


RETAIL STRIP CENTER • MULTI-TENANT COMMERCIAL BUILDING

 550 W BELL ROAD SUITE 102
PHOENIX, ARIZONA 85023

1,920 SF FORMER RESTAURANT AVAILABLE



Restaurant Business Ready!

YOUR NAME HERE



Eisenberg Company
Development • Brokerage • Management

2710 East Camelback Road, Suite 210
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EXECUTIVE SUMMARY

SITE SPECIFICATIONS

Feature	Details
Space Available	1,920 SF Former Restaurant Build Out
Building Size	12,020 SF
Parking	~43 Spaces

CO-TENANTS



550 W Bell Road

Positioned on one of North Phoenix's busiest commercial corridors, 550 W Bell Road presents an exceptional opportunity to lease space in an established, high-visibility retail strip center. The building features a classic stucco and masonry façade with dedicated on-site parking and direct customer access from Bell Road.

The multi-tenant configuration is well-suited to a wide range of retail and service-oriented uses. Current co-tenancy includes national and regional brands, providing an established traffic draw and proven consumer demand. The center benefits from a well-maintained landscaped frontage, excellent signage visibility, and a functional single-story layout with retail merchandising and buildout flexibility.



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550 W BELL RD

Submarket Highlights

- Over 333,000 residents within 5 miles, supported by 135,000+ households
- Average household income exceeds \$106,740 within 3 miles and \$102,982 within 5 miles
- Strong owner-occupied housing base
- Proximity to Loop 101 / I-17 interchange and major Valley employment centers
- Established daytime population from adjacent office, medical, and industrial uses



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KEY PROPERTY FEATURES



High-identity endcap suite available



Masonry construction with abundant storefront



Former restaurant build out



National co-tenancy providing built-in foot traffic



Direct frontage and signage on Bell Road



Convenient access from I-17 and adjacent arterial corridors



Ample surface parking for customers and employees

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population	21,347	138,709	333,475
2025 Total Households	9,271	58,733	135,839
2025 Average Household Income	\$96,525	\$106,740	\$102,982



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RETAIL MAP



Located in the established North Phoenix / Deer Valley submarket, 550 W Bell Road sits within a dense, built-out retail corridor that serves one of the Phoenix metro area's most stable residential communities. The immediate trade area is home to a diverse and growing population with solid household formation and rising income levels — fundamentals that consistently support neighborhood and community office and retail.

The surrounding area features a complementary mix of national retailers, restaurants, medical services, and personal services, creating a highly synergistic environment for any new-to-market or expanding tenant. Major demand generators in the immediate vicinity include grocery anchors, big-box retail, and regional shopping destinations along the Bell Road corridor, one of the Valley's most trafficked east-west arterials.

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AERIAL MAP



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