



±30,269 SF
AVAILABLE

AVAILABLE

THE ROSS WALGREENS SHOPPING CENTER

230 East Bell Road
Phoenix, Arizona

BELL RD

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FORMER BIG LOTS AVAILABLE LEASE



±30,269 SF
AVAILABLE

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◆ ±30,269 SF BOX SPACE AVAILABLE FOR LEASE (DIVISIBLE)

Property Highlights

- ±30,269 SF Box Space Available for Lease
- Extremely dense North Phoenix submarket 7th Street & Bell Road is a Regional Intersection
- Visibility from Bell Road – One of Phoenix's busiest arterials
- Adjacent to a consistently top-performing Walgreens in Phoenix

Traffic Counts

Bell Rd	44,283 CPD
7th St	40,865 CPD
Total	85,148 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	25,376	136,938	325,991
Estimated Households	11,880	58,317	135,470
Avg Household Income	\$90,596	\$106,819	\$105,396

Source: SitesUSA

Nearby Tenants

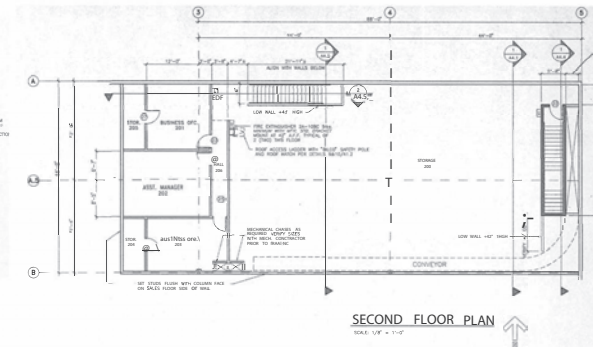
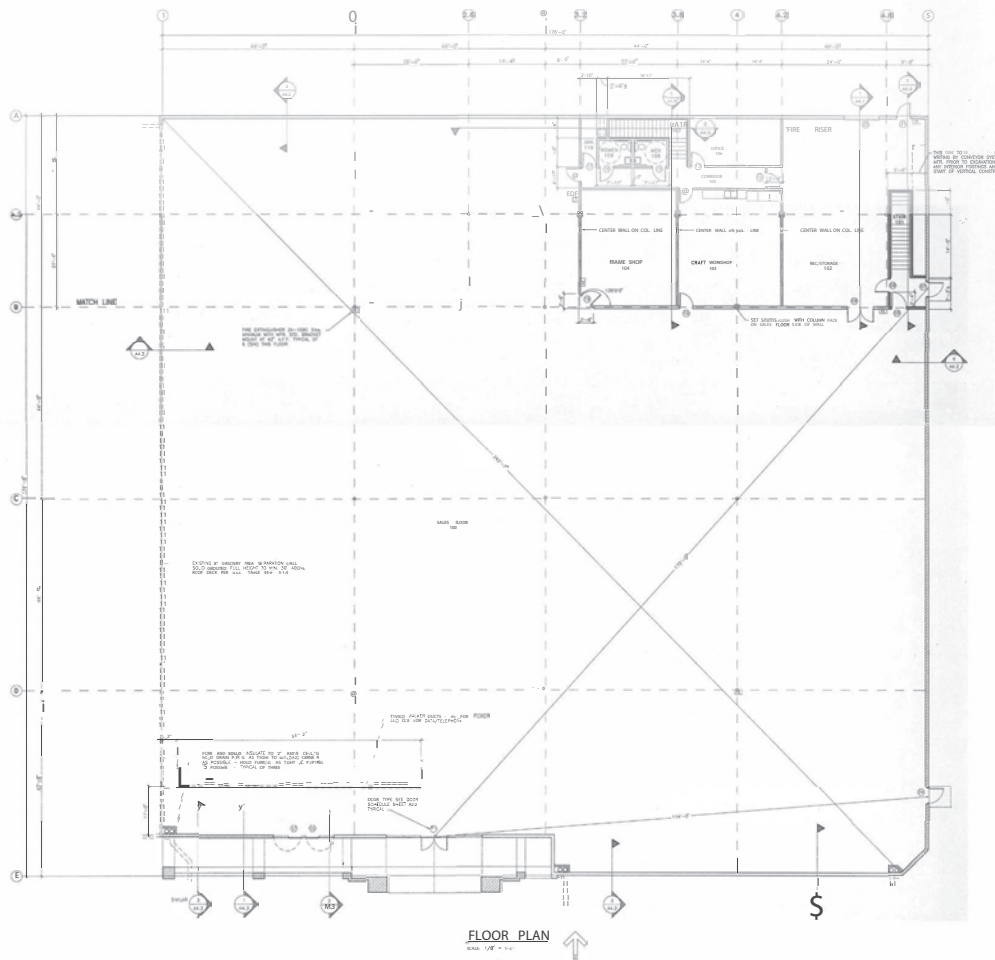


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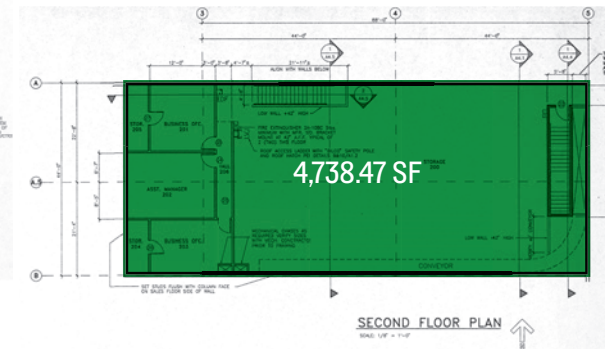
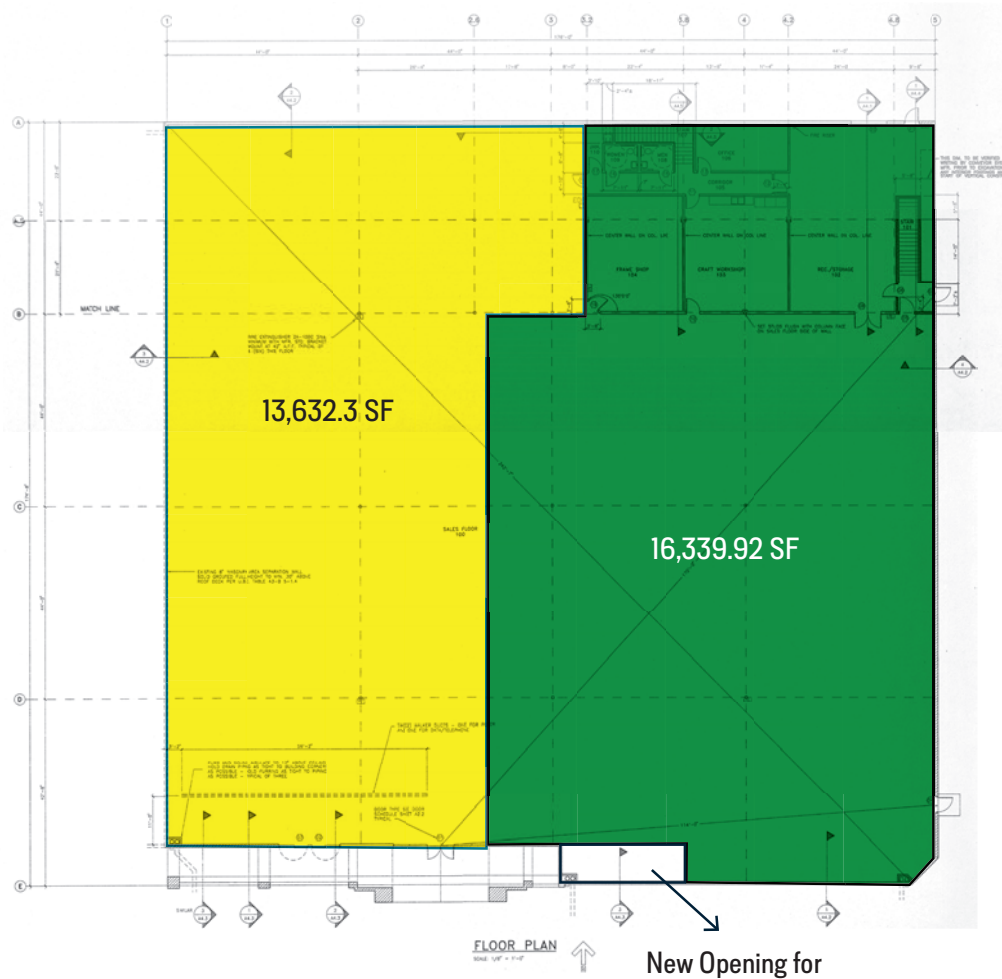


FLOOR PLAN-OPTION 1



Total Area:
 1st Floor: 30,269 SF
 2nd Floor: 4,746 SF*
 Total: 35,015 SF
 * no rent charge

FLOOR PLAN-OPTION 2



 Total 1st and 2nd floors 21,079 SF

 Total 1st and 2nd floors 13,632 SF

Total Area:

1st Floor: 29,978 SF

2nd Floor: 4,740 SF

Total: 34,724 SF



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DEMOGRAPHICS



2025 POPULATION

1 MILE: 25,376
3 MILES: 136,938
5 MILES: 325,991



MEDIAN HOUSEHOLD INCOME

1 MILE: \$90,596
3 MILES: \$106,819
5 MILES: \$105,396



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.0%
3 MILES: 0.1%
5 MILES: 0.1%



TOTAL BUSINESSES

1 MILE: 770
3 MILES: 5,364
5 MILES: 14,334



2025 TOTAL HOUSEHOLDS

1 MILE: 11,880
3 MILES: 58,317
5 MILES: 135,470



NUMBER OF EMPLOYEES

1 MILE: 5,240
3 MILES: 42,715
5 MILES: 117,309



MEDIAN HOME VALUE

1 MILE: \$418,008
3 MILES: \$418,961
5 MILES: \$424,513

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