

FOR LEASE

# BELL WEST SHOPPING CENTER

3310-3344 W. BELL ROAD, PHOENIX, AZ 85053



## PROPERTY DESCRIPTION

MPB Realty is please to present For Lease Bell West Center. The site is shadow anchored by a Safeway Grocery Store, and features multiple national retailers in the immediate vicinity. The property is just under a mile from i17 freeway property benefits from the multiple ingress/egress points along Bell Road and 35th Avenue.

## PROPERTY HIGHLIGHTS

- Monument Signage Available
- Ample Parking
- Great Visibility
- Less than one mile from I-17 Freeway
- Competitive Rates

## OFFERING SUMMARY

Lease Rate:	Negotiable
Signage:	Building & Monument
Available SF:	797 - 1,400 SF
Lot Size:	187,352 SF
Building Size:	31,035 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,571	23,730	53,931
Total Population	16,949	62,799	141,768
Average HH Income	\$62,946	\$63,779	\$63,496



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Maxar Technologies



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**LEASE TYPE** | NNN      **TOTAL SPACE** | 797 - 1,400 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3310	Available	1,317 SF	NNN	Negotiable	End cap with Pick-up Window
3316A	Available	797 SF	NNN	Negotiable	Small Office space
3318	Available	1,400 SF	NNN	Negotiable	Retail/Office Space
3324	Available	1,400 SF	NNN	Negotiable	Retail Space, can be conjoined with 3326
3326	Available	1,400 SF	NNN	Negotiable	Retail Space



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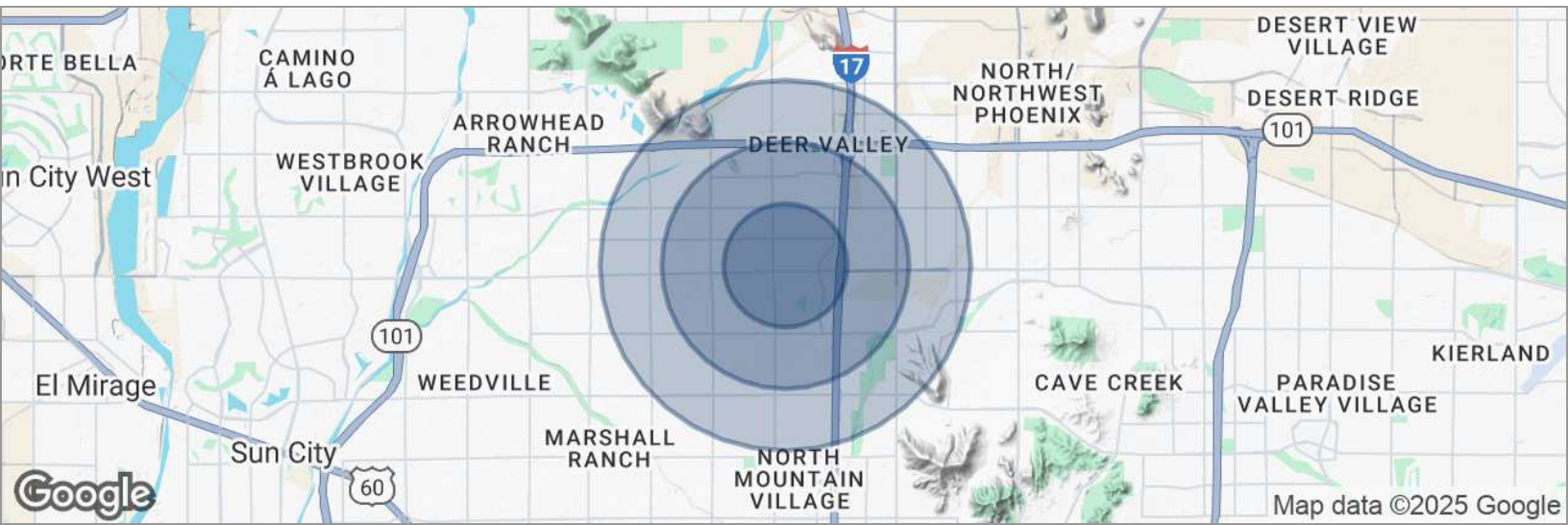
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,949	62,799	141,768
Median age	33.0	34.5	34.2
Median age (Male)	31.6	32.8	32.9
Median age (Female)	34.8	36.6	36.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,571	23,730	53,931
# of persons per HH	2.6	2.6	2.6
Average HH income	\$62,946	\$63,779	\$63,496
Average house value	\$180,839	\$201,313	\$202,058

\* Demographic data derived from 2020 ACS - US Census



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