

FREESTANDING ±14,210 SF BUILDING

±1.84 ACRES

FOR LEASE OR REDEVELOPMENT

POTENTIAL
REDEVELOPMENT
TWO DRIVE-THRU
PADS AVAILABLE



DO NOT DISTURB TENANT

NEC

55TH AVE &
BELL RD

GLENDAL, AZ



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

- 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

55th Ave

N ±3,840 VPD (NB & SB)
S ±1,423 VPD (NB & SB)

ADOT 2024

Bell Rd

E ±31,501 VPD (EB & WB)
W ±45,426 VPD (EB & WB)

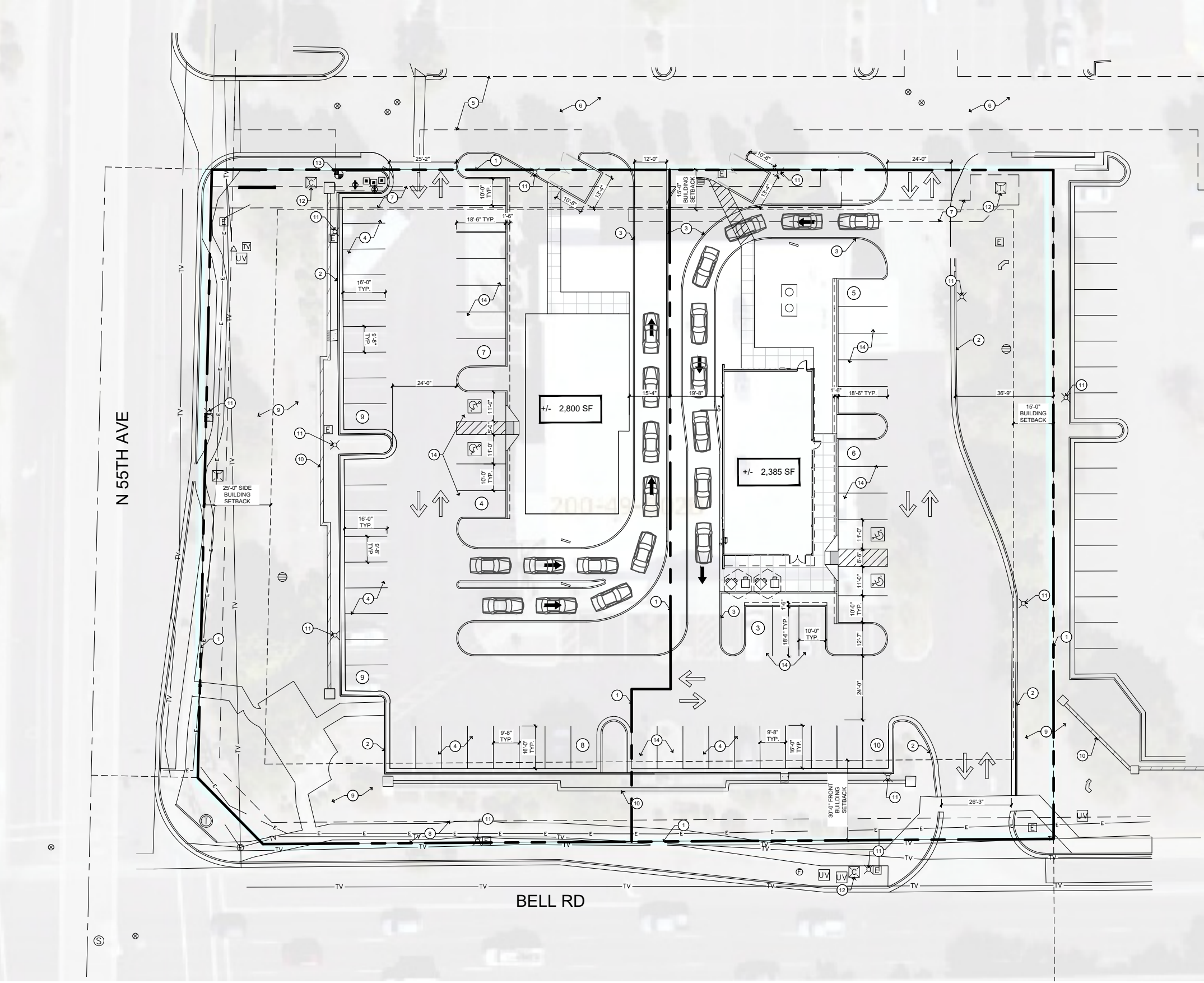


AVERAGE HOUSEHOLD INCOME

\$112,391
1 Mile

2024 ESRI ESTIMATES

REDEVELOPMENT PLAN | DRIVE-THRU PADS AVAILABLE



AERIAL MID ZOOM



AERIAL WIDE

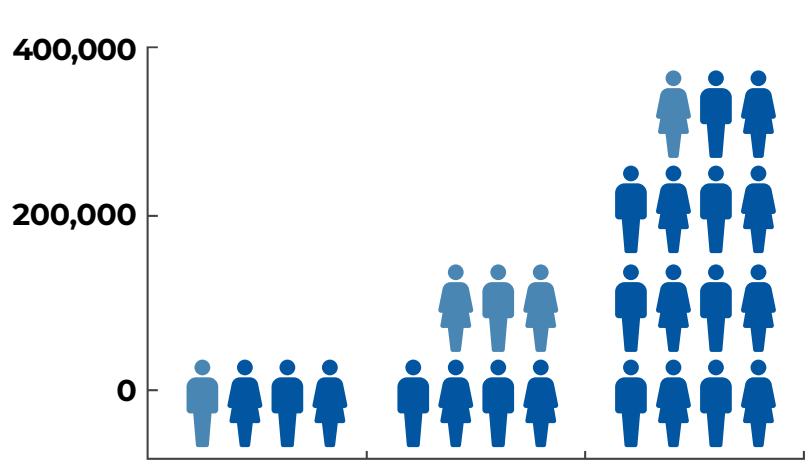






DEMOGRAPHICS

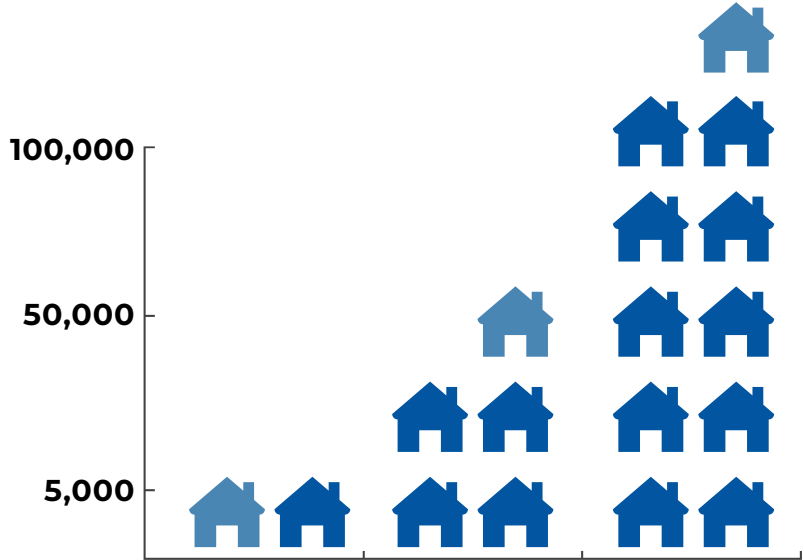
2024 ESRI



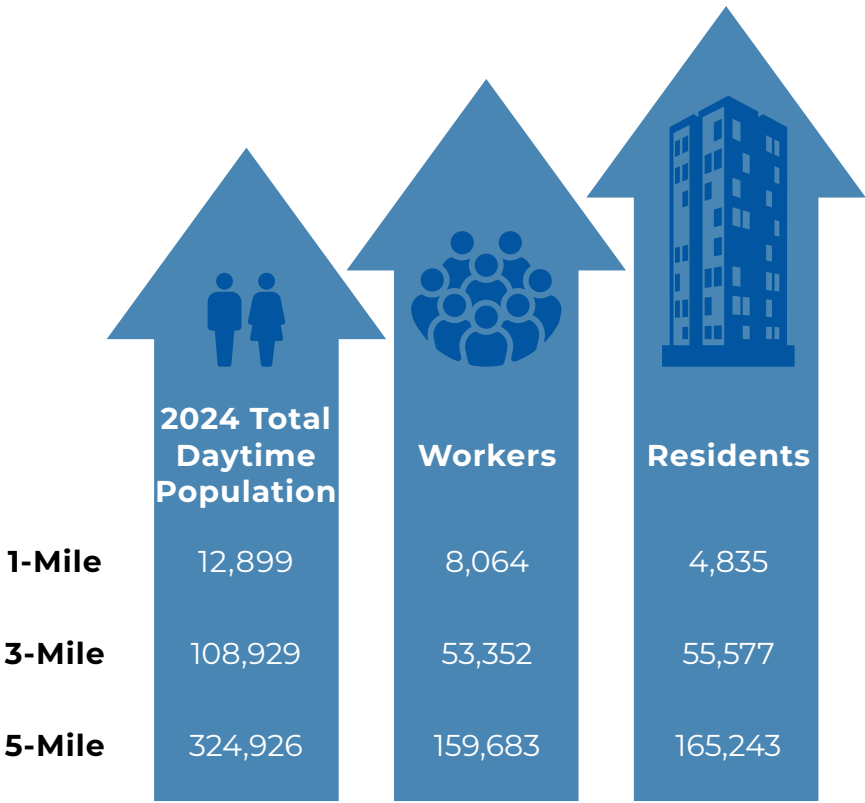
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,548	118,914	343,393
2029 Total Population	10,508	119,932	345,394



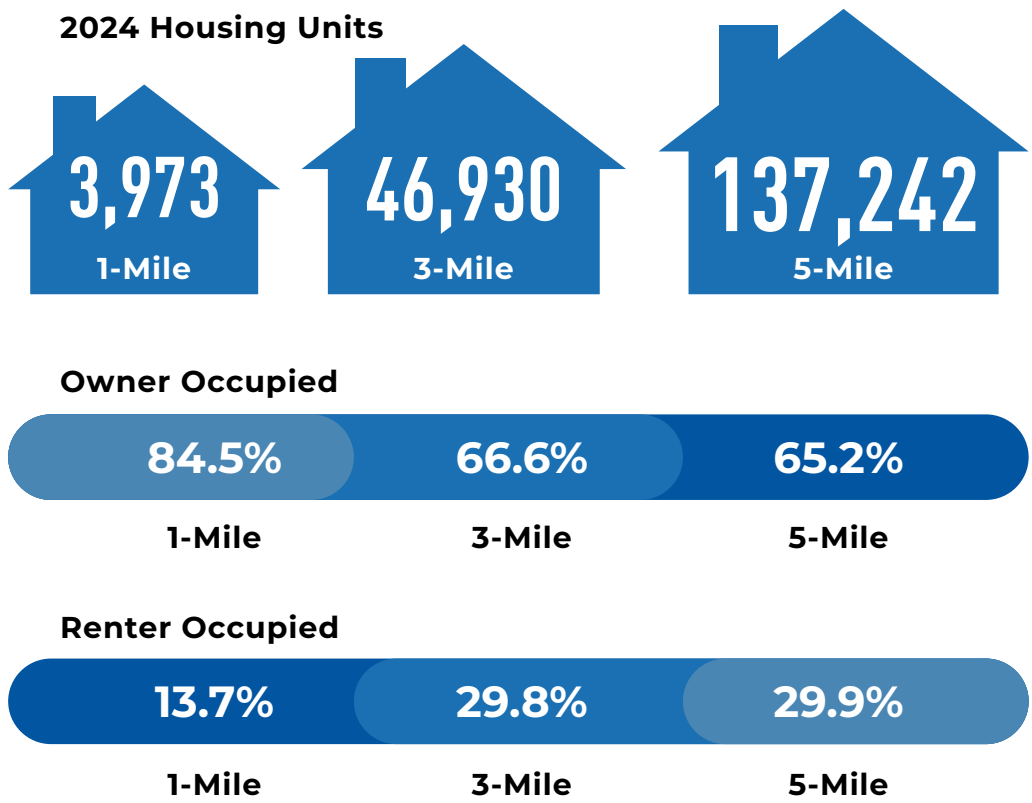
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$96,872	\$112,391	\$41,690
3-Mile	\$87,810	\$110,839	\$42,197
5-Mile	\$83,818	\$107,013	\$40,759



	1-Mile	3-Mile	5-Mile
2024 Households	3,904	45,227	130,486
2029 Households	3,948	46,246	133,196

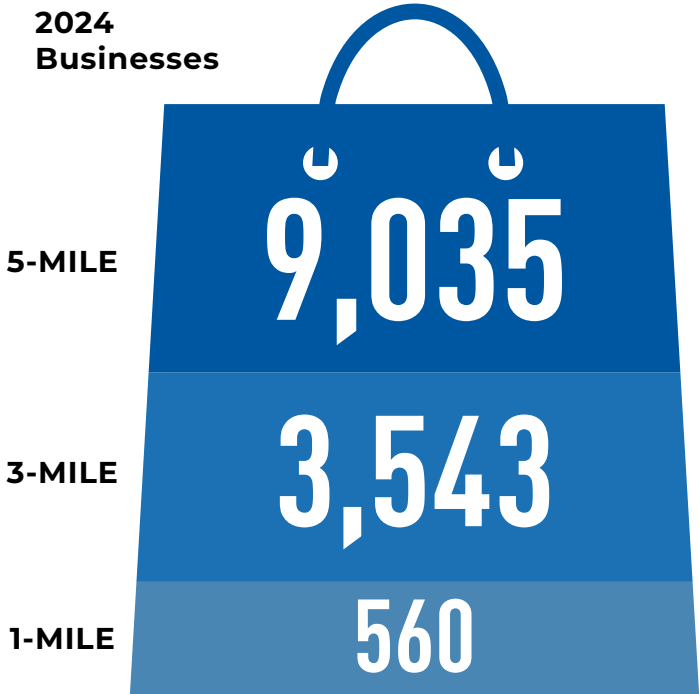


	2024 Total Daytime Population	Workers	Residents
1-Mile	12,899	8,064	4,835
3-Mile	108,929	53,352	55,577
5-Mile	324,926	159,683	165,243



	1-Mile	3-Mile	5-Mile
Owner Occupied	84.5%	66.6%	65.2%
Renter Occupied	13.7%	29.8%	29.9%

2024 Businesses



	1-Mile	3-Mile	5-Mile
2024 Businesses	560	3,543	9,035



FOR INQUIRIES:

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