

West of NWC Tatum Blvd & Bell Rd

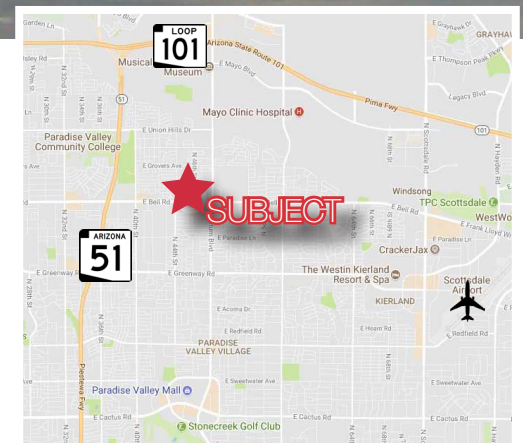
4550 E Bell Road • Phoenix, Arizona



For Lease: \$18.00/SF, \$7.67 NNN

Property Features

- 1,682 SF Suite and 1,300 SF pizza restaurant
- Outstanding visibility to Bell Rd
- Zoning: C-1
- Over 85,000 SF of office in the immediate area to complement the retail component
- Convenient left-in and left-out turn access to Bell Rd
- Within one (1) mile of:
 - SR 51 with full diamond on/off ramps
 - Paradise Valley Hospital
 - Paradise Valley High School
- Dense residential and daytime population in the surrounding area
- NNN Expenses \$7.67 PSF



NAI Horizon naihonorizon.com

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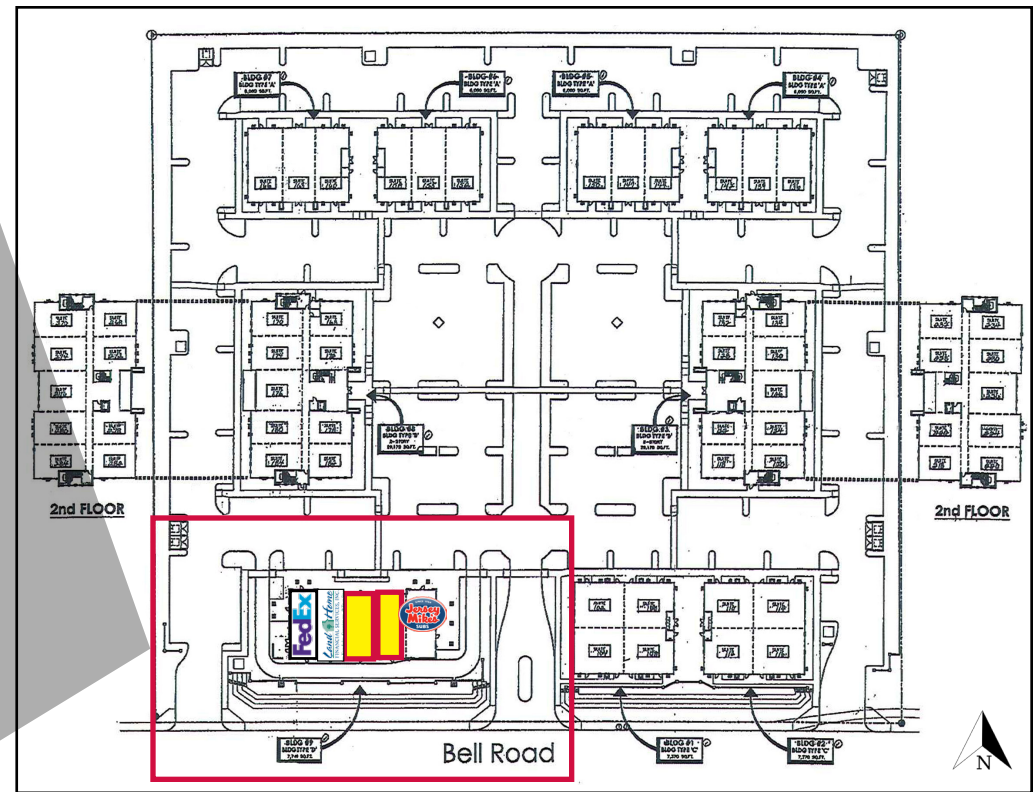
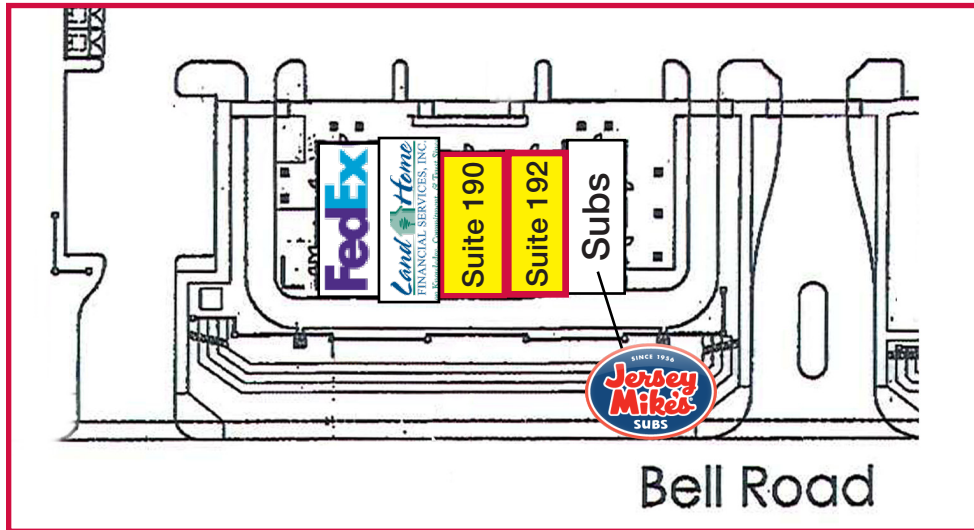
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Bell Road Frontage

AVAILABLE

SUITE 190
± 1,682 SF

SUITE 192
1,300 SF
Available w/ notice
DO NOT DISTURB
TEANT



Suite 192

Suite 190



naihorizon.com

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1,300 - 2,982 SF Available for Lease in Multi-Use Development

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Demographics	1 Mile	3 Miles	5 Miles
• Estimated Population (2018)	17,165	122, 874	250, 350
• Projected Population (2023)	18, 448	132, 799	270,864
• Median HH Income (2018)	\$73,998	\$66, 628	\$69,153
• Median Age (2018)	39.00	38.50	39.20