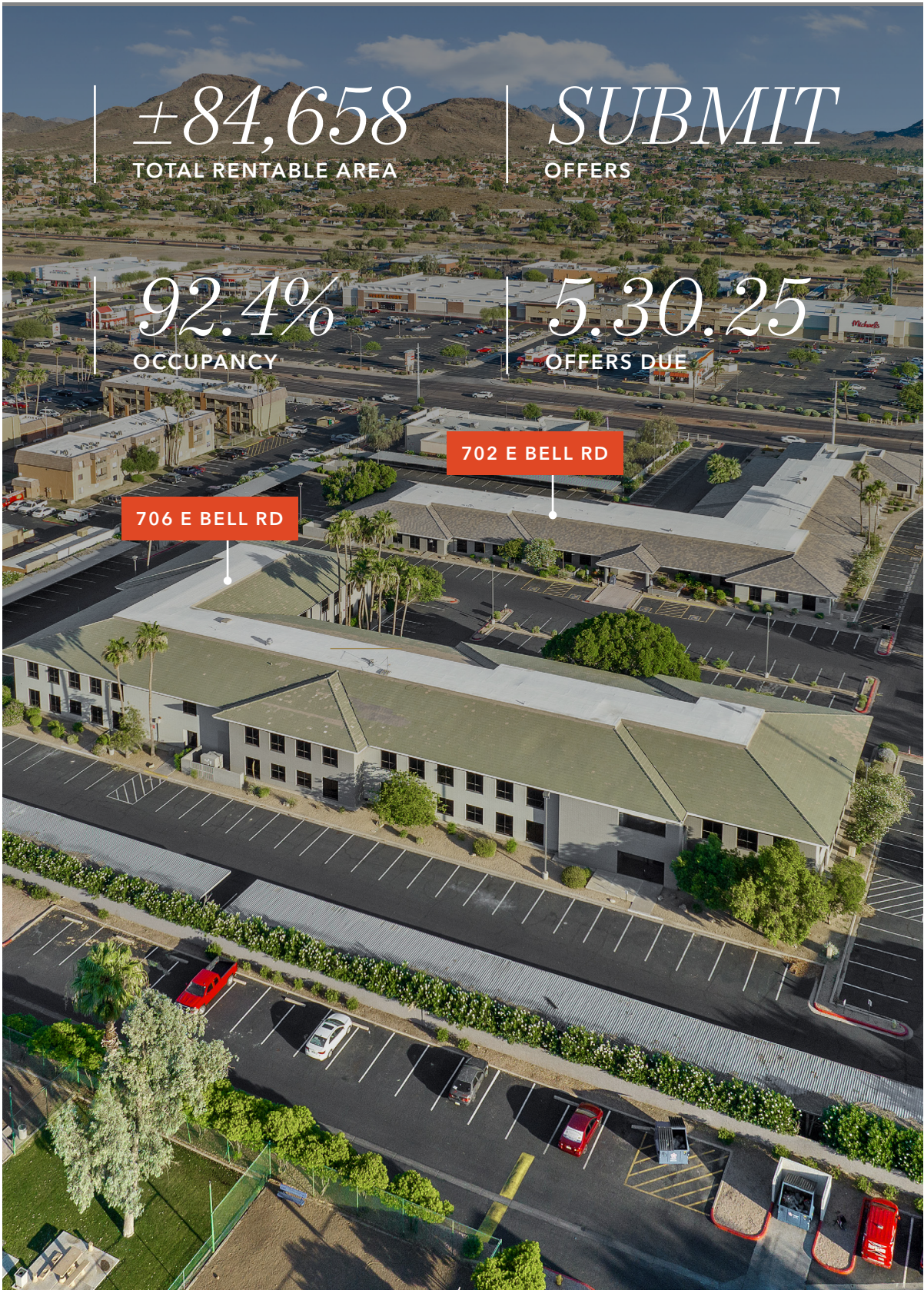


AVAILABLE FOR SALE

# PREMIER OFFERING ON 7TH STREET & BELL RD IN PHOENIX

*Kidder Mathews, as exclusive advisor,  
is pleased to present an exceptional  
investment opportunity to acquire  
LeCota (the “Property”)*

Located at 702 & 706 E Bell Rd in Phoenix, AZ, LeCota is ideally positioned in the high-demand Deer Valley submarket, with immediate access to the Loop 101, I-17, and SR-51 freeways. This strategic location delivers excellent regional connectivity and visibility, courtesy of strong daily traffic counts along Bell Road.



## LECOTA

702 & 706 E BELL RD  
PHOENIX, AZ 85022

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OFFERING MEMORANDUM](#)

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