

FREESTANDING RESTAURANT FOR LEASE

# ARROWHEAD TOWNE CENTER

7704 W Bell Rd | Glendale, AZ 85308

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# RESTAURANT OUTPARCEL - ARROWHEAD TOWNE CENTER

7704 W Bell Rd | Glendale, AZ



## LOCATION DESCRIPTION

Freestanding Restaurant Outparcel - Arrowhead Towne Center

## PROPERTY HIGHLIGHTS

- Freestanding Restaurant Outparcel to a Regional Shopping Mall
- Arrowhead Towne Center offers Shopping, Restaurants and Family-Friendly Amenities with nearly 1.2M SF and 180 Stores Anchored by Macy's, Dillard's, JCPenney, Dick's Sporting Goods & AMC Theatres
- ±6,062 SF on ±1.06 Acres
- Directly off the Loop 101 & Bell Rd
- Surrounded by many Master Planned Communities
- Across the street from Peoria Sports Complex - home to the Seattle Mariners and San Diego Padres Spring Training Teams.
- Top Performing Restaurants based on foot traffic at the intersection according to Placer.ai - Red Lobster #1, On the Border #1, Chick-Fil-A #1, Olive Garden #2, Black Angus #2, Denny's #2.
- Virtual Tour - <https://id360.idplans.com/profile/6eed5843-4127-4240-b05c-4703d42c522e>

## AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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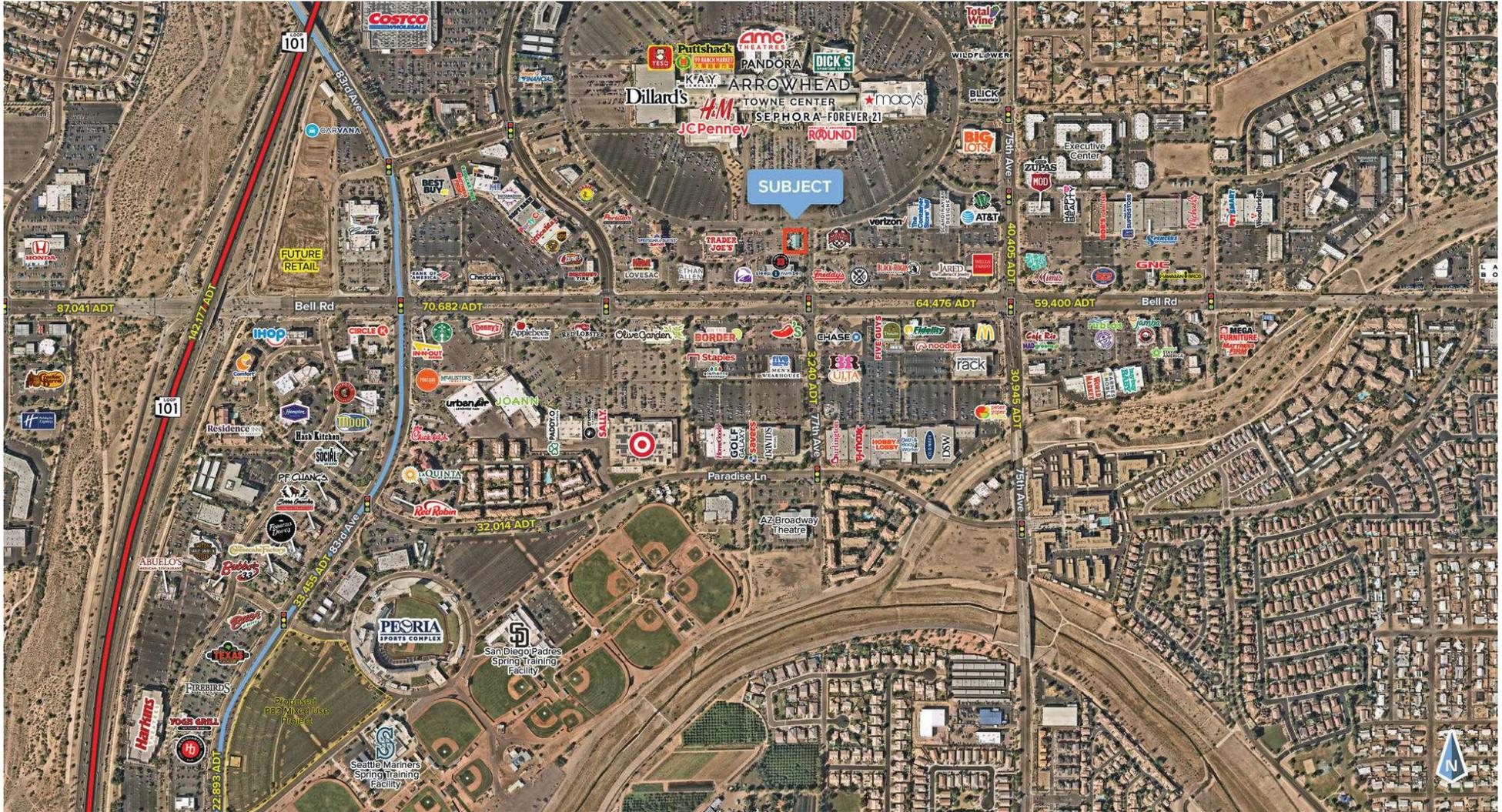
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,252	113,429	303,136
Median Age	35.8	45.5	45.2



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$89,176	\$88,346	\$82,691
Average	\$110,561	\$111,815	\$107,819



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,006	4,180	7,940
Employees	13,469	51,974	99,353
Daytime Population	19,785	119,003	283,902



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	50.9%	47.7%	44.2%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	71.4%	71.4%	67.9%
Services	15.8%	13.6%	14.9%
Blue Collar	12.8%	15.0%	17.1%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,230	46,702	122,079
Median Home Value	\$511,771	\$449,688	\$423,873

\*2024 Demographic data derived from ESRI

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