

Gateway Village

N 59th Ave & W Bell Rd, Glendale, Arizona, 85308



ADDITIONAL INFORMATION:

Joe Hoyer | Director

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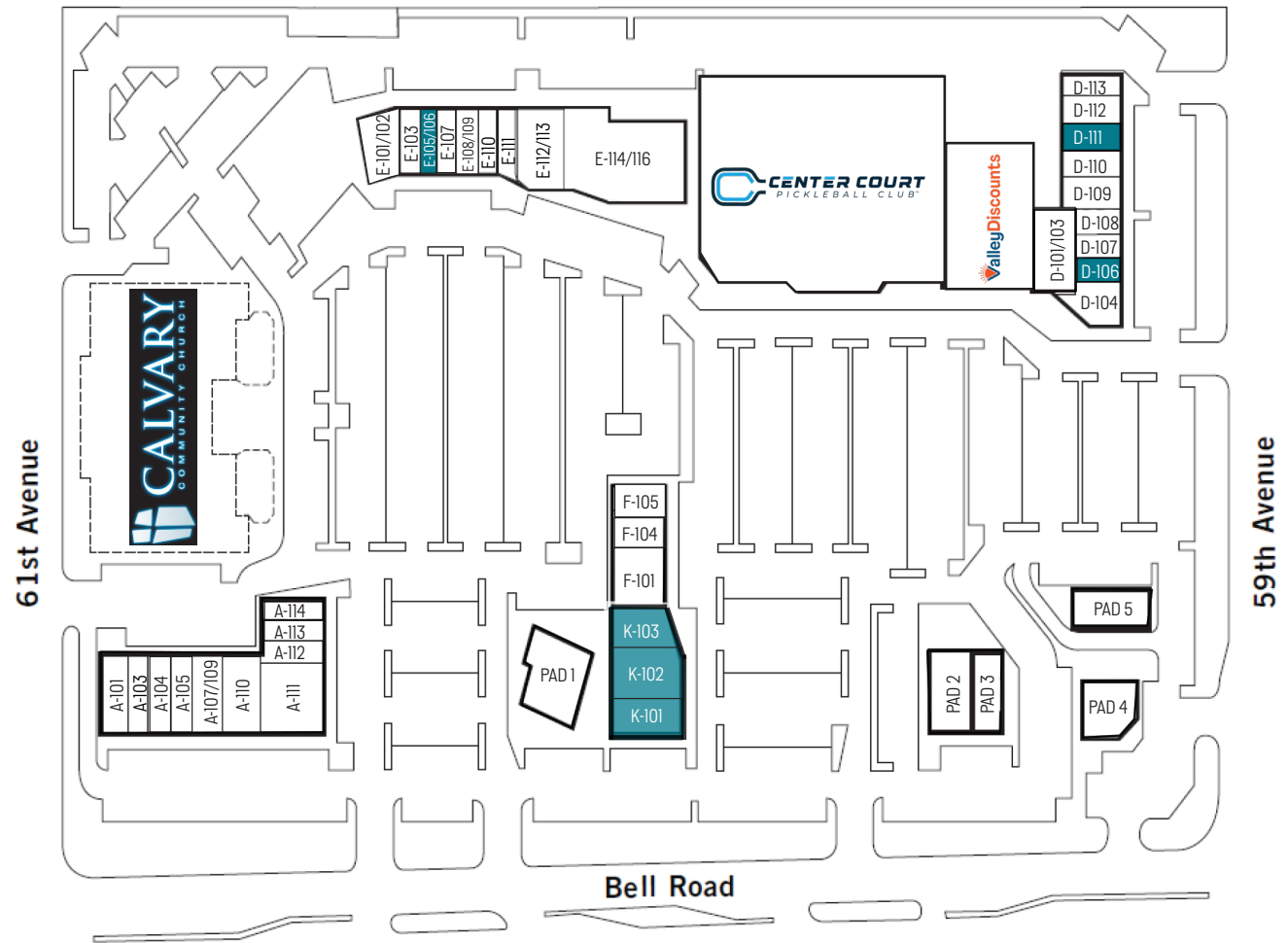
NEWMARK

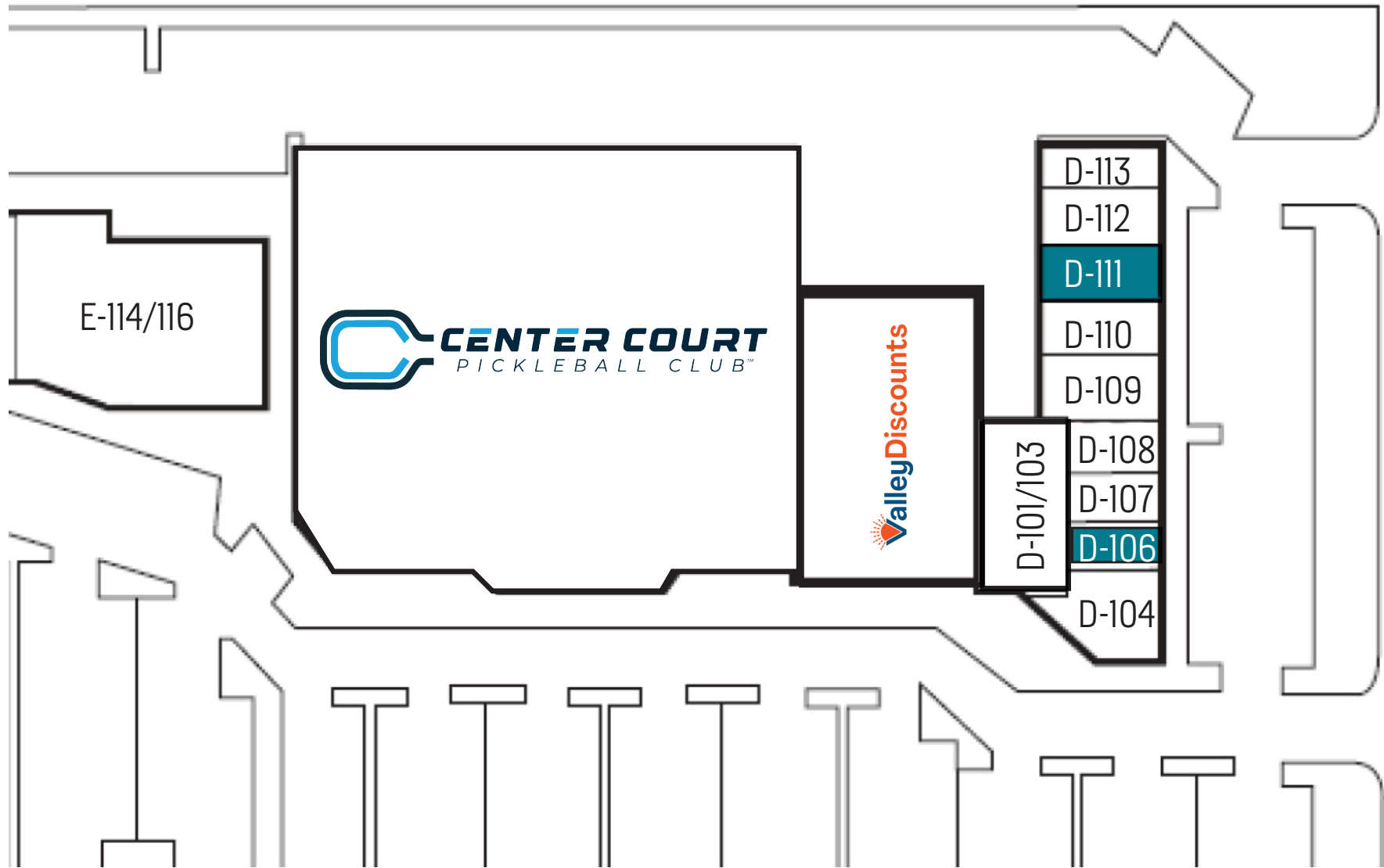
PROPERTY HIGHLIGHTS

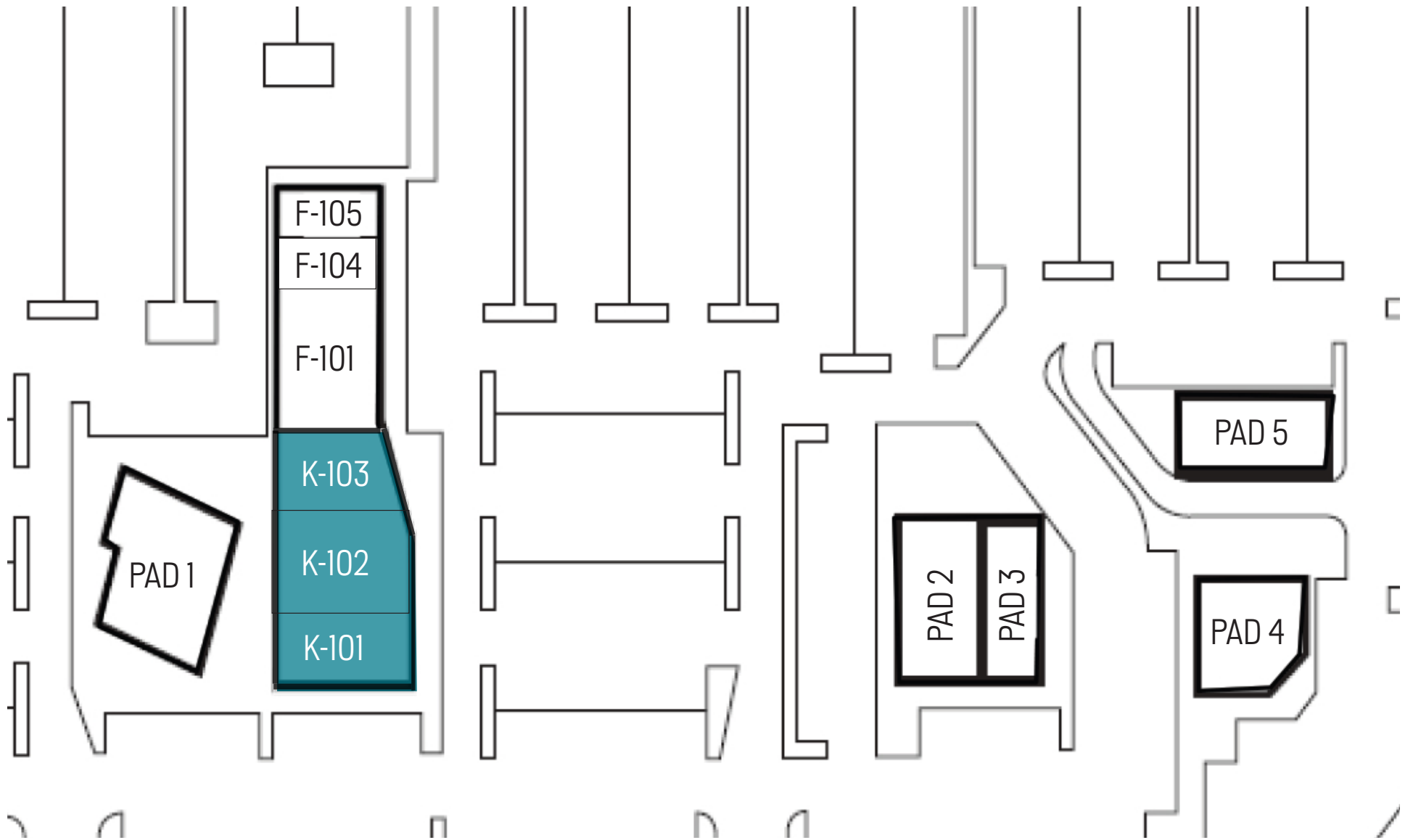
- Motivated ownership with aggressive rates
- Prime shop space available with visibility from Bell Road, which is one of Phoenix's busiest arterials
- Located in a highly dense trade area - 128,000+ people within a 5-mile radius of site
- In the heart of the dominant retail node in the West Valley with over 2 million SF of retail within a 3-mile radius

AVAILABILITY

SUITE	TENANTS	SF
A-101	Little Caesars Pizza	1,400
A-103	Athletico PT	2,800
A-104	Poki Maki	1,490
A-105	Lendmark Financial Services	2,010
A-107/109	Tailgaters Sports Bar	4,620
A-110	Paradise Bodyworks	1,080
A-111	Cox Communications	2,400
A-112	Red Wing Shoes	1,400
A-113	Sublime Salon	1,400
A-114	Presto Loans	1,400
	Center Court Pickleball Club	47,142
	Valley Discounts	13,260
D-101/103	Green Zone Fitness	4,034
D-104	Subway	1,200
D-106	AVAILABLE	1,020
D-107	Tiffany's Nails	1,250
D-108	Reflexology	1,400
D-109	Chicago Gyro	1,400
D-110	Dahn Yoga	1,400
D-111	AVAILABLE	1,672
D-112	Island Teriyaki	1,610
D-113	Express Cleaners	1,750
E-101/102	Fast Signs	4,000
E-103	The Cleaning Authority	1,590
E-105/106	AVAILABLE	922
E-107	Maricopa Ambulance	900
E-108/109	Sonoran Wellness	1,800
E-110/111	Tiger Rock Martial Arts	2,600
E-112/113	United Beauty	2,800
E-114/116		8,600
F-101	Valley Medical Weightloss	3,850
F-104	Valley Medical Weightloss	1,118
F-105	Rawhide Travel (month-to-month)	1,382
K-101	AVAILABLE	2,500
K-102	AVAILABLE	2,720
K-103	AVAILABLE	2,100
PAD 1	Macayo's Mexican Kitchen	PAD
PAD 2	Arby's	PAD
PAD 3	Silver lounge Hookah	PAD
PAD 4	Circle K	PAD
PAD 5	Wendy's	PAD







GATEWAY VILLAGE

CALVARYPHX

N 61ST AVE

N 59TH AVE 24,629 VPD

N 57TH AVE

BELL RD 30,944 VPD

38,631 VPD

WBELL RD

N 59TH AVE 23,908 VPD

WTALAW BLVD

CLEAN FREAK
Presented by CIRCLE K

McDonald's

BioLife

1STBANK

Walmart

TACO BELL

GARCIA'S
Mexican Restaurant

DOLLAR TREE

Comfort
INN & SUITES

OUTBACK
STEAKHOUSE

STRATOSPHERE

ValleyDiscounts
SUBWAY
ISLAND TERIYAKI

Bowlers

Wendy's
K

WinCo
FOODS

Brake
MASTERS

AT&T

Dutch Bros
Coffee

ESPORTA
FITNESS

FLOOR
DECOR

MoonLight

SHERWIN-WILLIAMS

CARRABBA'S
ITALIAN GRILL

BMO

BIG 5
SPORTING GOODS

KOHL'S

HONORHEALTH

Goodwill
Central and Coastal Virginia

Black Bear
Diner
MIDAS

AH-SO
Sushi & Steak

ALDI

jiffy lube

BIG TIRES

GLOBAL
CREDIT UNION

CLEAN FREAK
Presented by CIRCLE K





101



SITE



38,631 VPD



23,908 VPD



N 75TH AVE



N 67TH AVE



N 59TH AVE

N 51TH AVE

W GREENWAY RD



N 45TH AVE



N 35TH AVE

W THUNDERBIRD RD

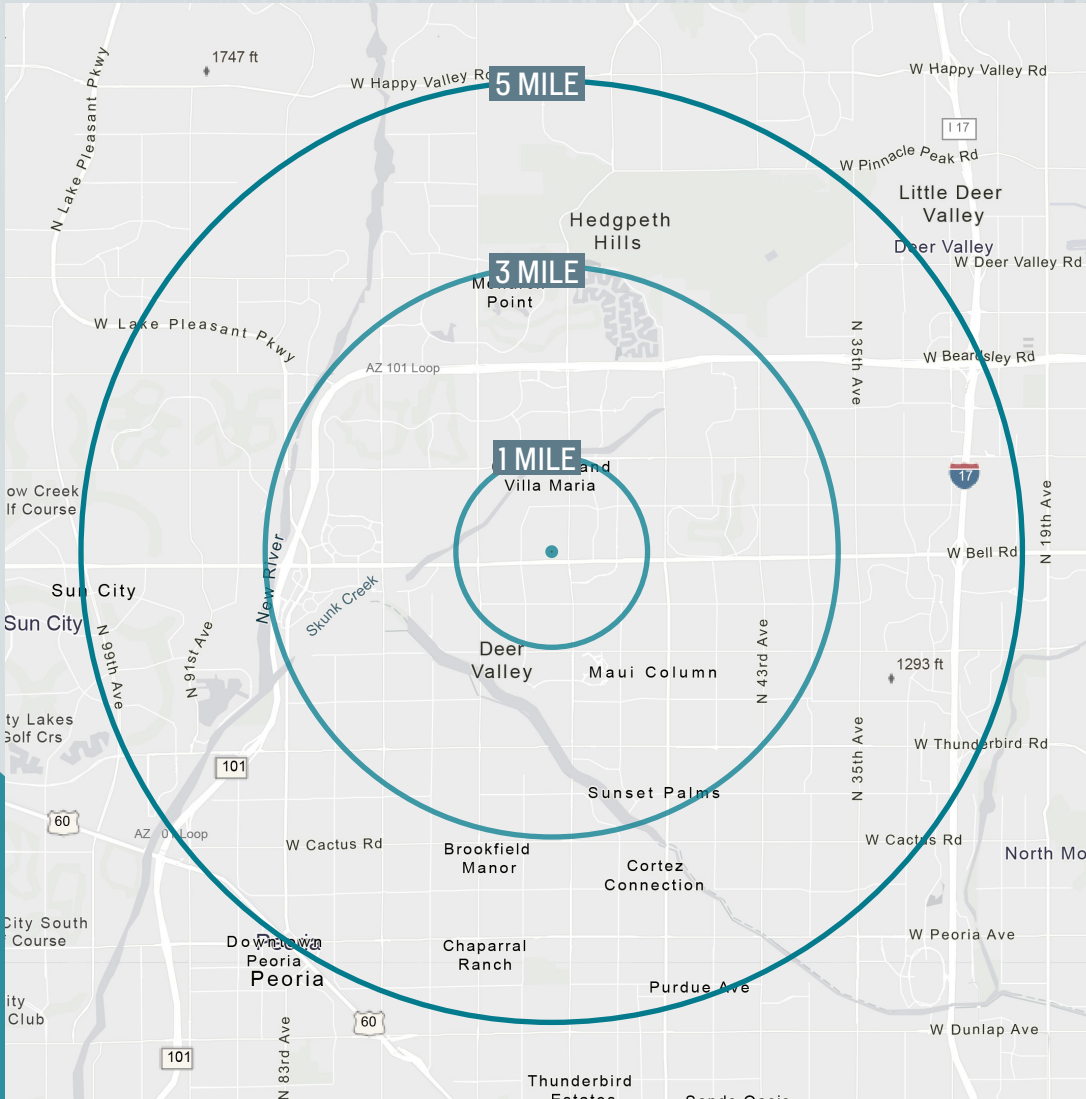


W CACTUS RD



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DEMOGRAPHIC PROFILE

LATITUDE: **33.63870** | LONGITUDE: **-112.18653**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	11,942	115,884	339,595
2029 Projected Population	12,274	117,546	341,260
2024 Est. Daytime Population	13,476	111,781	321,482

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimated Households	4,543	43,680	129,889
2029 Projected Households	4,732	44,936	132,390

INCOME	1-MILE	3-MILE	5-MILE
2024 Est. Average HH Income	\$105,075	\$115,471	\$107,812
2024 Est. Median HH Income	\$86,897	\$92,488	\$84,725
2024 Est. Per Capita Income	\$39,528	\$43,772	\$41,286

BUSINESS	1-MILE	3-MILE	5-MILE
2024 Est. Employees	7,453	48,651	126,802
2024 Est. Businesses	619	3,838	8,982

Source: Esri, Esri and Infogroup

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