

LAND PAD AVAILABLE FOR GROUND LEASE

±1 AC | Contact Broker For Pricing | 5350 W Bell Rd, Glendale, AZ 85308



Brandon Hall
602.393.6668
brandon.hall@naihonorizon.com



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Property Information



Address:	5350 W Bell Rd Glendale, AZ 85308
Property type:	Retail
Lease Rate:	Contact Broker For Pricing
Land Size:	1 AC - Lot size TBD by user(s)
Zoning:	C-N (Legacy zoning, to be treated as C-2 on improvements)
Parcel:	Provided after lot split prior to lease

Features

- Potential for drive-thru
- Excellent frontage on Bell Road
- The site is part of a vibrant retail hub and offers strong consumer base and high visibility traffic
- Established infrastructure
- 2.5 Miles from Loop 101 & I-17
- Surrounded by Major Retail Anchors: Walmart, Sprouts, Kohl's, Outback Steakhouse
- More than 300K population within 5 miles
- Strong demographics and area co-tenancies

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NAIHorizon
NET LEASE DIVISION

Demographics

1-Mile Demographic



2025 Population
10,764



2025 Average HH Income
\$114,060



2025 Employed Population
5,899

3-Mile Demographic



2025 Population
120,560



2025 Average HH Income
\$113,487



2025 Employed Population
64,711

5-Mile Demographic



2025 Population
346,315



2025 Average HH Income
\$109,336



2025 Employed Population
183,099

SOURCE: ESRI

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Represented by:

Lane G Neville
602 393 6726
lane.neville@naihhorizon.com

Cole Neville
602 393 6606
cole.neville@naihhorizon.com

Brandon Hall
602 393 6668
brandon.hall@naihhorizon.com

Matt Westra
602 393 6667
matt.westra@naihhorizon.com

Cade Olivas
602 393 6663
cade.olivas@naihhorizon.com

NAIHorizon
NET LEASE DIVISION

2944 N 44th St, Suite 200,
Phoenix, AZ 85018 | 602 955 4000
naihhorizon.com

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