FOUNTAIN SQUARE

610 E BELL RD.
PHOENIX, AZ 85022

RETAIL PROPERTY FOR LEASE

JASON BOWLES

SENIOR LEASING MANAGER
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p: 480.397.1910

FOUNTAIN SQUARE

SAFEWAY GROCERY ANCHORED NEIGHBORHOOD CENTER | 610 E BELL RD., PHOENIX, AZ 85022

PROPERTY DESCRIPTION

Fountain Square services the Moon Valley and Deer Valley communities with the following tenants Safeway, Planet Fitness, Avalon Cosmetology, McDonalds, El Pollo Loco, Jimmy John's Biscuits, U.S. Bank, Furniture Affair, and Natalino restaurant to name a few.

PROPERTY HIGHLIGHTS

- Located at a strategic North Phoenix Commercial Intersection
- Conventionally located to the Moon Valley Master Plan Community, the Pointe Resort, and the 101 Outer Loop

OFFERING SUMMARY

Available SF:	1,148 - 3,472 SF
Building Size:	116,424 SF
Vehicles Per Day:	41,000 via East Bell Road
	33,301 via 7th Street
Major Tenants:	Safeway, Planet Fitness, Avalon Cosmetology

DEMOGRAPHICS

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	$96,977	$95,025	$108,222
Total Population	86,370	284,315	649,134
Total Households	38,165	123,637	280,300

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WHITESTONE REIT

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FOUNTAIN SQUARE

SAFEWAY GROCERY ANCHORED NEIGHBORHOOD CENTER | 610 E BELL RD., PHOENIX, AZ 85022

2,700 SF

D.G. Fenn

1,148 SF

1,786 SF

1,527 SF

Second Floor

FURNITURE AFFAIR

Body Alive Yoga Studio

One Stop Nutrition

Famous Ray's Pizza

AVALON SCHOOL OF COSMETOLOGY

Furniture Affair

Avalon

1,400 SF

KUMON

3,472 SF

Barbershop

1,500 SF

SAFEWAY
not a part

Cricket

UPS

Sports Clips

Natalino Ristorante Italiano

1,766 SF

us bank

elements massage

Flamingo Palace Restaurant

planet fitness

Pita Cafe Express

Patio

PayMore

Poke Paradise

Cold Stone

MATTRESS FIRM
not a part

Biscuits Cafe

El Pollo Loco

McDonald's
not a part

H&R BLOCK

7TH STREET (33,307 VPD)

BELL ROAD (41,000 VPD)

LEGEND

Available

Unavailable

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SPACE PLAN

SCALE: 1/8" = 1'-0"   0 2 4   8'

PLAN NORTH

EXIST. LAVA

LAVA Architecture, Inc.
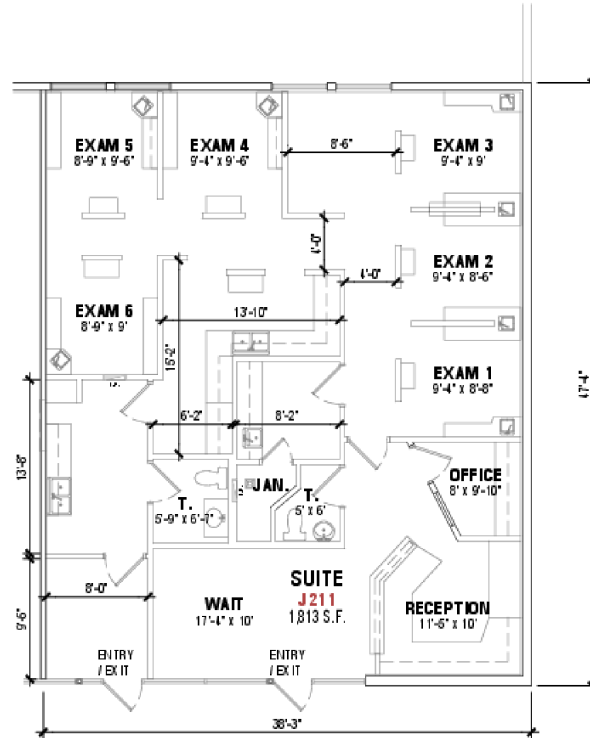
PROJECT NUMBER 12016

DATE: 13 MAY 2024

FOUNTAIN SQUARE
350 E. BELL ROAD, PHOENIX, ARIZONA 85022

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SAFEWAY GROCERY ANCHORED NEIGHBORHOOD CENTER | 610 E BELL RD., PHOENIX, AZ 85022

Avg. HHI
$96,977
(5 Min DT)

E Bell Road 41,000 VPD

7th Street 33,301 VPD

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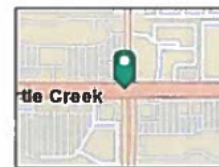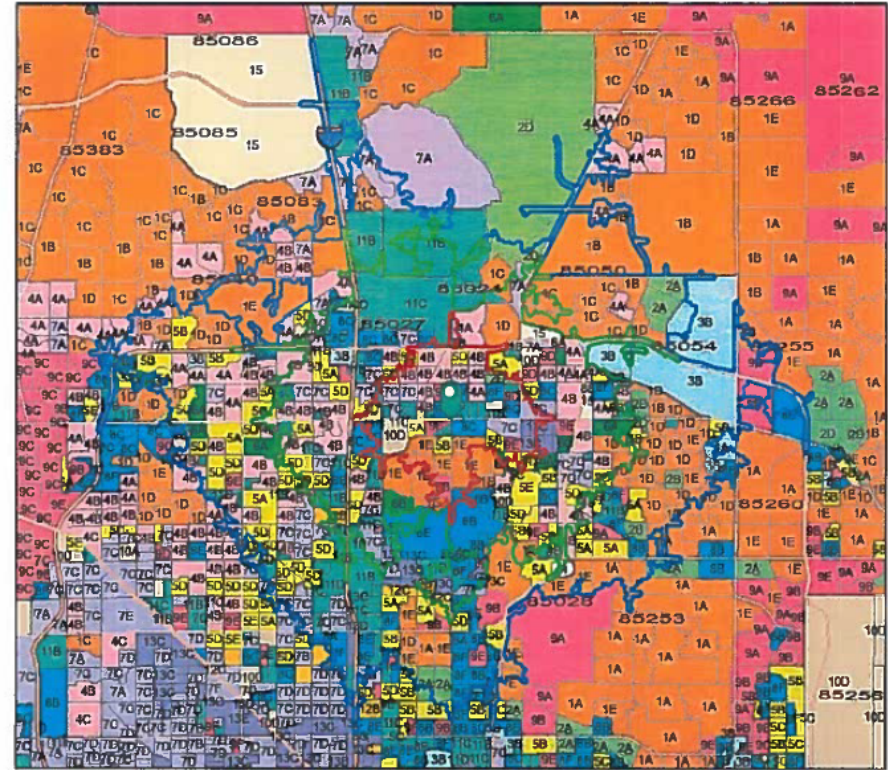*Demographic data derived from ESRI DT - Driving Time*

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total population	86,370	284,315	649,134
Median Age	38.1	38.2	38.6
Total Households	38,165	123,637	280,300

Dominant Tapestry Map

E Bell Rd & N 7th St, Phoenix, Arizona, 85022
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.64038
Longitude: -112.06561

Tapestry LifeMode
- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots

Source: Esri

March 27, 2024

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