

FREESTANDING $\pm 14,210$ SF BUILDING

± 1.84 ACRES

FOR LEASE OR REDEVELOPMENT

POTENTIAL
REDEVELOPMENT
TWO DRIVE-THRU
PADS AVAILABLE



NEC

55TH AVE &
BELL RD
GLENDALE, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

PROPERTY SUMMARY

| | |
|---|---|
| AVAILABLE | ±14,210 SF on ±1.84 ACRES |
| ADDRESS | 5490 W Bell Rd, Glendale, AZ 85308 |
| ZONING | CSC – Community Shopping Center (City of Glendale) |
| RATES | Call for Rates |
| <ul style="list-style-type: none"> ■ Building has existing drive-thru. ■ Ownership will consider a complete redevelopment to include either a single PAD or two PADs depending on size. ■ Dense Infill Location in Arrowhead Bell Rd corridor with, 351,495 Residents within a 5-Mile Radius. ■ Outparcel to Kohl's-Anchored Center. ■ Hard Corner Location, Visible to ±45,000 Cars/Day at the Intersection of West Bell Road and North 55th Avenue. ■ Situated in Major Retail Corridor - Walmart, Sprouts Farmers Market, Kohl's, LA Fitness, WinCo Foods, Floor & Decor, and More. ■ Average Household Income Exceeds \$112,390 in Immediate Area. ■ Minutes from Arrowhead Towne Center - 170+ Brands, Restaurants, and Anchors - the #2 Highest Volume Regional Mall in Arizona. ■ +2 miles from the Loop 101 North, 3.5 miles to 101 West, and 3.5 miles from Interstate 17 Freeways. | |

Traffic Counts

| 55 th Ave | Bell Rd |
|------------------------|-------------------------|
| N ±3,840 VPD (NB & SB) | E ±31,501 VPD (EB & WB) |
| S ±1,423 VPD (NB & SB) | W ±45,426 VPD (EB & WB) |

ADOT 2024



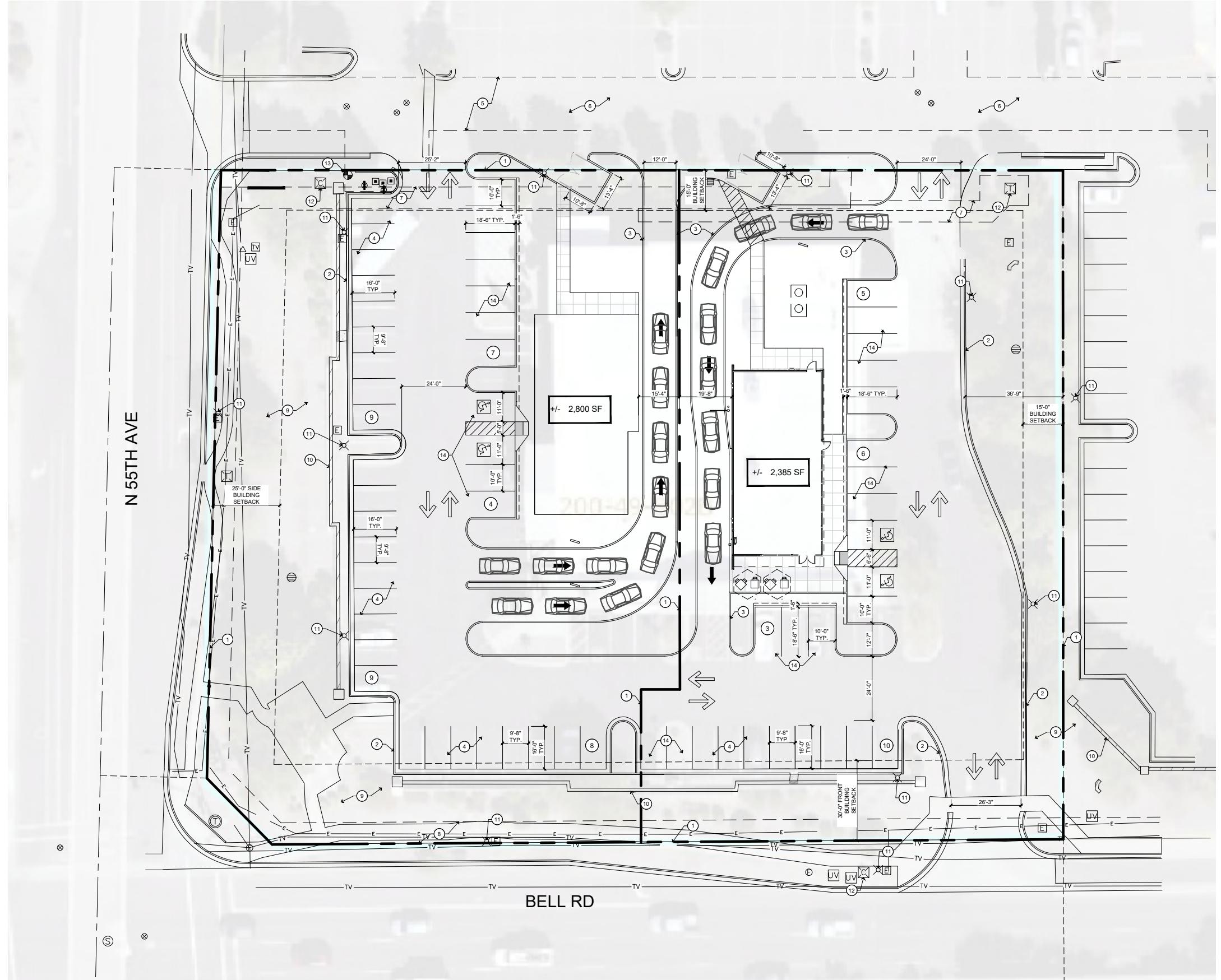
AVERAGE HOUSEHOLD INCOME

\$112,391

1 Mile

2024 ESRI ESTIMATES

REDEVELOPMENT PLAN | DRIVE-THRU PADS AVAILABLE



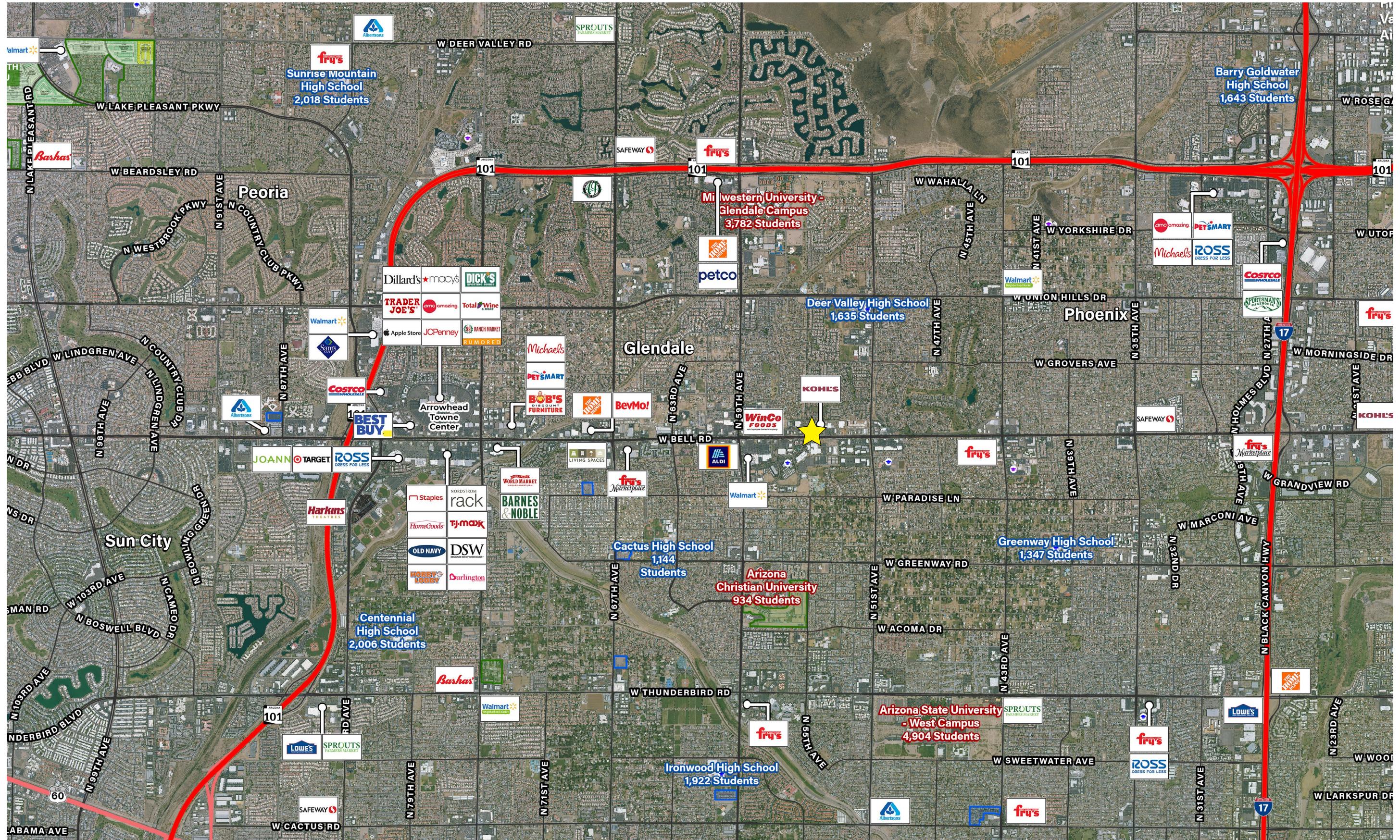
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AERIAL MID ZOOM



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AERIAL WIDE



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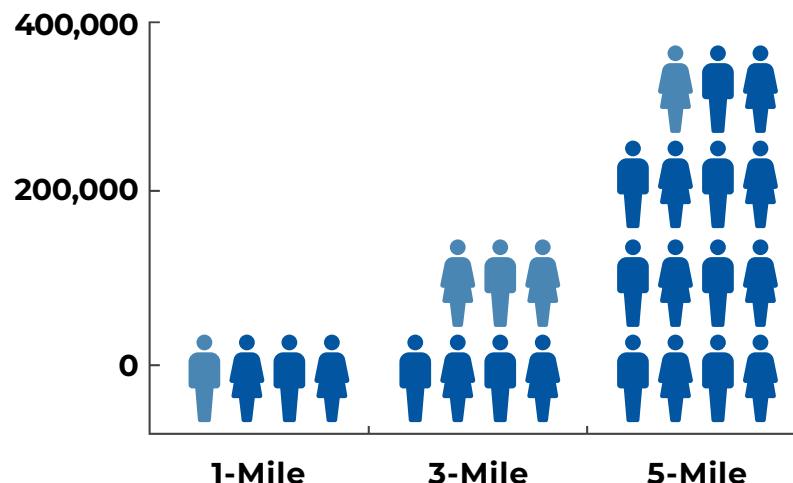
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DEMOCRAPHICS

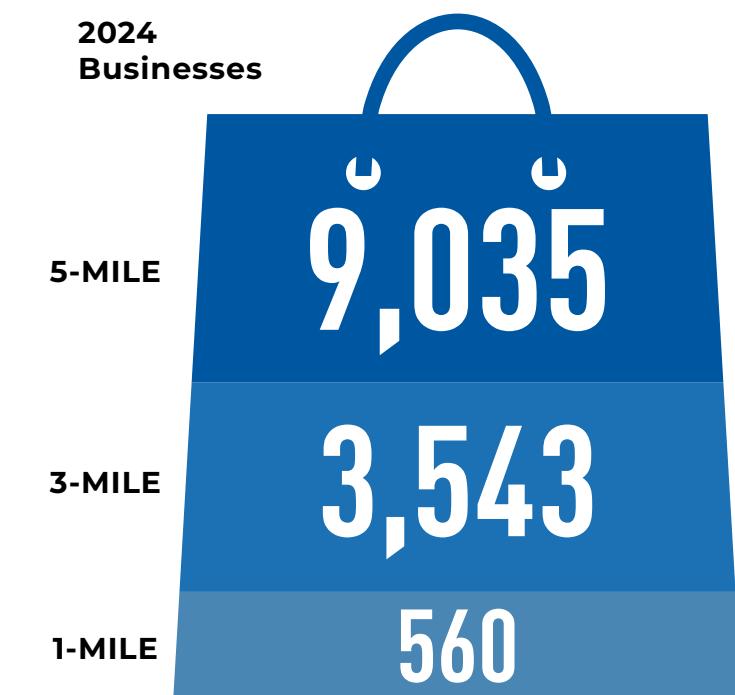
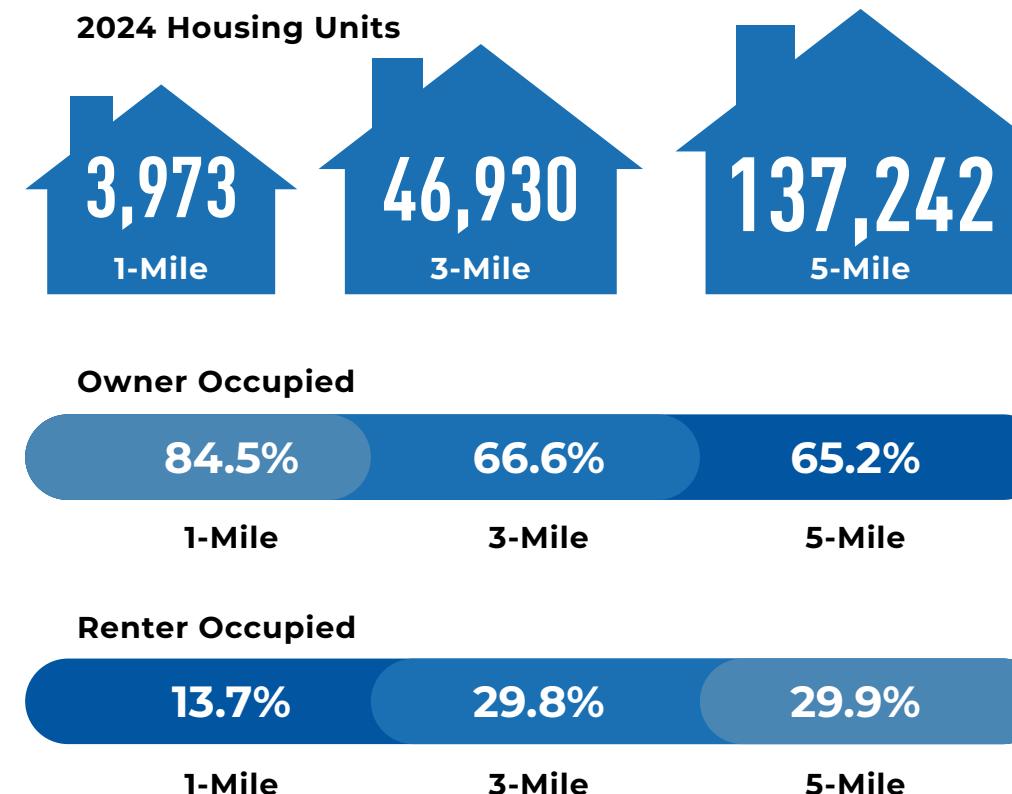
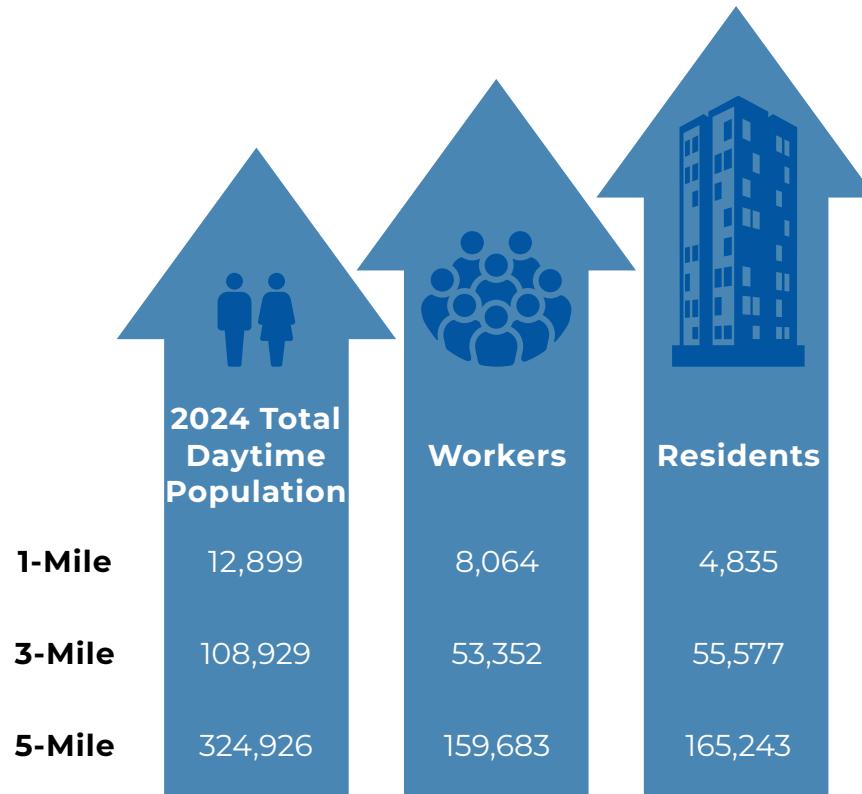
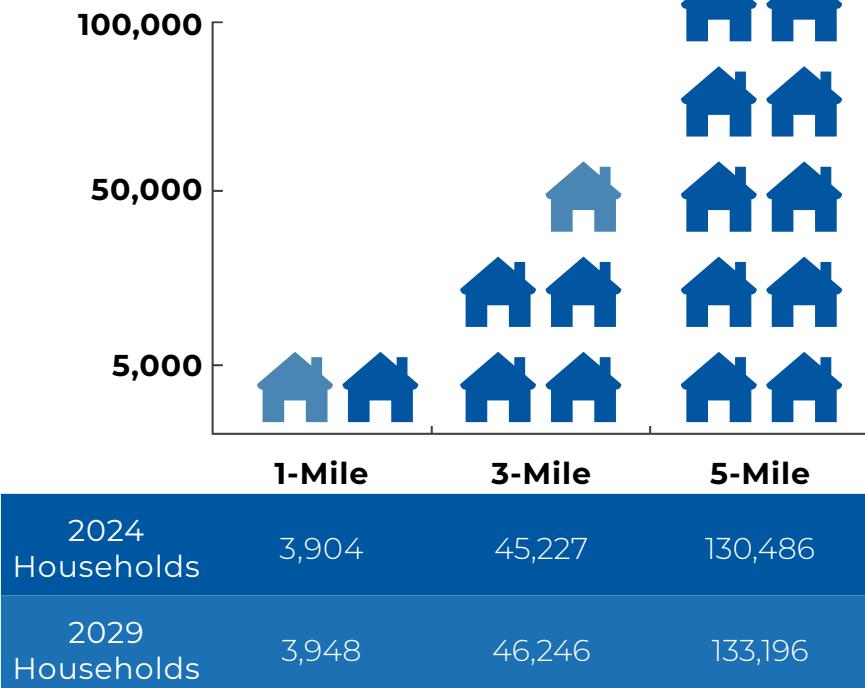
2024 ESRI



| | | | |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 10,548 | 118,914 | 343,393 |
| 2029 Total Population | 10,508 | 119,932 | 345,394 |



| | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$96,872 | \$112,391 | \$41,690 |
| 3-Mile | \$87,810 | \$110,839 | \$42,197 |
| 5-Mile | \$83,818 | \$107,013 | \$40,759 |





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