

NORTH RANCH CENTER

SWC 64th Street & Bell Road
6245 E Bell Road, Scottsdale, AZ 85254

Available For Lease



GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

PROPERTY SUMMARY

- 1,480 SF available for lease
- Short building setback and strong sight line from Bell Road
- Signalized intersection with multiple points of ingress/egress for left turn in & out
- Prominent monument signage on Bell Road
- Lease Rate: \$26.00 PSF
- 2025 NNN: \$7.35 PSF

DEMOGRAPHIC SNAPSHOT



80,274

3-mile Population



\$134,306

3-mile Household Income



43

3-mile Median Age

TRAFFIC COUNTS

N 64th Street: 10,795 VPD

S 64th Street: 10,277 VPD

E Bell Rd: 32,097 VPD

W Bell Rd: 32,239 VPD



Monument Signage Available

SITE PLAN



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	13,844	88,133	254,751
Current Year	12,700	80,274	233,873
2020 Population	11,876	71,691	219,621
Growth Current Year - 2029	1.8%	2.0%	1.8%
Growth 2020 - Current Year	1.7%	3.0%	1.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,088	39,186	109,028
Current Year	5,566	35,536	99,803
2020 Population	5,152	31,240	93,194
Growth Current Year - 2029	1.9%	2.1%	1.8%
Growth 2020-Current Year	1.3%	1.9%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$126,624	\$134,306	\$128,493
Median Household Income	\$104,397	\$108,572	\$100,146

DISCLAIMER

2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.