

Childcare Center Available for Lease

5550 W Bell Rd, Glendale, AZ 85308



- Freestanding, Move-in Ready Childcare Center
- For Lease: \$36 PSF NNN
- Will Be Delivered Vacant (Lease through May 31, 2026)
- Approx 11,752 SF
- Licensable for 258 Children (Infants to School-age)
- Zoned C-2, City of Glendale
- Located in the Peoria–Arrowhead Submarket
- Near Retail and Business Amenities
- Close Proximity to the Loop 101 and I-17

www.menlocre.com/property

Grafton Milne, SIOR, CCIM

Designated Broker

480.659.1777

grafton@menlocre.com

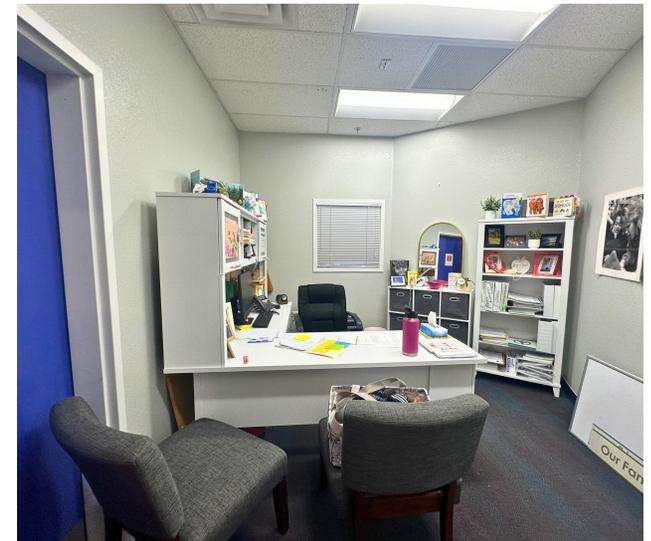
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Additional Photos



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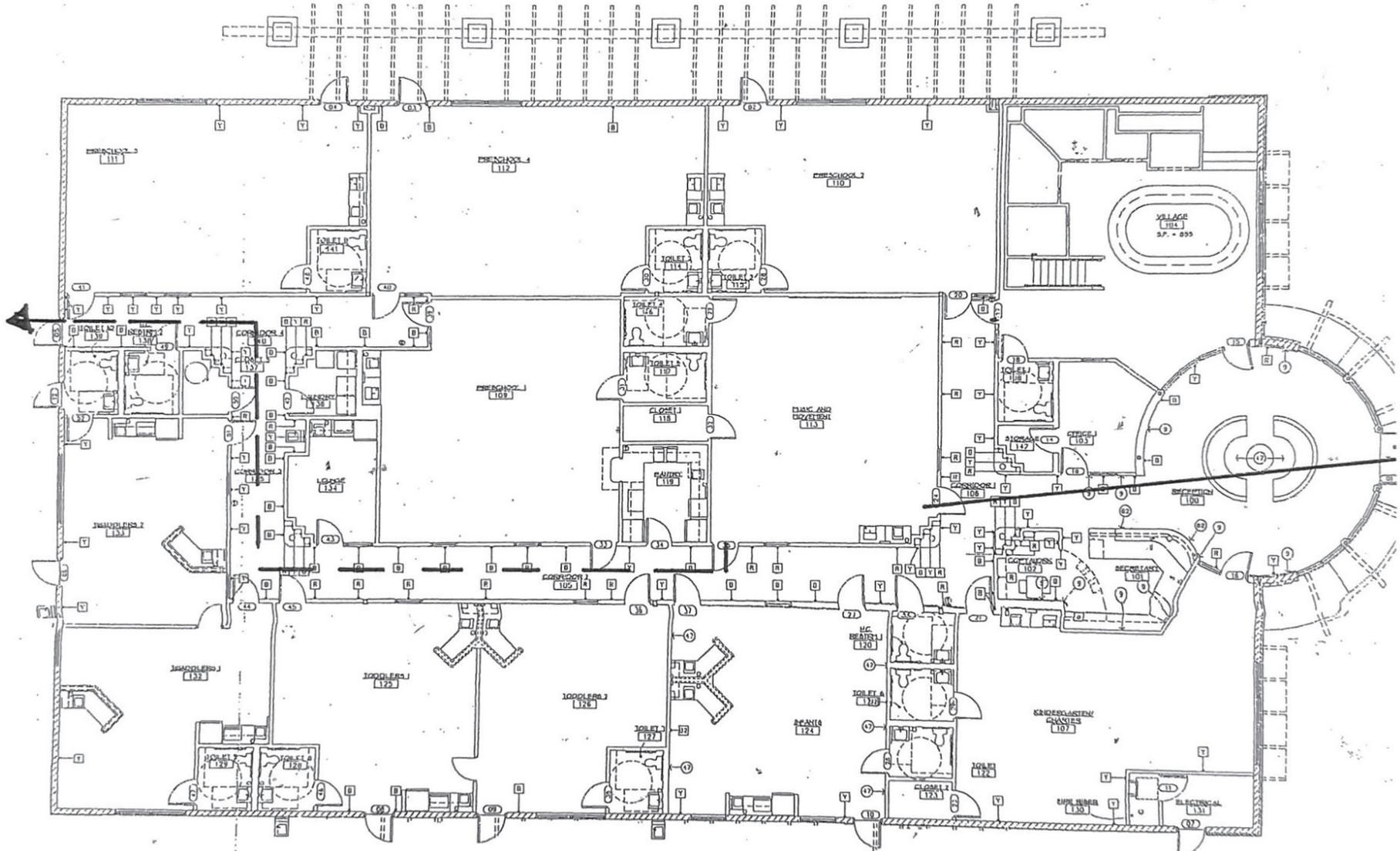
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Floor Plan



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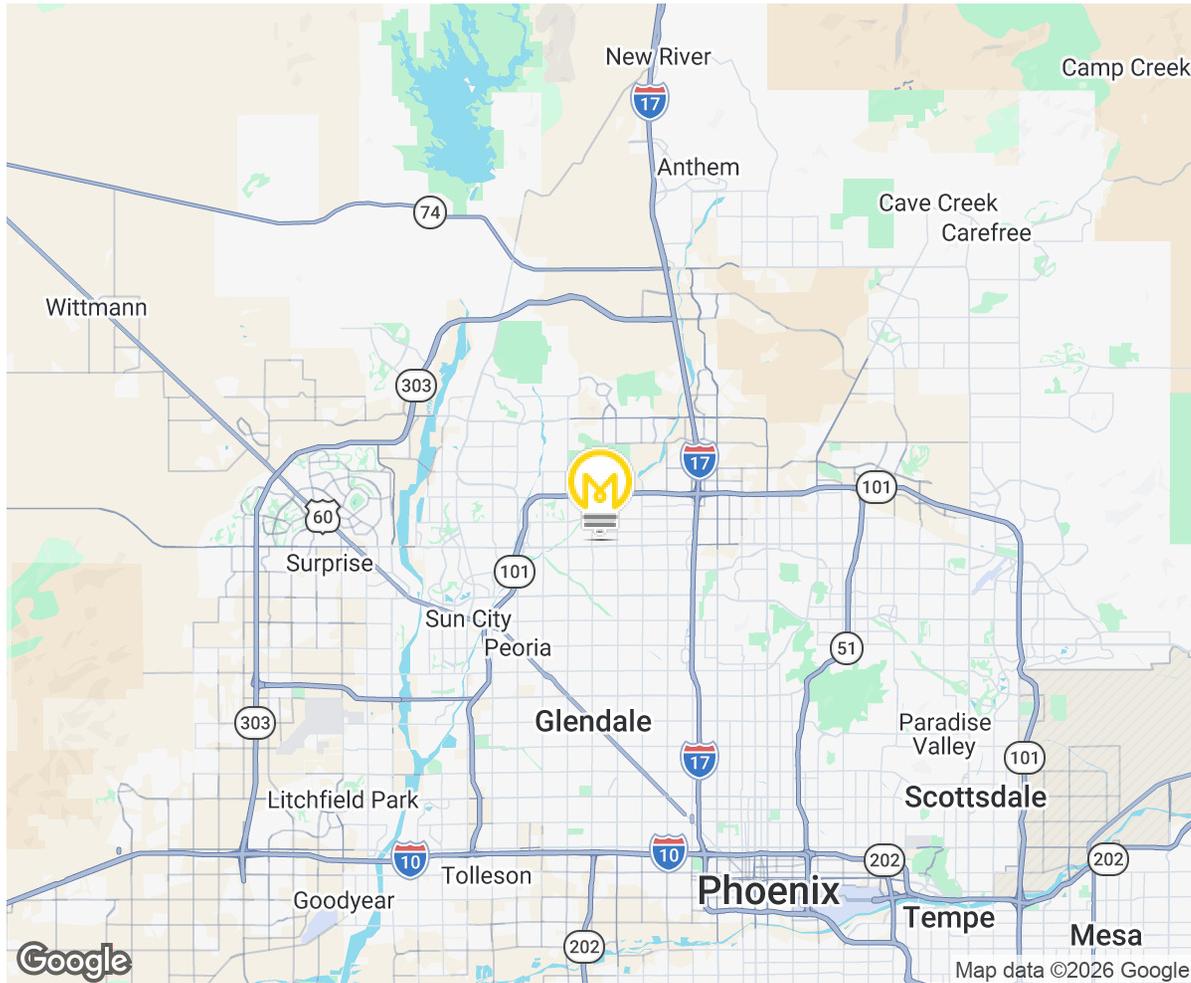
Retailer Map



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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,091	45,249	126,644
Total Population:	11,110	119,938	334,732
Average HH Income:	\$109,163	\$106,083	\$103,071