

For Lease

1427 E Bell Road | Phoenix, AZ



MATTHEW MURRAY
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AZ License No. SA716794000

ALAN HOUSTON
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For Lease

1427 E Bell Road
Phoenix, AZ

Property Specifications

SPACE AVAILABLE

2,854 SF

PARKING SPACES

41 (4.5 / 1000)

ZONING

C-2, Commercial



About the Property

- Prime ±2,854 SF opportunity with direct frontage on Bell Road — one of the Valley's most heavily traveled corridors spanning Scottsdale, Phoenix, Glendale, Peoria, and Surprise.
- Exceptional visibility with over 45,000 vehicles per day passing the site.
- Strategically positioned next to high-traffic national retailers including Aldi and Fry's, and anchored by Sunrise Preschool, driving consistent daily traffic.
- Monument signage available on Bell Road for maximum brand exposure.
- Located at the highly trafficked, signalized hard corner of North 16th Street and East Bell Road.
- 5 mile population exceeds 315,000 residents.

Nearby National Tenants



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Lowe's
BEST BUY
THE HOME DEPOT

BANNER
ASU WEST THUNDERBIRD
VALLEY CAMPUS MEDICAL
(5,000 STUDENTS)
CENTER
(595 BEDS)

Walmart
Supercenter
sam's club

Target
SPROUTS
FARMERS MARKET
LAIFITNESS

WinCo
FOODS
PET SMART

COSTCO
WHOLESALE

HONORHEALTH
DEER VALLEY
MEDICAL CENTER
(204 BEDS)

Albertsons

fry's
ROSS
DRESS FOR LESS

NORTH MOUNTAIN
VILLAGE

KOHL'S

ROSS
DRESS FOR LESS

CACTUS VIEW

Target
ROSS
DRESS FOR LESS
PET SMART
AMC
THEATRES
Michaels
five BELOW

GREENWAY PKWY.

fry's

HOBBY LOBBY
Michaels
MOON VALLEY
TOWNE CENTER

BUFFALO WILD WINGS

SAFeway
RFC
planet fitness

FOUNTAIN SQUARE

SAN PEDREGAL
(348 UNITS)

29,900
VEHICLES PER DAY

VIA BELLEZZA
(125+ CONDOS)

ALDI

BURGER KING

SARATOGA RIDGE
(856 UNITS)

SUNRISE
PLAZA

E. BELL RD.

TASTE of THAI

N. 15TH ST.

DriveTime

45,100
VEHICLES PER DAY



SUNRISE PLAZA

2025 Estimated Population	
1 Mile	16,320
3 Miles	111,744
5 Miles	315,833
2025 Avg Household Income	
1 Mile	\$100,665
3 Miles	\$109,697
5 Miles	\$115,215
2025 Est Total Employees	
1 Mile	3,769
3 Miles	33,000
5 Miles	124,001



Area Snapshot

1 MILE

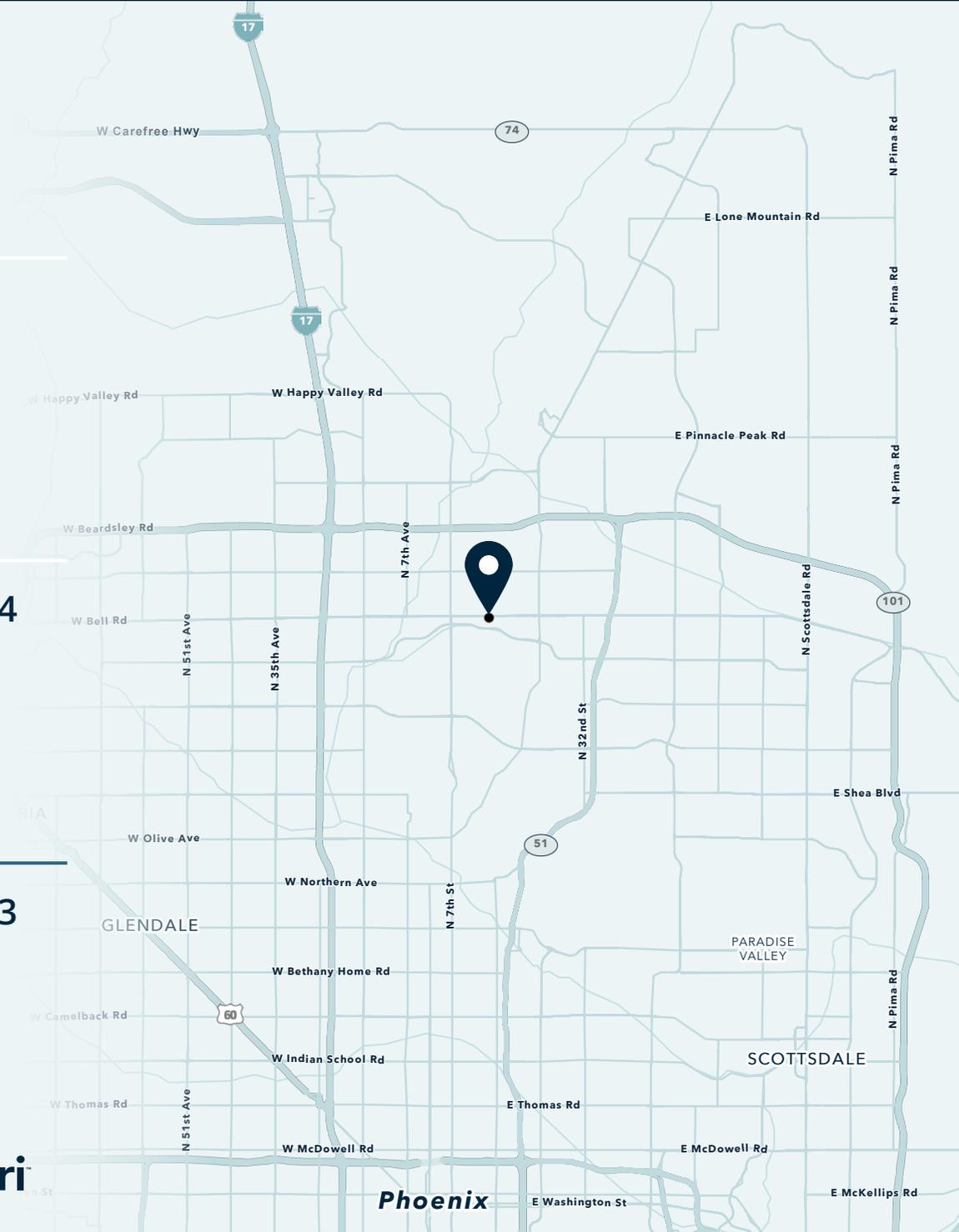
23,668 2025 Population	23,520 2030 Population	\$100,665 Average Household Income	16,320 Daytime Population
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3 MILES

139,464 2025 Population	139,283 2030 Population	\$109,697 Average Household Income	111,744 Daytime Population
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5 MILES

323,744 2025 Population	324,556 2030 Population	\$115,215 Average Household Income	315,833 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Phoenix



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