

BELL PARK PLAZA

**±8,000 SF AVAILABLE
FOR LEASE**

BELL ROAD & 43RD AVE NEC

Perfect for Fitness, Discount Retail, Medical,
& Boutique Grocery

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COMING AVAILABLE!



OFFERING DETAILS

LEASE RATE	Call for Pricing
TENANT IMPROVEMENTS	Negotiable
TOTAL AVAILABILITY	±8,000 SF
*SUITE A11	±8,000 SF

PROPERTY HIGHLIGHTS

- Bell Park Plaza is strategically located less than 2 miles from the I-17 and Loop 101 freeways
- Accessibility to the entire Phoenix Metro area
- Dense infill trade area
- Excellent exposure along Bell Road
- Vibrant, busy neighborhood center

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PROPERTY PHOTOS

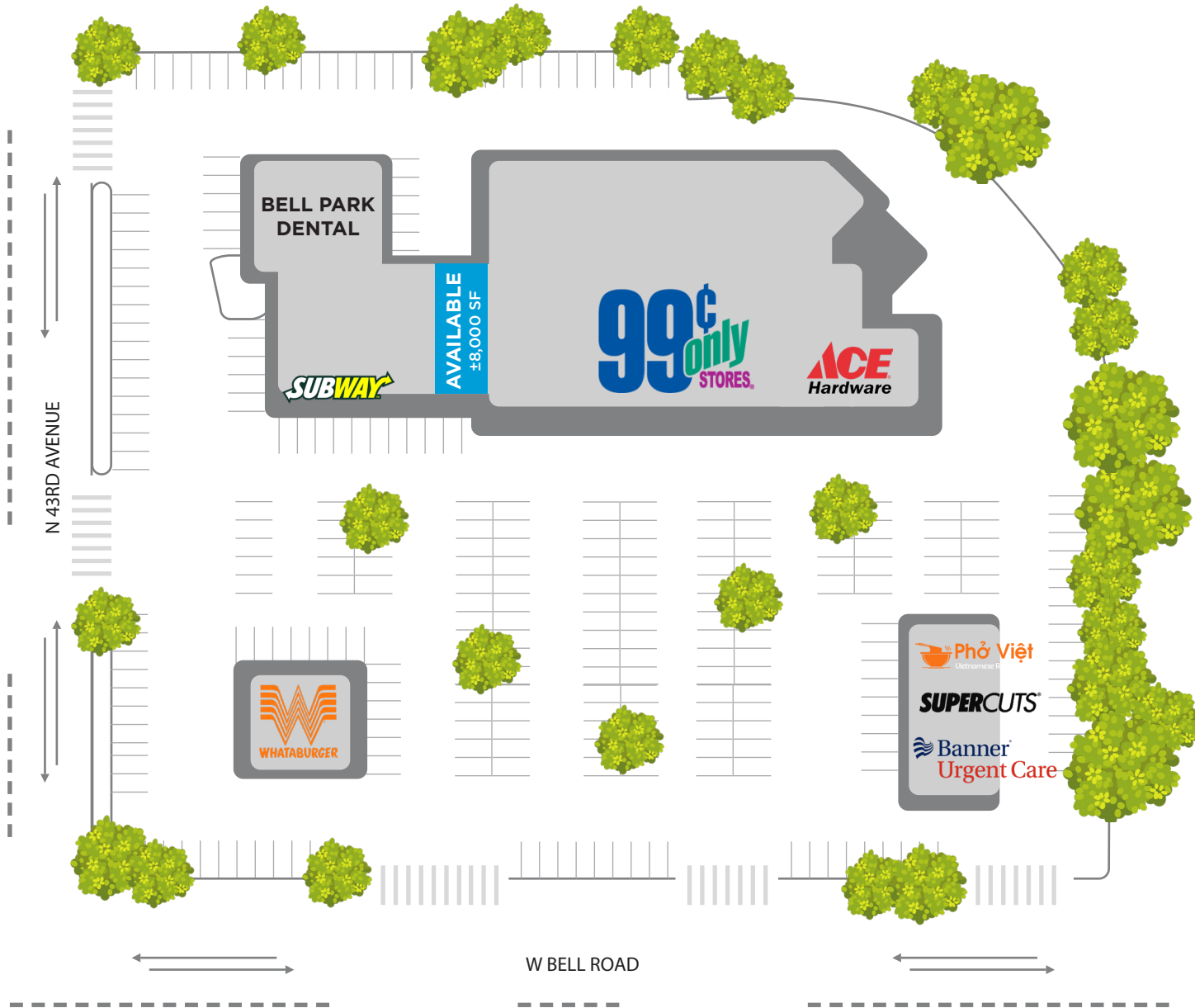


JOIN NEWLY
SIGNED TENANT!



SITE PLAN

AVAILABLE
SPACE



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	14,560	129,269	341,298
2028	14,384	129,359	343,391



HOUSEHOLDS

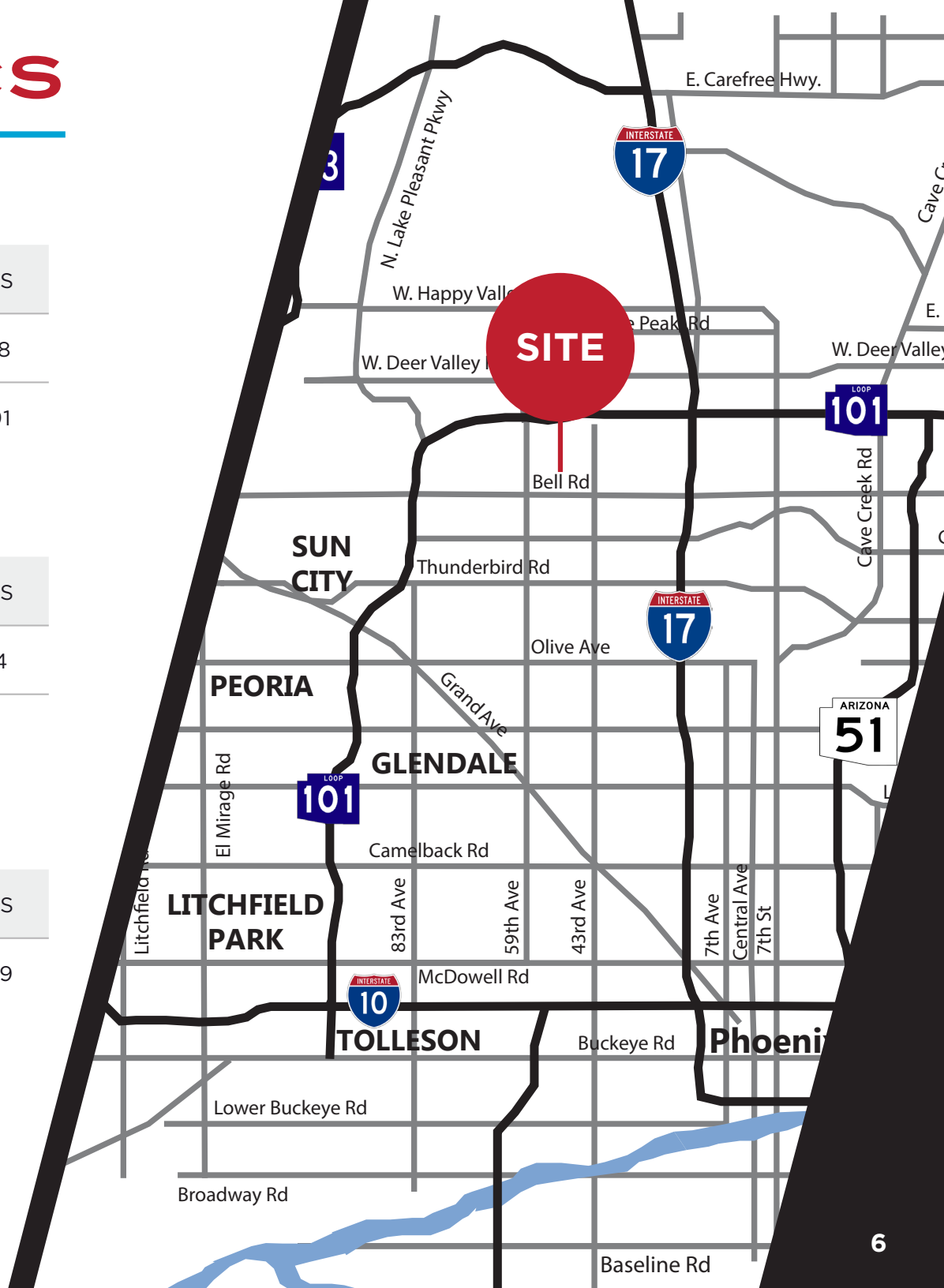
	1 MILE	3 MILES	5 MILES
2023	5,431	49,489	132,214
HH GROWTH 2023-2028:	-0.3%	0%	0.2%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$84,736	\$81,388	\$83,379

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WESTGATE ENTERTAINMENT DISTRICT

Westgate Entertainment District is one of the largest and most exciting mixed-use, urban developments in Arizona. In addition to the shopping and dining, Westgate features many amenities such as the water dance plaza, fountain park and live music.



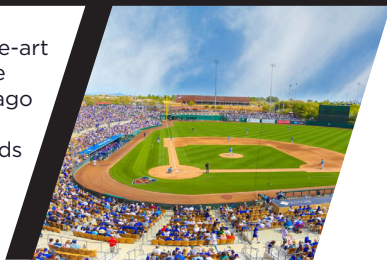
TANGER OUTLETS

The Tanger Outlets offer more than 90 leading brand names and designer outlet stores at uncompromised savings everyday. Tanger will continue to be a top performing retail REIT by focusing on developing first class outlet centers.



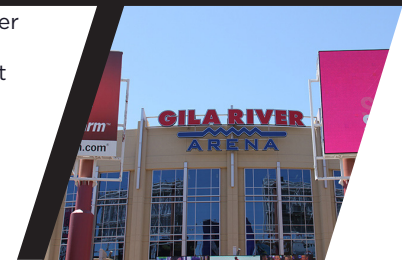
CAMELBACK RANCH

Catch Cactus League Spring Training fever at the state-of-the-art Camelback Ranch, home for the Los Angeles Dodgers and Chicago White Sox. Opened in March of 2009 this Glendale stadium holds up to 13,000 baseball fans.



GILA RIVER ARENA

Gila River Arena is home to over 225 sporting events, concerts and special events each year. It is one of the most flexible and multifunctional arenas in the United States.



GLENDALE HISTORIC DISTRICT

This downtown historic area of Glendale contains more than 80 antique shops, delightful dining and a lush park shaded with trees. The neighborhoods span 10 square blocks which can easily be strolled on the brick-trimmed sidewalks.



THUNDERBIRD CONSERVATION PARK

Thunderbird Conservation Park is a park dedicated to preserving the desert environment. The 1,185 acre land in the Hedgpeth Hills contains 15 great hiking trails for picnics, horseback riding, mountain biking, jogging and bird watching.



STATE FARM STADIUM

With its retractable roof and field, the State Farm Stadium is unlike any other stadium in North America. This multi-purpose facility is a marvel of design, engineering, and technology. It is also the proud home of NFL's Arizona Cardinals with up to 73,000 seats.



DESERT DIAMOND CASINO

With over 75,000 square feet of gaming space, Desert Diamond Casino West Valley offers an exciting, fun-filled range of gaming options, excellent service and delicious dining.



LOCATION OVERVIEW

GLENDALE/PEORIA

AFFLUENT POPULATION

Glendale, Arizona's 6th largest city, is composed of a diverse and vibrant population covering a vast cross section of economic and cultural communities. Peoria is the 9th largest city in Arizona and is one of Metro Phoenix's largest municipalities in terms of size, covering 179 square miles. The Glendale-Peoria area is the leading economic engine of the Greater Phoenix West Valley. Glendale-Peoria today is the sports destination for all of Arizona, as Gila River Arena and the NHL Coyotes continue to attract fans to new growth in the far western areas of the city. The state-of-the-art University of Phoenix Stadium in Glendale is also a major attraction. Adjacent to Gila River Arena and University of Phoenix Stadium is Glendale's Westgate Entertainment District featuring shopping, dining and nightlife.

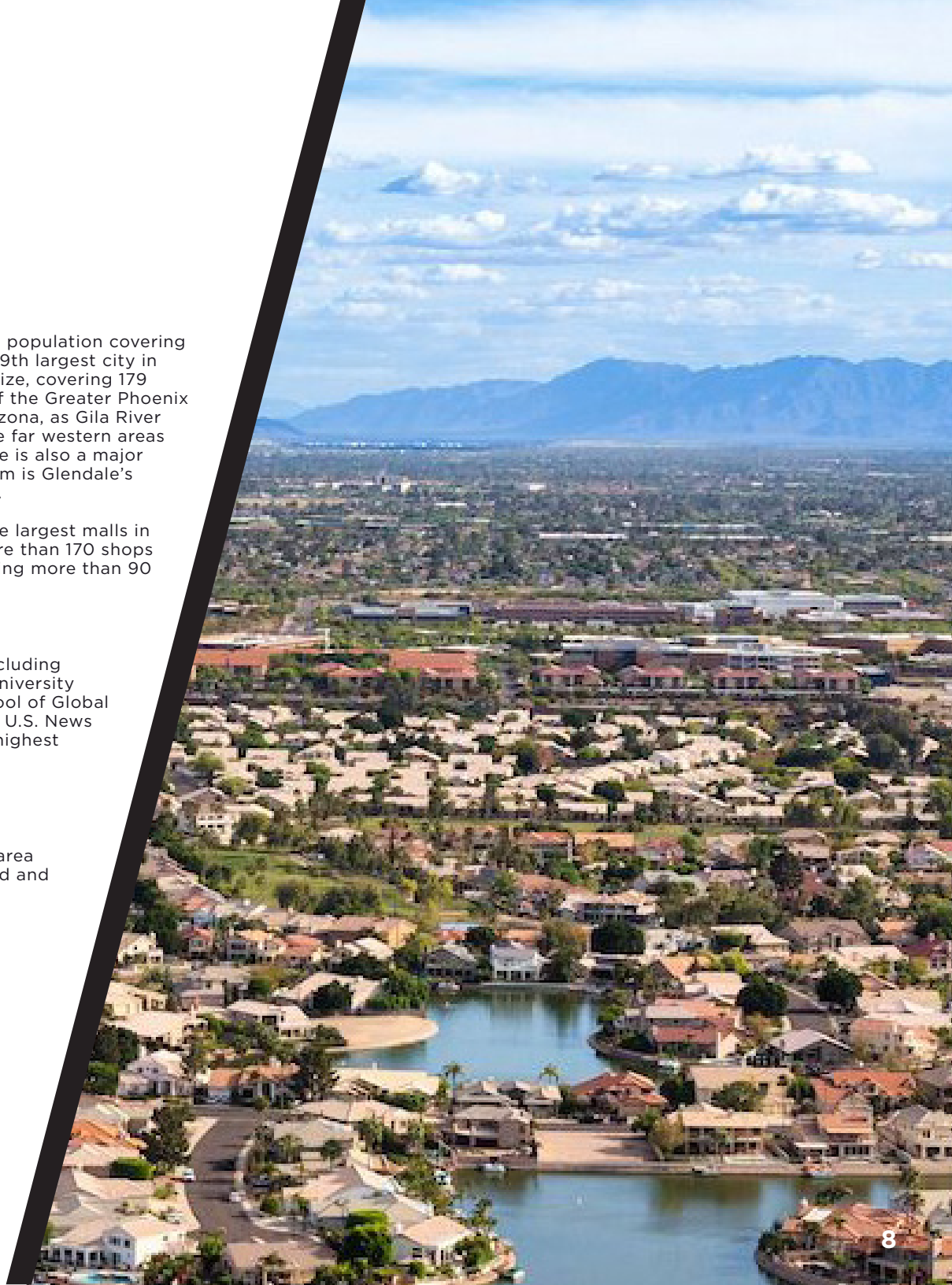
In addition to Historic Downtown, shoppers can also indulge at one of the largest malls in the region - Arrowhead Towne Center, featuring a movie theater and more than 170 shops and restaurants. Tanger Outlets Glendale is also located in the area offering more than 90 leading brand names and designer outlet stores.

EDUCATION

The Northwest Valley offers numerous higher education opportunities including Arizona State University's West Campus, Midwestern University, DeVry University Westgate and Western International University and the Thunderbird School of Global Management - the No. 1 International full-time MBA School, according to U.S. News & World Report. In addition, residents of Peoria enjoy one of the state's highest performing school districts, the Peoria Unified School District.

HOUSING

Glendale has 10 Historic Districts with homes ranging from bungalows to mid-century moderns to classic ranch style homes. The Glendale-Peoria area is home to over 144,886 residential units. Of these units 86% are occupied and over 51% of those are owned.



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