



# WOODLAND PLAZA

3510-3624 W Bell Rd | Glendale, AZ 85308

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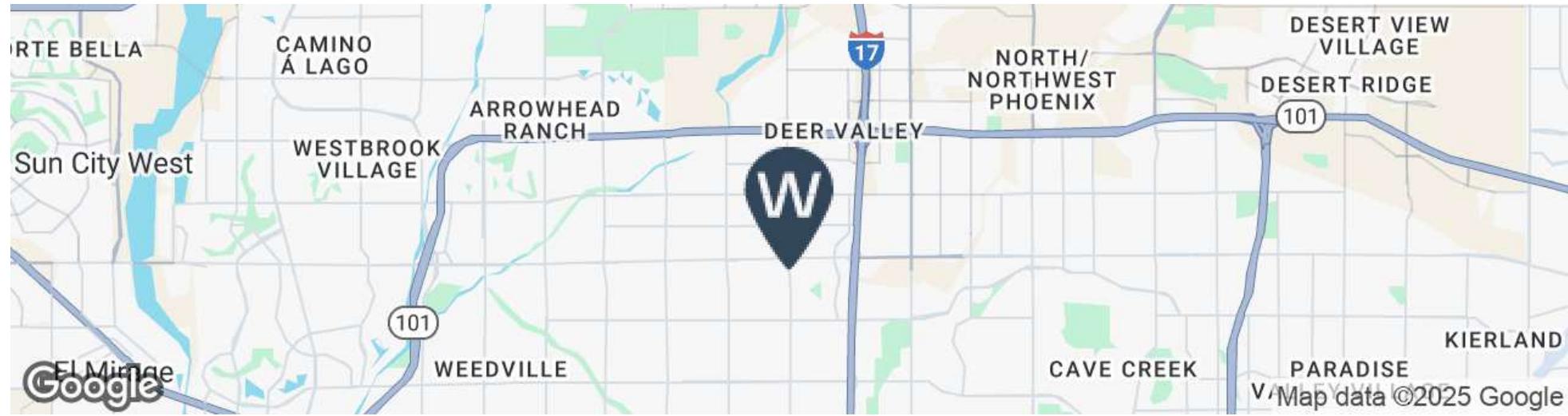
**W** WESTERN  
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## WOODLAND PLAZA

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### LOCATION DESCRIPTION

NWC Bell Rd & 35th Ave

### PROPERTY HIGHLIGHTS

- LAST SPACE AVAILABLE - 1,312 SF
- Dollar Tree Anchored community center
- Attractive Rental Rates
- Freshly Painted Center
- Located in the densely populated suburb of Glendale, AZ
- Nearly 90,000 vehicles travel through the intersection of Bell & 35th Ave per day
- Average Population in a 3-mile radius is 141,461
- Average Household Income in a 3-mile radius is \$93,955
- Other notable tenants include Dominos, Subway, Firestone and Chase

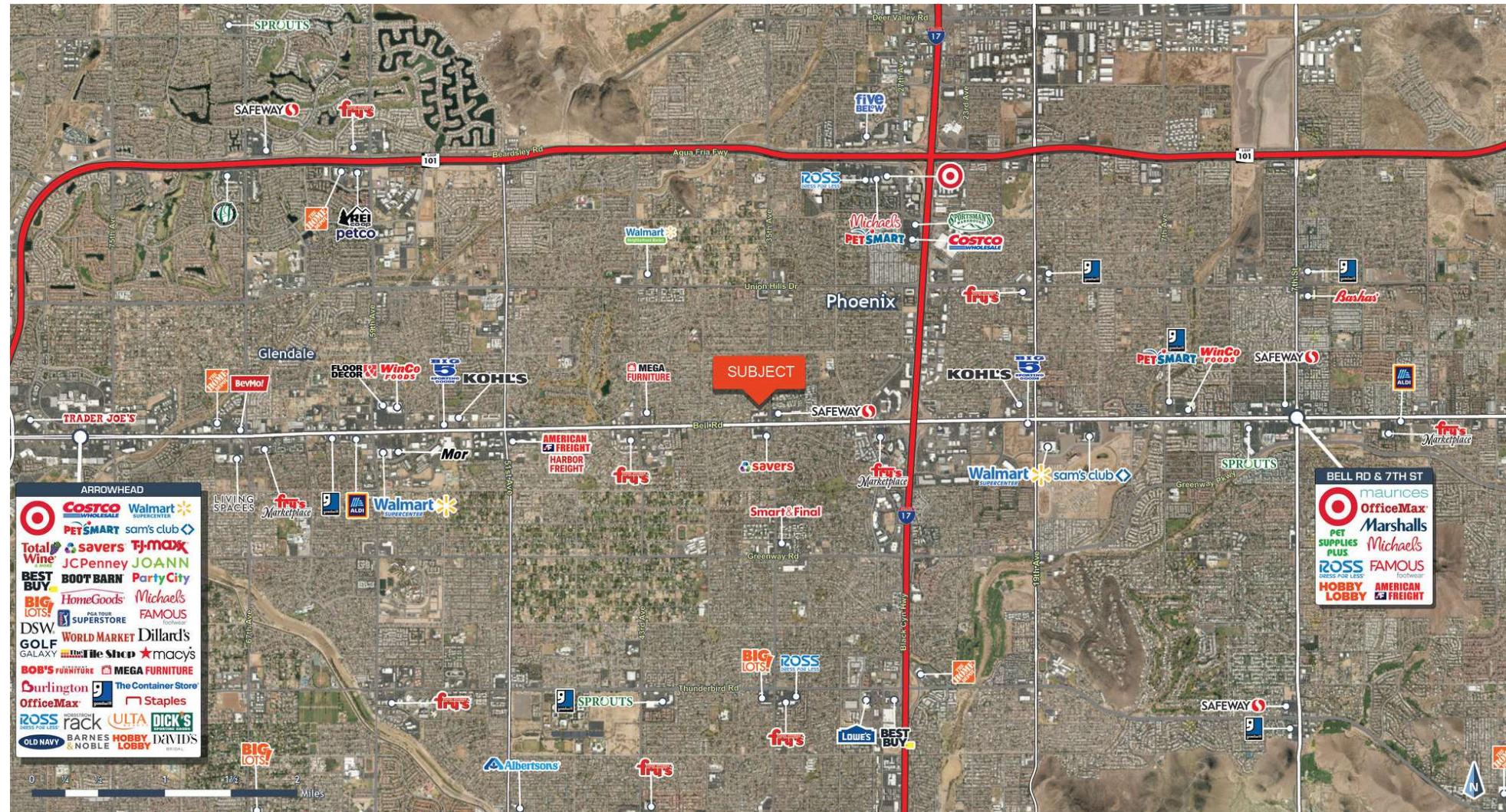
### AREA CO-TENANTS



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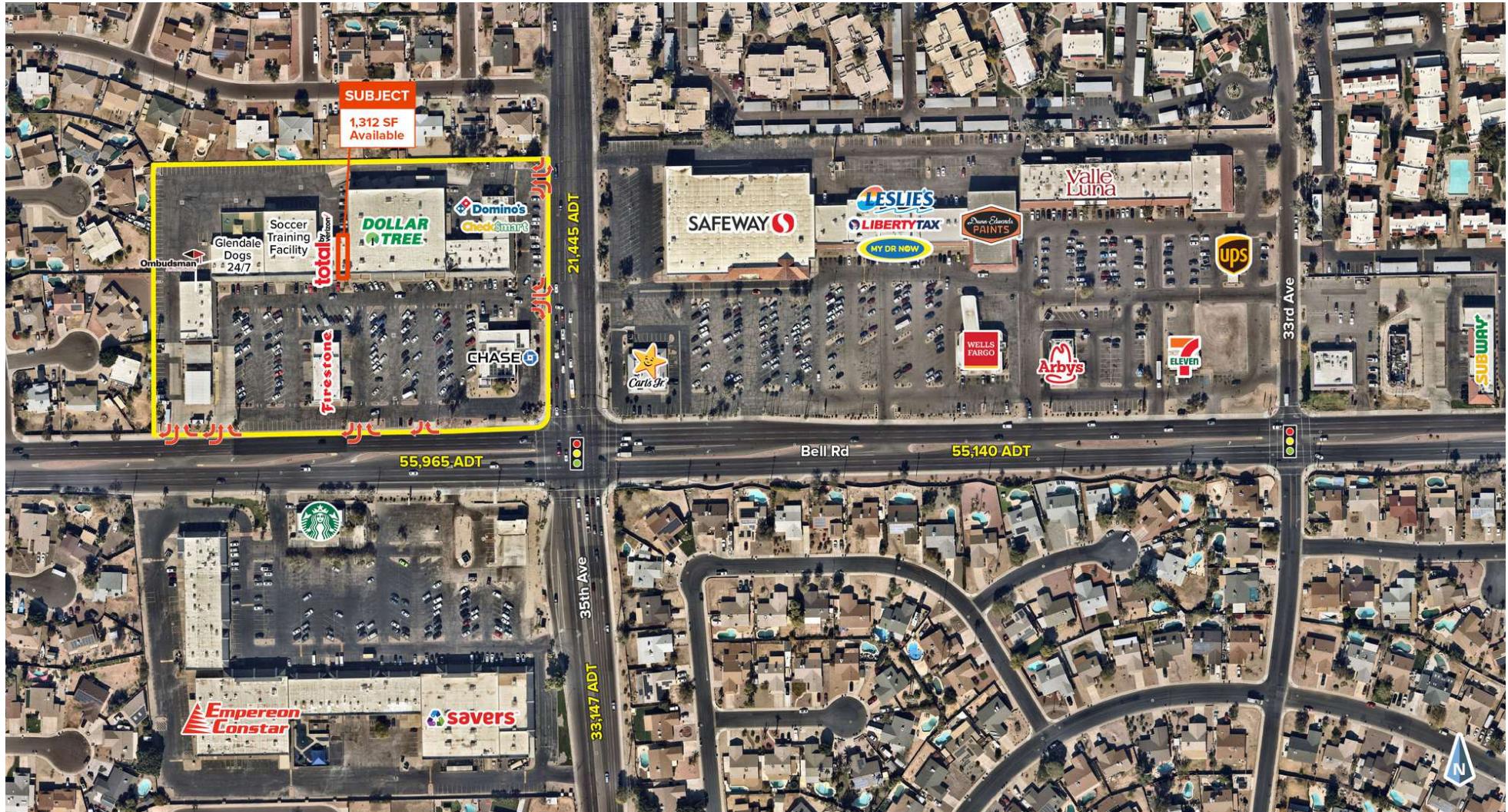


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RETAIL PROPERTY FOR LEASE

# WOODLAND PLAZA

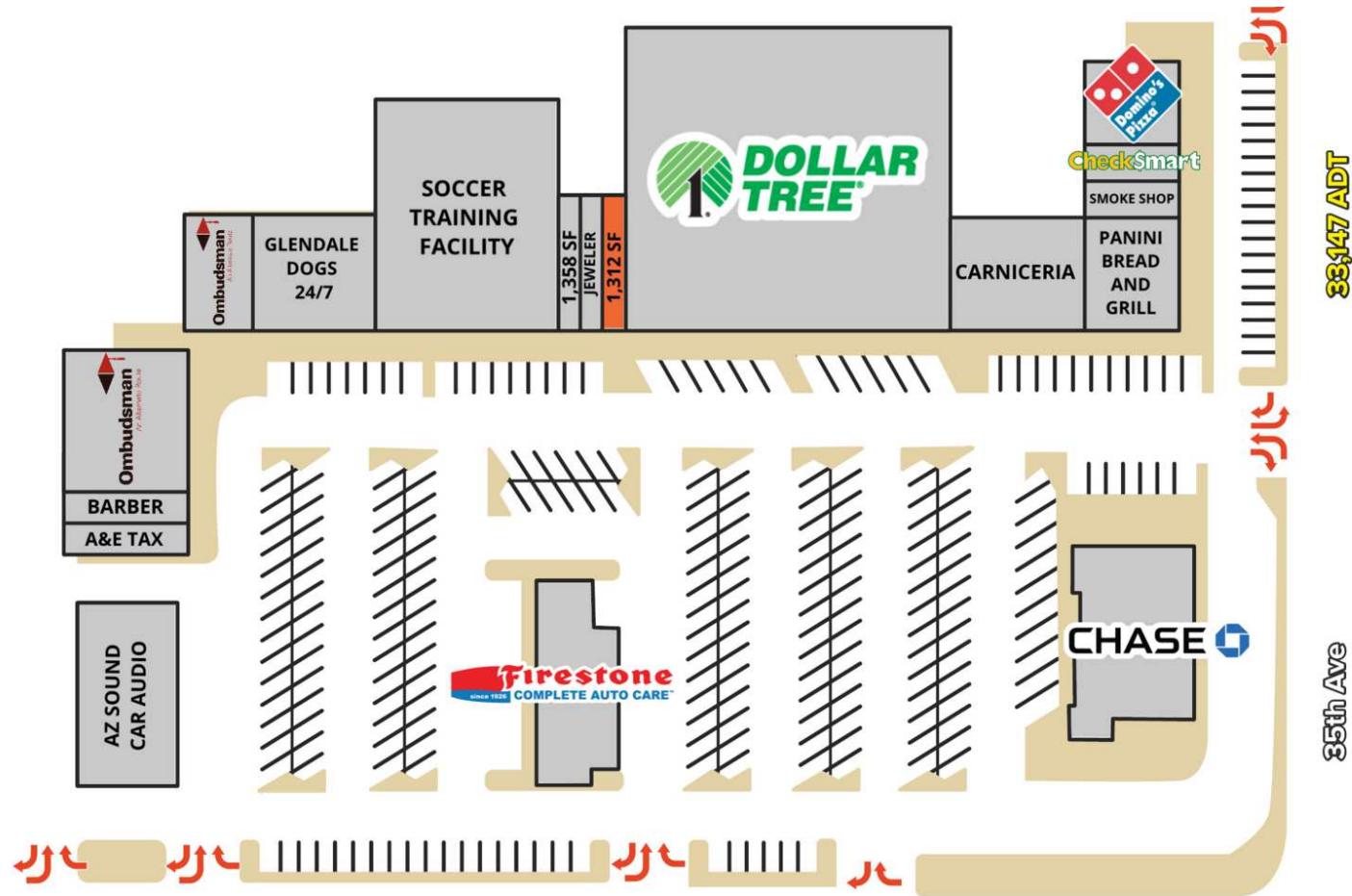
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## LEGEND

Available

Unavailable

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## RETAIL PROPERTY FOR LEASE

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,312 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
A&E TAX	430 SF	NNN	-	-
BARBER	1,200 SF	NNN	-	-
OMBUDSMAN EDUCATION SERVICES	6,500 SF	NNN	-	-
GLENDALE DOGS 24/7	4,000 SF	NNN	-	-
SOCCEr TRAINING FACILITY	12,000 SF	NNN	-	-
TOTAL WIRELESS	1,358 SF	NNN	-	-
JEWELER	1,530 SF	NNN	-	-
Available	1,312 SF	NNN	CALL FOR PRICING	-
CARNICERIA	4,800 SF	NNN	-	-
PANINI BREAD AND GRILL	2,100 SF	NNN	-	-
NANA'S SMOKE GIFTS	1,300 SF	NNN	-	-
CHECKSMART	1,671 SF	NNN	-	-
DOMINO'S PIZZA	1,329 SF	NNN	-	-

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	18,967	141,461	339,946
Median Age	38.0	37.1	37.9



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$74,947	\$75,204	\$78,140
Average	\$91,593	\$93,955	\$101,024



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	436	3,402	10,147
Employees	4,088	58,516	149,119
Daytime Population	13,856	138,827	338,447



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	39.6%	39.5%	42.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	58.6%	62.4%	63.8%
Services	21.1%	17.3%	16.6%
Blue Collar	20.3%	20.2%	19.6%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,449	54,404	132,576
Median Home Value	\$380,000	\$380,403	\$409,892

\* 2024 Demographic data derived from ESRI

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