



FOR LEASE - ±14,351 SF PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner
Glendale, Arizona

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◆ ±14,351 SF AVAILABLE - DO NOT DISTURB TENANT

Property Highlights

- 38,320 SF Plaza
- Surrounded by top home goods retailers
- Next to the #1 La-Z-Boy in the country
- Near a high performing Ashley Furniture
- Surrounded by high income households including Arrowhead Ranch
- Unobstructed frontage plus monument sign

Traffic Counts

Bell Road	41,985 CPD		
69th Ave	27,664 CPD		
Total	69,649 CPD		
Demographics	1 mi	3 mi	5 mi
Estimated Population	10,837	112,701	312,903
Estimated Households	4,377	44,694	124,912
Med Household Income	\$115,670	\$121,426	\$115,197
Daytime Population	6,847	43,658	80,969

Source: SitesUSA

Nearby Tenants



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SITE PLAN



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Sun City & Sun City West ±45,000 homes

Sun City is the largest retirement community in the nation and is world-famous for its active, resort retirement lifestyle and has set the standard for other retirement communities to follow



DEMOGRAPHICS



2024 POPULATION

1 MILE: 10,837
3 MILES: 112,701
5 MILES: 312,903



MEDIAN HOUSEHOLD INCOME

1 MILE: \$115,670
3 MILES: \$121,426
5 MILES: \$115,197



POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 1.7%
3 MILES: 0.3%
5 MILES: 0.0%



TOTAL BUSINESSES

1 MILE: 901
3 MILES: 5,885
5 MILES: 11,914



2024 TOTAL HOUSEHOLDS

1 MILE: 4,377
3 MILES: 44,694
5 MILES: 124,912



NUMBER OF EMPLOYEES

1 MILE: 6,847
3 MILES: 43,658
5 MILES: 80,969



MEDIAN HOME VALUE

1 MILE: \$449,888
3 MILES: \$444,010
5 MILES: \$427,729

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