



16TH ST & BELL RD

Phoenix, AZ

Pad(s) Available | For Sale or Ground Lease



PCA
PAD(S)
AVAILABLE

BELL RD
±49,515 VPD

16th ST
±8,226 VPD



property overview

AVAILABLE: ±28,344 Sf to ±62,234 SF of Land

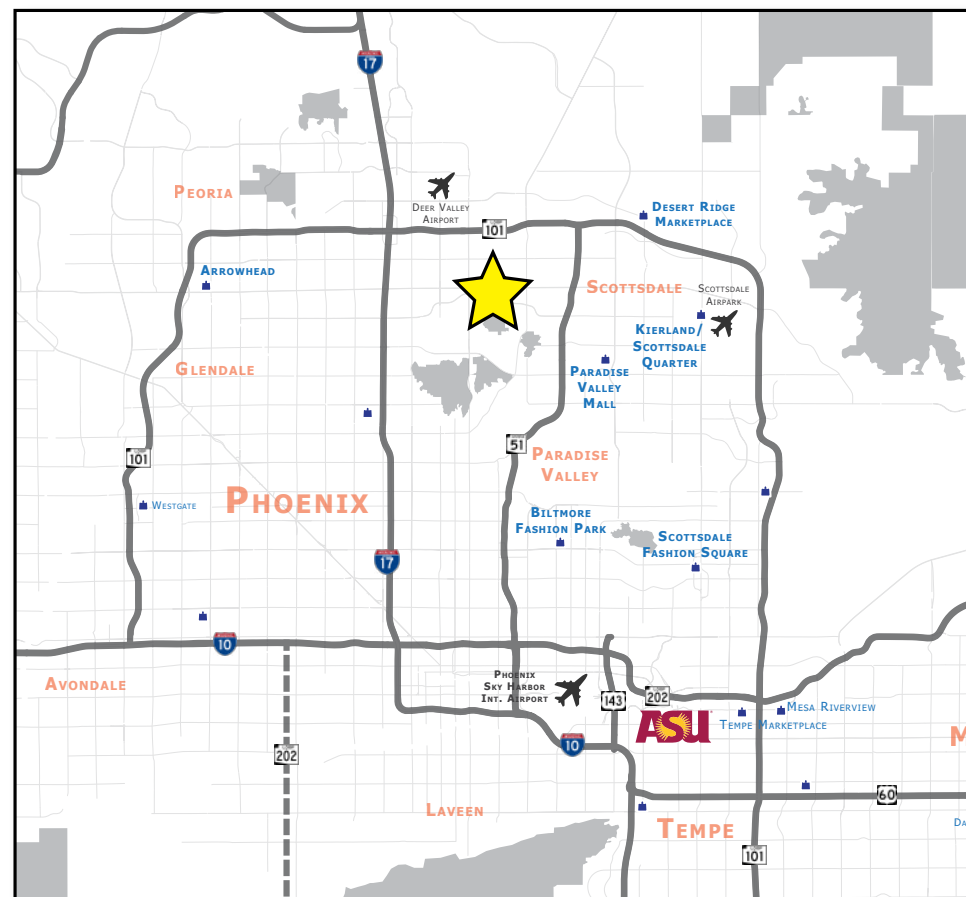
ZONING: C-2 - Intermediate Commercial

PRICING: CALL FOR RATES

property highlights

- Hard corner PAD(s) available on Bell Road.
- Monuement Sign
- Signalized Intersection
- Parcel 1: ±28,344 SF
- Parcel 2: ±33,890 SF
- Total: ±62,234 SF

neighboring tenants



traffic count ADOT 2024

16th St

N ±8,226 VPD (NB & SB)
S ±6,522 VPD (NB & SB)

Bell Rd

E ±60,035 VPD (EB & WB)
W ±49,515 VPD (EB & WB)

16th St

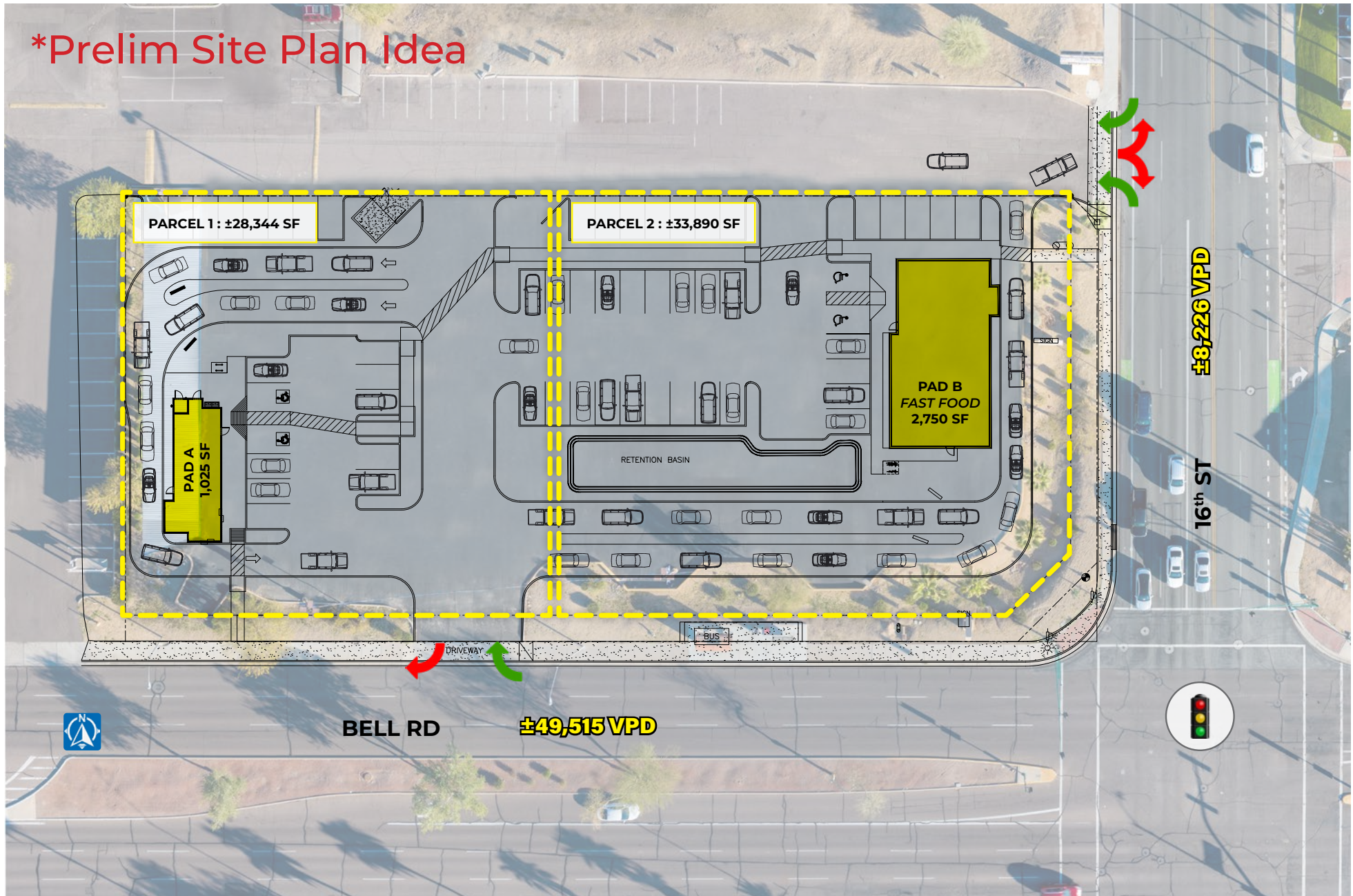
N ±6,522 VPD (NB & SB)
S ±4,122 VPD (NB & SB)

Greenway Pkwy

E ±26,081 VPD (EB & WB)
W ±33,380 VPD (EB & WB)

site plan

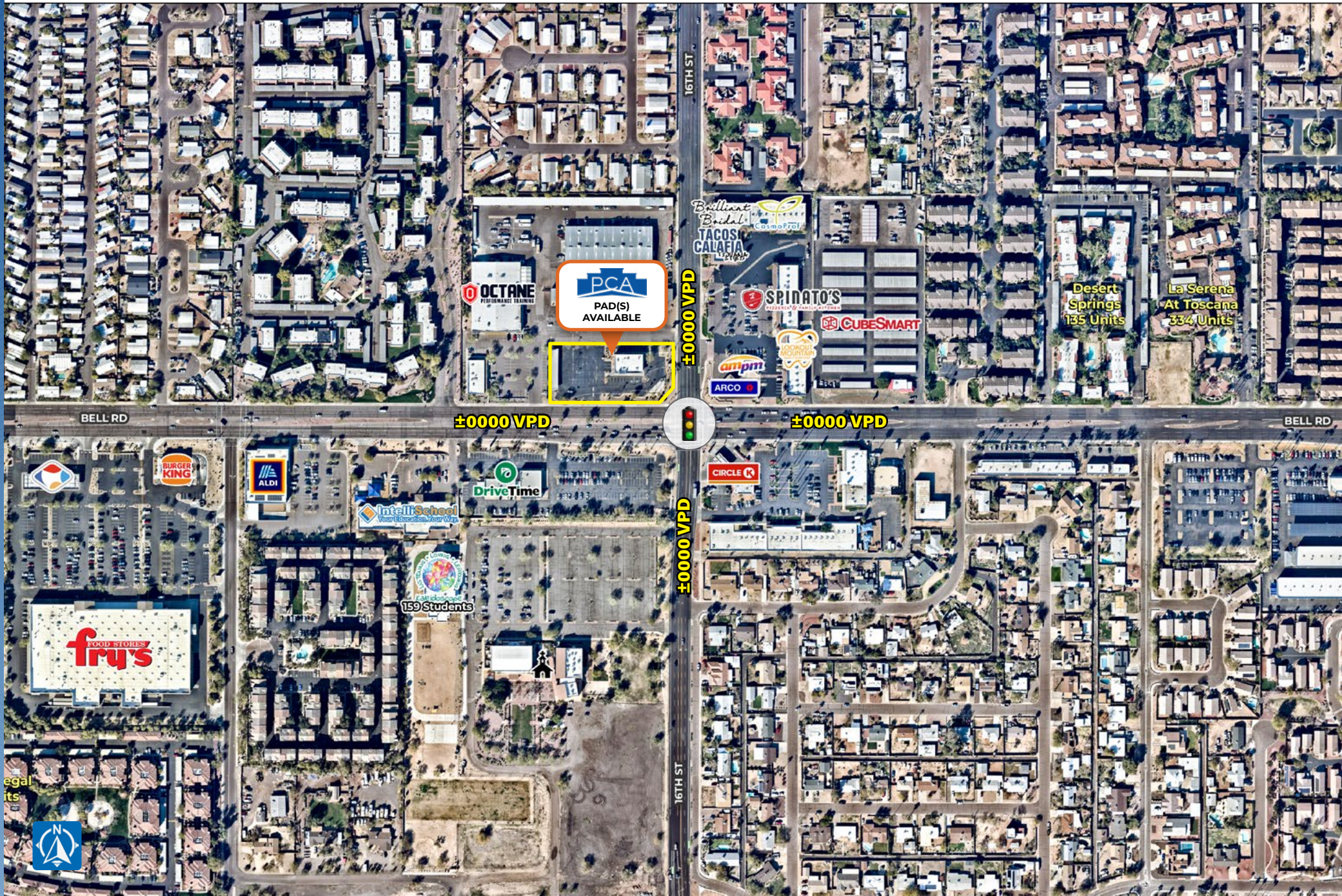
***Prelim Site Plan Idea**



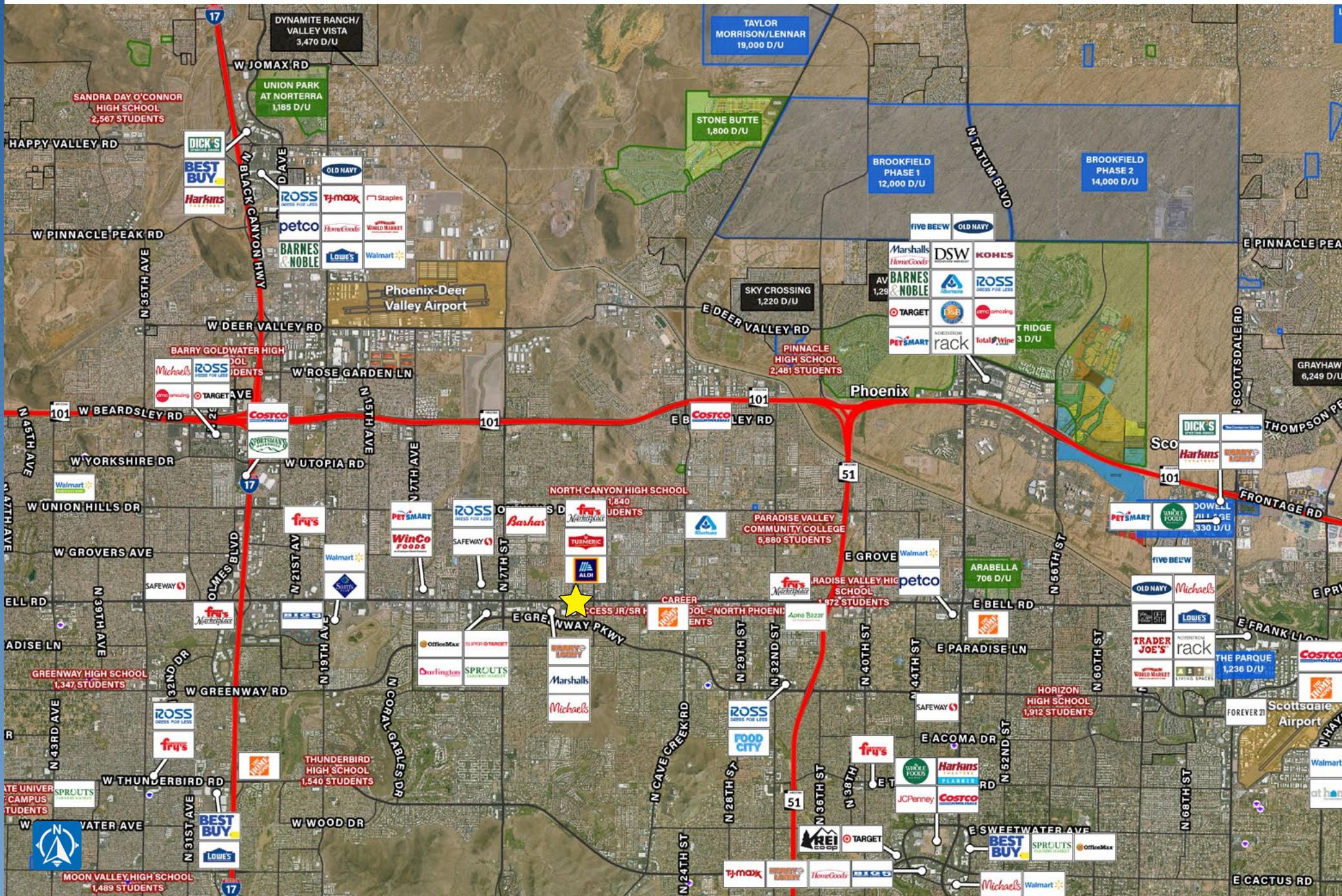
***Current Plan**

The site plan shows two parcels, PARCEL 1 and PARCEL 2, outlined with yellow dashed lines. PARCEL 2 contains a large yellow-shaded area labeled PAD 3,969 SF. Surrounding the parcels are various features including a covered parking area, trash enclosures, a ramp, a basin, and screen walls. The site is bordered by BELL RD to the south and 16th ST to the east. Traffic volumes are indicated as ±49,515 VPD on Bell Rd and ±8,226 VPD on 16th St. A north arrow is located in the bottom left corner, and a traffic light symbol is in the bottom right corner. Driveways are shown with red and green arrows indicating traffic flow.

zoom aerial

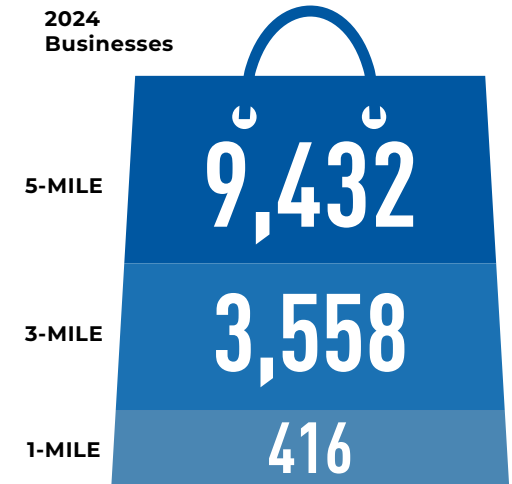
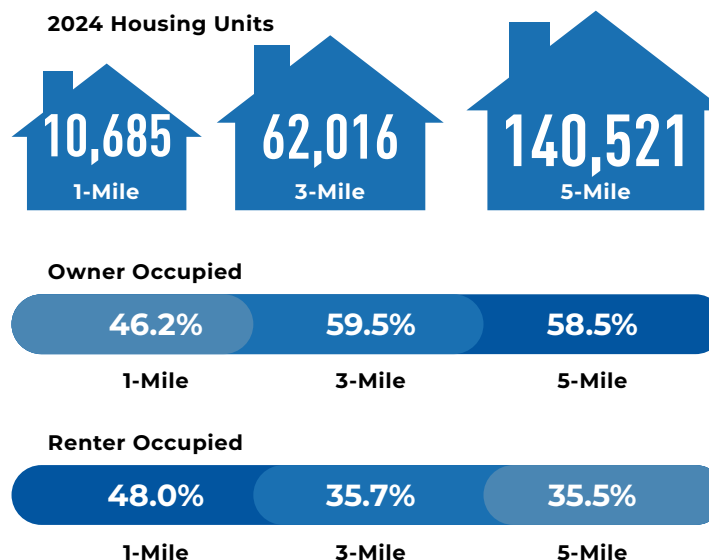
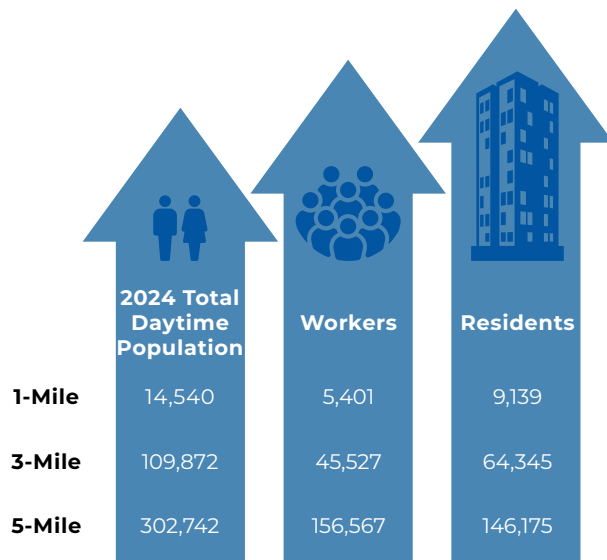
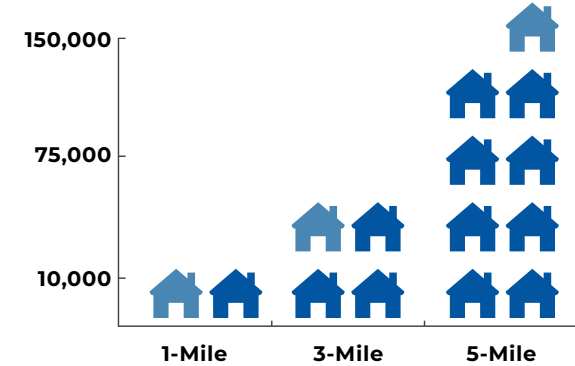
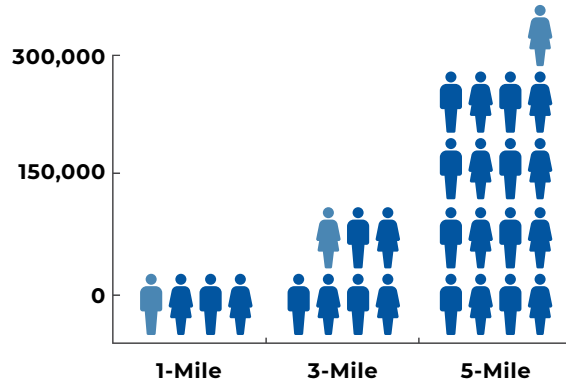


retail aerial



demographics overview

ESRI 2024





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