

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
 Bell Canyon Plaza  
 Phoenix, Arizona

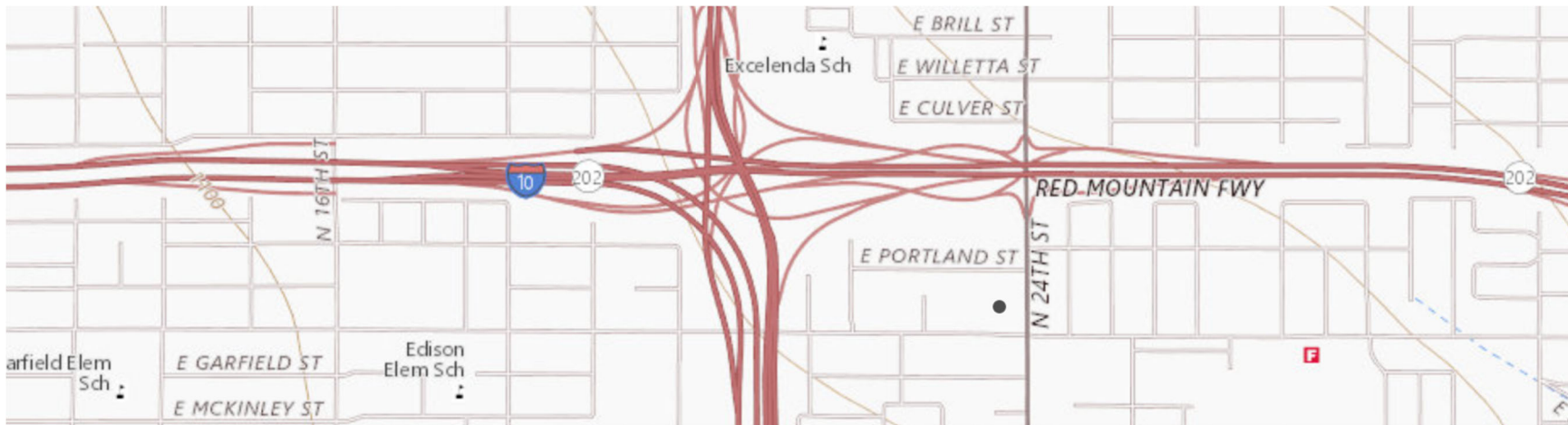
Jeffrey T. Ramsey  
 (858) 477-7734 Mobile  
 JRAMSEY@RREG.COM

**RAMSEY**  
 REAL ESTATE GROUP

Property Name	Property Address	City	State	Zip Code	Intersection
Bell Canyon Plaza	1004 – 1014 North 24 <sup>th</sup> Street	Phoenix	Arizona	85008	NWC North 24 <sup>th</sup> Street & East Roosevelt Street

Total Square Feet	Year Built	Year Renovated	Site Parking	Anchor Tenants
19,280	2004	2020	67 On-Site Parking Spaces	Family Dollar and Salsitas Mexican Food

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Annual Lease Rate PSF	Annual CAM Estimate PSF	Date Available
1	Tio Rio	1,220	-	-	-	Leased
2	Available	1,220	1,220	\$24.00	\$8.40	Available
3	Third Party MVS	1,213	-	-	-	Leased
4	Metro by T-Mobile	1,213	-	-	-	Leased
5 – 11	Family Dollar	9,550	-	-	-	Leased
12 – 13	Tortirrikas	2,400	-	-	-	Leased
PAD	Salsitas Mexican Food	2,464	-	-	-	Leased



RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**

Bell Canyon Plaza  
Phoenix, Arizona

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP

**Property Highlights**

- Bell Canyon Plaza is the only retail center serving a supply constrained market in the rapidly growing trade area north of Phoenix Sky Harbor Airport and immediately adjacent to the State Route 202 / Interstate 10 and State Route 51 intersection
- A renovation of the property was completed in 2020
- The property is accessible via eastbound and westbound State Route 202 offramps
- Valleywise Health is currently constructing a 10-story, 673,000 square foot tower on its existing campus across the street
- Planned 274-unit multifamily development just north of Bell Canyon Plaza
- The property has 20-foot monument signs on both North 24<sup>th</sup> Street and East Roosevelt Street

**Available Shop Space**

- Suite 2 is a newly constructed vanilla shell retail, restaurant or service space
- Significant cross-shopping available with a highly successful Family Dollar store
- Very Successful Salsitas Mexican Food operates on a pad along East Roosevelt Street

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
Bell Canyon Plaza  
Phoenix, Arizona

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP



RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
Bell Canyon Plaza  
Phoenix, Arizona

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP



Suite 2 - Exterior

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
Bell Canyon Plaza  
Phoenix, Arizona

Jeffrey T. Ramsey  
(858) 477-7734 Mobile  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP



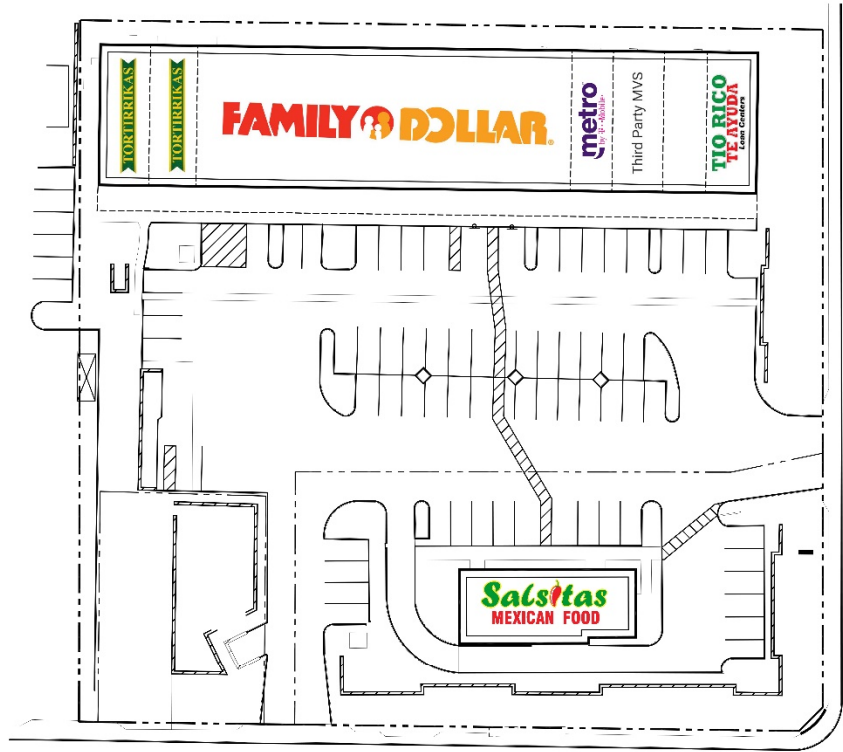
Suite 2 - Interior

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
 Bell Canyon Plaza  
 Phoenix, Arizona

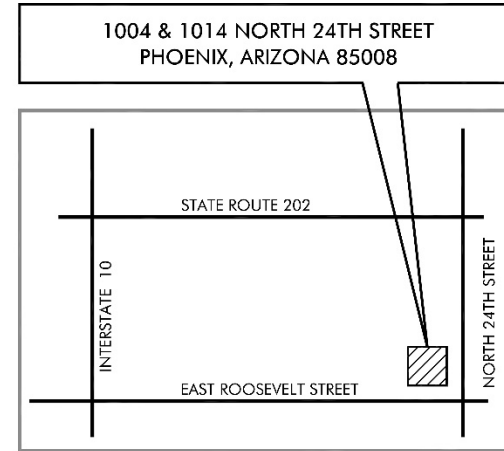
Jeffrey T. Ramsey  
 (858) 477-7734 Mobile  
 JRAMSEY@RREG.COM

**RAMSEY**  
 REAL ESTATE GROUP



EAST ROOSEVELT STREET

NORTH 24TH STREET



VICINITY MAP  
 NOT TO SCALE



SUITE	TENANT	SF
1	Tio Rico Te Ayuda	±1,220 SF
2	To Be Determined	±1,220 SF
3	Third Party Motor Vehicle Services	±1,213 SF
4	Metro by T-Mobile	±1,213 SF
5-11	Family Dollar	±9,550 SF
12	Tortirrikas	±1,200 SF
13	Tortirrikas	±1,200 SF
PAD	Salsitas Mexican Food	±2,464 SF

SITE PLAN  
 NORTH

Scale: N.T.S.

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN. DRAWINGS ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MAL MANAGEMENT.

JUNE 10, 2021  
 19020MMA



1004 PARTNERS, LLC

BELL CANYON PLAZA

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

**FOR LEASE - HIGH PROFILE SHOPPING CENTER**  
 Bell Canyon Plaza  
 Phoenix, Arizona

Jeffrey T. Ramsey  
 (858) 477-7734 Mobile  
 JRAMSEY@RREG.COM



**Demographic Summary**

Description	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2010 Census	19,617	65,186	123,620
2021 Estimate	21,298	72,033	140,082
2026 Projection	22,212	75,747	147,669
<b>Households</b>			
2010 Census	5,526	20,718	45,688
2021 Estimate	6,125	23,514	53,987
2026 Projection	6,474	25,013	57,696
<b>2021 Est. Average Household Income</b>	\$ 47,557	\$ 58,936	\$ 68,756

*Source: Claritas*

**Traffic Summary**

Traffic	Cars per 24 Hours	Year Conducted
North 24 <sup>th</sup> Street (north of East Roosevelt Street)	29,891	2016
East Roosevelt Street (west of North 24 <sup>th</sup> Street)	10,131	2014

*Source: City of Phoenix*

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.