,074	95,041

Source: SitesUSA

### Nearby Tenants



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## TENANT

TENANT	SQFT
1 Ross	23,984
2 Paddy O' Furniture	11,381
3 Joann	40,734
4 Sally Beauty	1,739
5 Supercuts	1,235
6 Pacific Dental	4,196
7 Available	4,659
8 Urban Air	53,984
9 AZ Nail Spa 101	608
10 BBQ Island Outdoor Products	5,283
11 Available	2,861
12 World of Rugs	2,783
13 30/10 Weight Loss for Life	1,773
14 Cold Stone Creamery	1,200
15 Poke Bar	1,200
16 Nationwide Vision Center	1,806
17 Hear USA/HEARX	1,200
18 McAlister's Deli	4,280
19 Johnson Fitness & Wellness	3,080

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 KIMCO  
REALTY

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# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2333

RF5

## W Bell Rd & N 83rd Ave

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2019)	9,875	107,440	281,226
Projected Population (2024)	10,737	116,223	304,821
Census Population (2010)	9,683	104,151	267,379
Census Population (2000)	8,438	96,346	248,892
Projected Annual Growth (2019 to 2024)	862 1.7%	8,783 1.6%	23,595 1.7%
Historical Annual Growth (2010 to 2019)	192 0.2%	3,289 0.3%	13,847 0.5%
Historical Annual Growth (2000 to 2010)	1,245 1.5%	7,805 0.8%	18,487 0.7%
Estimated Population Density (2019)	3,145 psm	3,802 psm	3,582 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2019)	4,498	47,032	117,962
Projected Households (2024)	4,716	49,449	124,446
Census Households (2010)	4,238	44,212	109,261
Census Households (2000)	3,359	38,668	97,165
Estimated Households with Children (2019)	1,250 27.8%	11,218 23.9%	30,786 26.1%
Estimated Average Household Size (2019)	2.18	2.26	2.35
<b>Average Household Income</b>			
Estimated Average Household Income (2019)	\$76,290	\$84,844	\$81,177
Projected Average Household Income (2024)	\$86,495	\$95,418	\$91,251
Estimated Average Family Income (2019)	\$98,767	\$105,378	\$99,970
<b>Median Household Income</b>			
Estimated Median Household Income (2019)	\$70,132	\$74,008	\$69,932
Projected Median Household Income (2024)	\$81,401	\$85,496	\$80,786
Estimated Median Family Income (2019)	\$86,348	\$89,634	\$85,085
<b>Per Capita Income</b>			
Estimated Per Capita Income (2019)	\$34,826	\$37,225	\$34,149
Projected Per Capita Income (2024)	\$38,058	\$40,675	\$37,345
Estimated Per Capita Income 5 Year Growth	\$3,232 9.3%	\$3,450 9.3%	\$3,196 9.4%
Estimated Average Household Net Worth (2019)	\$637,418	\$768,570	\$699,700
<b>Daytime Demos (2019)</b>			
Total Businesses	1,076	5,064	9,715
Total Employees	14,483	48,577	95,149
Company Headquarter Businesses	3 0.3%	12 0.2%	19 0.2%
Company Headquarter Employees	387 2.7%	1,697 3.5%	6,250 6.6%
Employee Population per Business	13.5	9.6	9.8
Residential Population per Business	9.2	21.2	28.9

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W Bell Rd & N 83rd Ave		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2019)	7,469	75.6%	88,471	82.3%	225,437	80.2%	
Black or African American (2019)	562	5.7%	4,300	4.0%	12,329	4.4%	
American Indian or Alaska Native (2019)	101	1.0%	841	0.8%	2,704	1.0%	
Asian (2019)	736	7.5%	5,227	4.9%	12,600	4.5%	
Hawaiian or Pacific Islander (2019)	10	0.1%	132	0.1%	429	0.2%	
Other Race (2019)	515	5.2%	4,649	4.3%	17,703	6.3%	
Two or More Races (2019)	481	4.9%	3,819	3.6%	10,024	3.6%	
Not Hispanic or Latino Population (2019)	8,104	82.1%	90,471	84.2%	228,368	81.2%	
Hispanic or Latino Population (2019)	1,771	17.9%	16,969	15.8%	52,858	18.8%	
Not Hispanic or Latino Population (2024)	8,710	81.1%	96,496	83.0%	244,123	80.1%	
Hispanic or Latino Population (2024)	2,027	18.9%	19,727	17.0%	60,698	19.9%	
Not Hispanic or Latino Population (2010)	8,315	85.9%	92,704	89.0%	227,663	85.1%	
Hispanic or Latino Population (2010)	1,368	14.1%	11,447	11.0%	39,716	14.9%	
Not Hispanic or Latino Population (2000)	7,641	90.6%	88,901	92.3%	222,251	89.3%	
Hispanic or Latino Population (2000)	797	9.4%	7,445	7.7%	26,641	10.7%	
Projected Hispanic Annual Growth (2019 to 2024)	256	2.9%	2,759	3.3%	7,840	3.0%	
Historic Hispanic Annual Growth (2000 to 2019)	974	6.4%	9,523	6.7%	26,218	5.2%	
<b>Age Distribution (2019)</b>							
Age Under 5	584	5.9%	4,960	4.6%	13,737	4.9%	
Age 5 to 9 Years	549	5.6%	5,286	4.9%	14,455	5.1%	
Age 10 to 14 Years	615	6.2%	6,271	5.8%	16,918	6.0%	
Age 15 to 19 Years	637	6.5%	6,120	5.7%	16,683	5.9%	
Age 20 to 24 Years	775	7.8%	5,450	5.1%	14,678	5.2%	
Age 25 to 29 Years	1,033	10.5%	6,363	5.9%	16,901	6.0%	
Age 30 to 34 Years	744	7.5%	5,699	5.3%	15,311	5.4%	
Age 35 to 39 Years	667	6.8%	5,899	5.5%	15,831	5.6%	
Age 40 to 44 Years	574	5.8%	5,933	5.5%	15,731	5.6%	
Age 45 to 49 Years	665	6.7%	6,719	6.3%	17,715	6.3%	
Age 50 to 54 Years	639	6.5%	6,736	6.3%	17,711	6.3%	
Age 55 to 59 Years	562	5.7%	7,196	6.7%	18,892	6.7%	
Age 60 to 64 Years	452	4.6%	7,102	6.6%	18,444	6.6%	
Age 65 to 74 Years	630	6.4%	13,663	12.7%	34,313	12.2%	
Age 75 to 84 Years	398	4.0%	9,289	8.6%	22,701	8.1%	
Age 85 Years or Over	351	3.5%	4,756	4.4%	11,205	4.0%	
Median Age	35.6		44.8		43.9		
<b>Gender Age Distribution (2019)</b>							
Female Population	5,191	52.6%	56,755	52.8%	148,133	52.7%	
Age 0 to 19 Years	1,138	21.9%	11,054	19.5%	30,066	20.3%	
Age 20 to 64 Years	3,206	61.8%	29,796	52.5%	78,716	53.1%	
Age 65 Years or Over	846	16.3%	15,906	28.0%	39,351	26.6%	
Female Median Age	37.2		46.6		45.7		
Male Population	4,684	47.4%	50,685	47.2%	133,093	47.3%	
Age 0 to 19 Years	1,247	26.6%	11,583	22.9%	31,727	23.8%	
Age 20 to 64 Years	2,905	62.0%	27,300	53.9%	72,498	54.5%	
Age 65 Years or Over	532	11.4%	11,802	23.3%	28,869	21.7%	
Male Median Age	34.0		42.9		41.9		

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<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	152	3.4%	2,486	5.3%	5,414	4.6%
HH Income \$150,000 to \$199,999	304	6.8%	3,580	7.6%	7,858	6.7%
HH Income \$100,000 to \$149,999	645	14.3%	8,087	17.2%	19,041	16.1%
HH Income \$75,000 to \$99,999	787	17.5%	7,717	16.4%	18,889	16.0%
HH Income \$50,000 to \$74,999	940	20.9%	9,036	19.2%	22,995	19.5%
HH Income \$35,000 to \$49,999	744	16.5%	6,424	13.7%	16,101	13.6%
HH Income \$25,000 to \$34,999	368	8.2%	3,525	7.5%	10,127	8.6%
HH Income \$15,000 to \$24,999	248	5.5%	3,590	7.6%	9,486	8.0%
HH Income Under \$15,000	311	6.9%	2,587	5.5%	8,051	6.8%
HH Income \$35,000 or More	3,572	79.4%	37,329	79.4%	90,297	76.5%
HH Income \$75,000 or More	1,888	42.0%	21,870	46.5%	51,202	43.4%
<b>Housing (2019)</b>						
Total Housing Units	4,599		49,890		125,365	
Housing Units Occupied	4,498	97.8%	47,032	94.3%	117,962	94.1%
Housing Units Owner-Occupied	1,535	34.1%	32,649	69.4%	85,245	72.3%
Housing Units, Renter-Occupied	2,963	65.9%	14,384	30.6%	32,716	27.7%
Housing Units, Vacant	101	2.2%	2,857	6.1%	7,404	6.3%
<b>Marital Status (2019)</b>						
Never Married	2,454	30.2%	23,251	25.6%	63,013	26.7%
Currently Married	3,069	37.8%	44,116	48.5%	112,381	47.6%
Separated	464	5.7%	3,357	3.7%	9,252	3.9%
Widowed	671	8.3%	8,227	9.0%	19,423	8.2%
Divorced	1,468	18.1%	11,972	13.2%	32,047	13.6%
<b>Household Type (2019)</b>						
Population Family	7,232	73.2%	85,304	79.4%	226,097	80.4%
Population Non-Family	2,570	26.0%	21,124	19.7%	51,651	18.4%
Population Group Quarters	73	0.7%	1,012	0.9%	3,478	1.2%
Family Households	2,427	54.0%	29,242	62.2%	75,078	63.6%
Non-Family Households	2,071	46.0%	17,790	37.8%	42,884	36.4%
Married Couple with Children	689	22.5%	7,354	16.7%	19,812	17.6%
Average Family Household Size	3.0		2.9		3.0	
<b>Household Size (2019)</b>						
1 Person Households	1,649	36.7%	15,029	32.0%	35,858	30.4%
2 Person Households	1,443	32.1%	17,779	37.8%	43,222	36.6%
3 Person Households	685	15.2%	6,024	12.8%	15,911	13.5%
4 Person Households	479	10.6%	4,871	10.4%	13,070	11.1%
5 Person Households	158	3.5%	2,115	4.5%	6,035	5.1%
6 or More Person Households	83	1.8%	1,215	2.6%	3,865	3.3%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	231	5.1%	1,924	4.1%	5,098	4.3%
Households with 1 Vehicles Available	1,847	41.1%	18,263	38.8%	45,511	38.6%
Households with 2 or More Vehicles Available	2,419	53.8%	26,846	57.1%	67,353	57.1%
Total Vehicles Available	7,507		84,439		213,369	
Average Vehicles Per Household	1.7		1.8		1.8	

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	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	8,011		89,706		232,753	
Estimated Civilian Employed	5,001	62.4%	50,262	56.0%	129,338	55.6%
Estimated Civilian Unemployed	180	2.3%	1,749	1.9%	5,342	2.3%
Estimated in Armed Forces	18	0.2%	186	0.2%	298	0.1%
Estimated Not in Labor Force	2,811	35.1%	37,510	41.8%	97,775	42.0%
Unemployment Rate	2.3%		1.9%		2.3%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	5,001		50,262		129,338	
Management, Business, Financial Operations	1,097	21.9%	9,798	19.5%	22,566	17.4%
Professional, Related	994	19.9%	11,750	23.4%	27,666	21.4%
Service	761	15.2%	7,043	14.0%	20,401	15.8%
Sales, Office	1,491	29.8%	14,863	29.6%	37,801	29.2%
Farming, Fishing, Forestry	1	-	54	0.1%	162	0.1%
Construct, Extraction, Maintenance	286	5.7%	3,373	6.7%	10,318	8.0%
Production, Transport Material Moving	371	7.4%	3,381	6.7%	10,423	8.1%
White Collar Workers	3,582	71.6%	36,410	72.4%	88,033	68.1%
Blue Collar Workers	1,419	28.4%	13,852	27.6%	41,305	31.9%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$260.39 M		\$2.93 B		\$7.12 B	
Total Non-Retail Expenditure	\$137.44 M	52.8%	\$1.54 B	52.7%	\$3.75 B	52.6%
Total Retail Expenditure	\$122.96 M	47.2%	\$1.39 B	47.3%	\$3.37 B	47.4%
Apparel	\$9.16 M	3.5%	\$102.49 M	3.5%	\$248.78 M	3.5%
Contributions	\$8.21 M	3.2%	\$96 M	3.3%	\$231.51 M	3.3%
Education	\$7.46 M	2.9%	\$85.05 M	2.9%	\$204.27 M	2.9%
Entertainment	\$14.54 M	5.6%	\$165.99 M	5.7%	\$402.31 M	5.7%
Food and Beverages	\$38.59 M	14.8%	\$431.22 M	14.7%	\$1.05 B	14.8%
Furnishings and Equipment	\$9.07 M	3.5%	\$103.39 M	3.5%	\$250.53 M	3.5%
Gifts	\$6.24 M	2.4%	\$71.35 M	2.4%	\$171.51 M	2.4%
Health Care	\$21.99 M	8.4%	\$251.37 M	8.6%	\$613 M	8.6%
Household Operations	\$10.07 M	3.9%	\$115.23 M	3.9%	\$279.52 M	3.9%
Miscellaneous Expenses	\$4.91 M	1.9%	\$55.64 M	1.9%	\$134.99 M	1.9%
Personal Care	\$3.5 M	1.3%	\$39.44 M	1.3%	\$95.78 M	1.3%
Personal Insurance	\$1.76 M	0.7%	\$20.76 M	0.7%	\$50.11 M	0.7%
Reading	\$563.06 K	0.2%	\$6.46 M	0.2%	\$15.65 M	0.2%
Shelter	\$55.55 M	21.3%	\$613.86 M	21.0%	\$1.49 B	20.9%
Tobacco	\$1.65 M	0.6%	\$17.64 M	0.6%	\$43.59 M	0.6%
Transportation	\$47.72 M	18.3%	\$536.43 M	18.3%	\$1.3 B	18.3%
Utilities	\$19.4 M	7.5%	\$216.89 M	7.4%	\$531.29 M	7.5%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	6,715		79,353		204,755	
Elementary (Grade Level 0 to 8)	147	2.2%	1,118	1.4%	4,756	2.3%
Some High School (Grade Level 9 to 11)	211	3.1%	3,028	3.8%	10,513	5.1%
High School Graduate	1,683	25.1%	20,277	25.6%	55,865	27.3%
Some College	1,549	23.1%	20,828	26.2%	54,760	26.7%
Associate Degree Only	793	11.8%	7,427	9.4%	19,131	9.3%
Bachelor Degree Only	1,460	21.7%	16,925	21.3%	38,623	18.9%
Graduate Degree	870	13.0%	9,749	12.3%	21,108	10.3%

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<b>Units In Structure (2019)</b>							
1 Detached Unit	1,877	44.3%	32,708	74.0%	85,093	77.9%	
1 Attached Unit	268	6.3%	4,085	9.2%	9,406	8.6%	
2 to 4 Units	310	7.3%	1,383	3.1%	3,210	2.9%	
5 to 9 Units	834	19.7%	2,200	5.0%	4,794	4.4%	
10 to 19 Units	352	8.3%	1,714	3.9%	3,158	2.9%	
20 to 49 Units	137	3.2%	892	2.0%	1,922	1.8%	
50 or More Units	691	16.3%	3,133	7.1%	5,886	5.4%	
Mobile Home or Trailer	19	0.5%	888	2.0%	4,266	3.9%	
Other Structure	10	0.2%	28	-	227	0.2%	
<b>Homes Built By Year (2019)</b>							
Homes Built 2010 or later	324	7.6%	2,151	4.9%	5,356	4.9%	
Homes Built 2000 to 2009	791	18.7%	7,226	16.3%	17,271	15.8%	
Homes Built 1990 to 1999	2,415	57.0%	15,529	35.1%	32,731	30.0%	
Homes Built 1980 to 1989	479	11.3%	9,573	21.7%	25,725	23.5%	
Homes Built 1970 to 1979	316	7.5%	9,672	21.9%	26,263	24.0%	
Homes Built 1960 to 1969	117	2.8%	1,877	4.2%	7,540	6.9%	
Homes Built 1950 to 1959	38	0.9%	669	1.5%	2,095	1.9%	
Homes Built Before 1949	18	0.4%	335	0.8%	981	0.9%	
<b>Home Values (2019)</b>							
Home Values \$1,000,000 or More	17	1.1%	197	0.6%	653	0.8%	
Home Values \$500,000 to \$999,999	98	6.3%	2,024	6.4%	5,891	7.3%	
Home Values \$400,000 to \$499,999	121	7.8%	2,222	7.1%	6,223	7.8%	
Home Values \$300,000 to \$399,999	184	11.8%	5,465	17.4%	13,140	16.4%	
Home Values \$200,000 to \$299,999	692	44.4%	11,544	36.7%	26,025	32.4%	
Home Values \$150,000 to \$199,999	258	16.6%	5,896	18.7%	16,031	20.0%	
Home Values \$100,000 to \$149,999	86	5.5%	3,051	9.7%	8,656	10.8%	
Home Values \$70,000 to \$99,999	30	2.0%	870	2.8%	3,036	3.8%	
Home Values \$50,000 to \$69,999	1	-	248	0.8%	1,058	1.3%	
Home Values \$25,000 to \$49,999	6	0.4%	265	0.8%	1,385	1.7%	
Home Values Under \$25,000	35	2.2%	721	2.3%	2,728	3.4%	
Owner-Occupied Median Home Value	\$262,871		\$244,115		\$235,218		
Renter-Occupied Median Rent	\$1,009		\$1,016		\$996		
<b>Transportation To Work (2019)</b>							
Drive to Work Alone	3,901	81.9%	40,277	77.3%	106,067	78.0%	
Drive to Work in Carpool	384	8.1%	5,497	10.6%	14,250	10.5%	
Travel to Work by Public Transportation	48	1.0%	729	1.4%	2,267	1.7%	
Drive to Work on Motorcycle	8	0.2%	220	0.4%	525	0.4%	
Walk or Bicycle to Work	89	1.9%	850	1.6%	2,468	1.8%	
Other Means	36	0.8%	429	0.8%	1,096	0.8%	
Work at Home	299	6.3%	4,073	7.8%	9,323	6.9%	
<b>Travel Time (2019)</b>							
Travel to Work in 14 Minutes or Less	839	17.6%	9,745	18.7%	25,241	18.6%	
Travel to Work in 15 to 29 Minutes	1,780	37.4%	17,413	33.4%	44,870	33.0%	
Travel to Work in 30 to 59 Minutes	1,786	37.5%	16,026	30.8%	42,040	30.9%	
Travel to Work in 60 Minutes or More	262	5.5%	3,144	6.0%	8,394	6.2%	
Average Minutes Travel to Work	25.2		24.6		24.8		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brian Harpel  
602.682.8150

brian.harpel@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

### Brian Gast

602.682.8155

brian.gast@velocityretail.com

### Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

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602.682.8150

brian.harpel@velocityretail.com

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