

SWC BELL ROAD & 20TH STREET

AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

1925 E BELL ROAD
PHOENIX, AZ 85022



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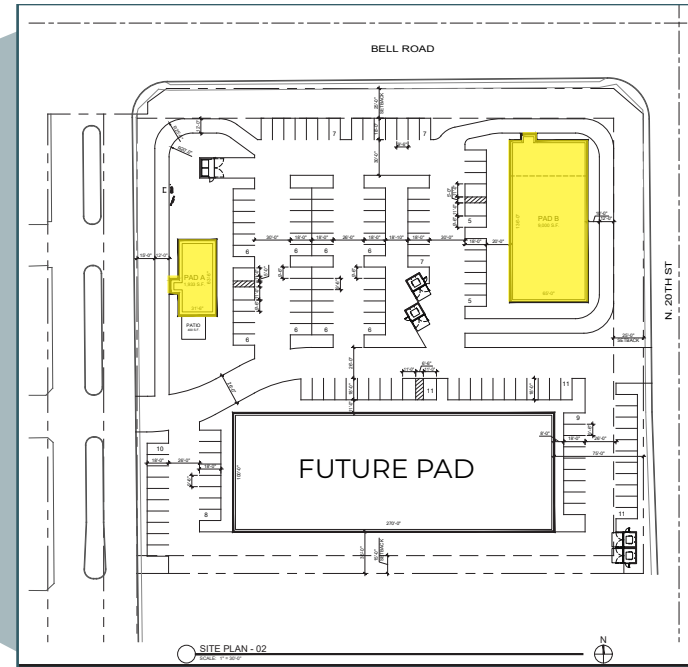


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PROPERTY HIGHLIGHTS



CALL FOR PRICING



AVAILABLE SPACE:
1 AC - 3.99 AC



ZONING:
C-2

Located at 1925 E Bell Road in Phoenix, this **1 AC - 3.99 AC land parcel** presents a rare opportunity for tenants **seeking a highly visible site along one of North Phoenix's most active commercial corridors.**

The ownership is open to a **ground lease or build-to-suit opportunity**, offering maximum flexibility to accommodate a wide range of commercial uses.

The property is **strategically positioned at the signalized intersection of Bell Road & 20th Street**, benefiting from strong daily traffic and dense surrounding residential neighborhoods. The area is supported by a robust mix of national and regional retailers, dining options, and service-oriented businesses, making it an **ideal location for customer-facing uses.**

PROPOSED SITE PLAN

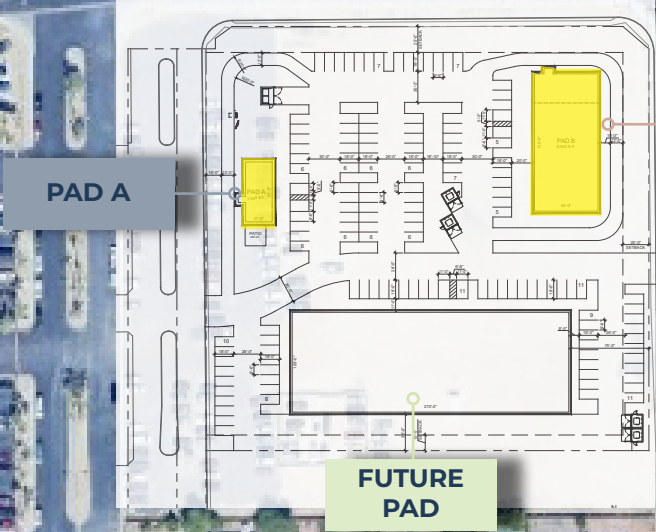
PAD A | 1,933 SF
W/Drive Thru

PAD B | 1,300 - 5,000 SF
W/Drive Thru

FUTURE PAD | 5,000 - 27,000 SF Available



BELL ROAD 49,710 VPD



PAD B



20TH STREET 3,663 VPD



AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS

✓ 5 Mile
Daytime Population
409,772


✓ 5 Mile
Avg. Household Income
\$124,210


✓ 5 Mile
Median Age
39.1


✓ 5 Mile
Total Households
128,586


2026 SUMMARY (SitesUSA)

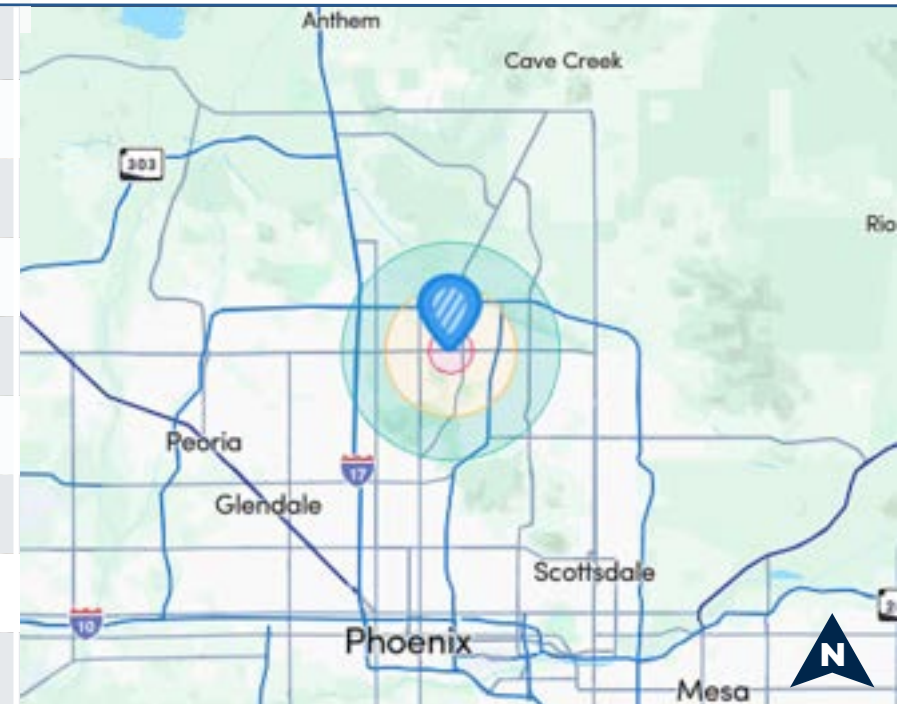
1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Daytime Population:	24,384	171,579	409,772
Estimated Population:	21,428	137,311	302,808
Average Household Income:	\$95,942	\$111,476	\$124,210
Total Retail Expenditure:	\$445.47 M	\$3.01 B	\$6.86 B
Total Household Expenditure:	\$889.78 M	\$6.08 B	\$14.06 B
Median Age:	37.1	38.5	39.1
Average Household Size:	2.3	2.3	2.3
Total Households:	9,291	58,051	128,586
Total Businesses:	677	5,806	14,851



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.