



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

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

Joe Hoye

602.682.8163

joe.hove@velocityretail.com

The logo for Velocity Retail Group, featuring a stylized 'V' icon followed by the company name in a bold, sans-serif font.



# PREMIER BELL ROAD FRONTAGE

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



◆ ±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		
<b>Total</b>	<b>69,649 CPD</b>		
<b>Demographics</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
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



Joe Hoye

602.682.8163

joe.hoye@velocityretail.com

VELOCITY  
RETAIL GROUP

# SITE PLAN



Joe Hoye

602.682.8163

joe.hoye@velocityretail.com

**VELOCITY**  
RETAIL GROUP



Joe Hoye

602.682.8163

joe.hoye@velocityretail.com

The logo for Velocity Retail Group. It features a stylized 'V' icon composed of two overlapping white shapes on the left, followed by the word 'VELOCITY' in a large, bold, sans-serif font. Below it, the words 'RETAIL GROUP' are written in a smaller, bold, sans-serif font.

# 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

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RF5  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Joe Hoye  
602.682.8163  
joe.hoye@velocityretail.com

 **VELOCITY**  
RETAIL GROUP



2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

**Joe Hoye**

602.682.8163  
[joe.hoye@velocityretail.com](mailto:joe.hoye@velocityretail.com)

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

