

SEC

43RD AVE & BELL RD

Phoenix, Arizona



property highlights

AVAILABLE: Suite 102: ±5,394 SF Demisable / Suite 106A: ±1,200 SF (Do Not Disturb Tenant) / Suite 112: ±1,200 SF

ZONING: PC, City of Phoenix

PRICING: Call for Pricing

property highlights

- New build & newly remodeled center
- Dense residential population of 158,136 within a 5 mile radius
- 2.28 AC lot with busy remodeled Taco Bell
- Prime frontage along Bell Road with traffic counts exceeding ±79,000 vehicles per day
- Dense population base of more than 120,000 residents within 3 miles, with average household incomes above \$110,000
- Adjacent to Fry's-anchored Sunburst Plaza, generating over 1.2 million annual visits, with strong co-tenancy including Taco Bell, AT&T, and TitleMax
- Upcoming ±5,394 SF availability in a high-visibility position within the center

Sources: ESRI 2025 Estimates, Placer.AI

traffic count

ADOT 2024

43rd Ave

N ±22,146 VPD (NB & SB)

S ±23,078 VPD (NB & SB)

Bell Rd

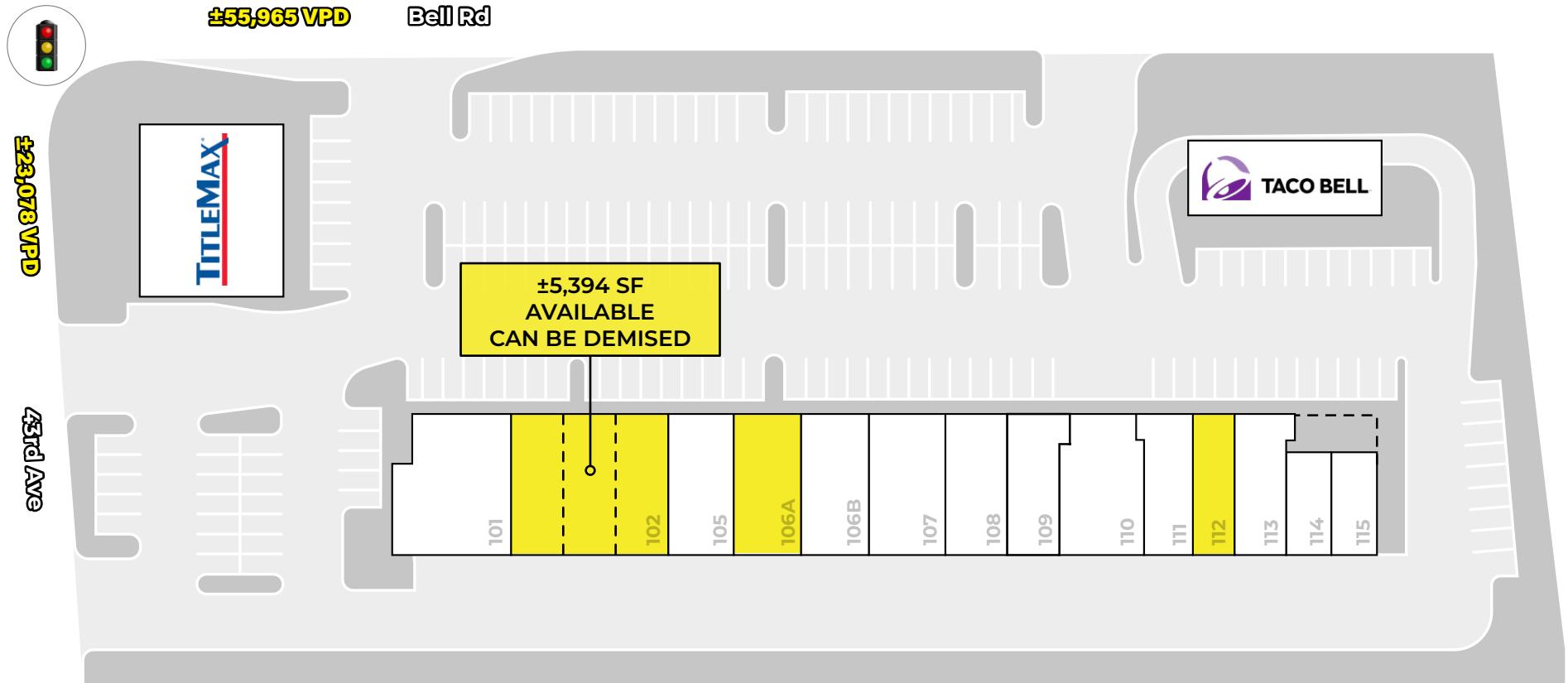
E ±55,965 VPD (EB & WB)

W ±53,383 VPD (EB & WB)

neighboring tenants



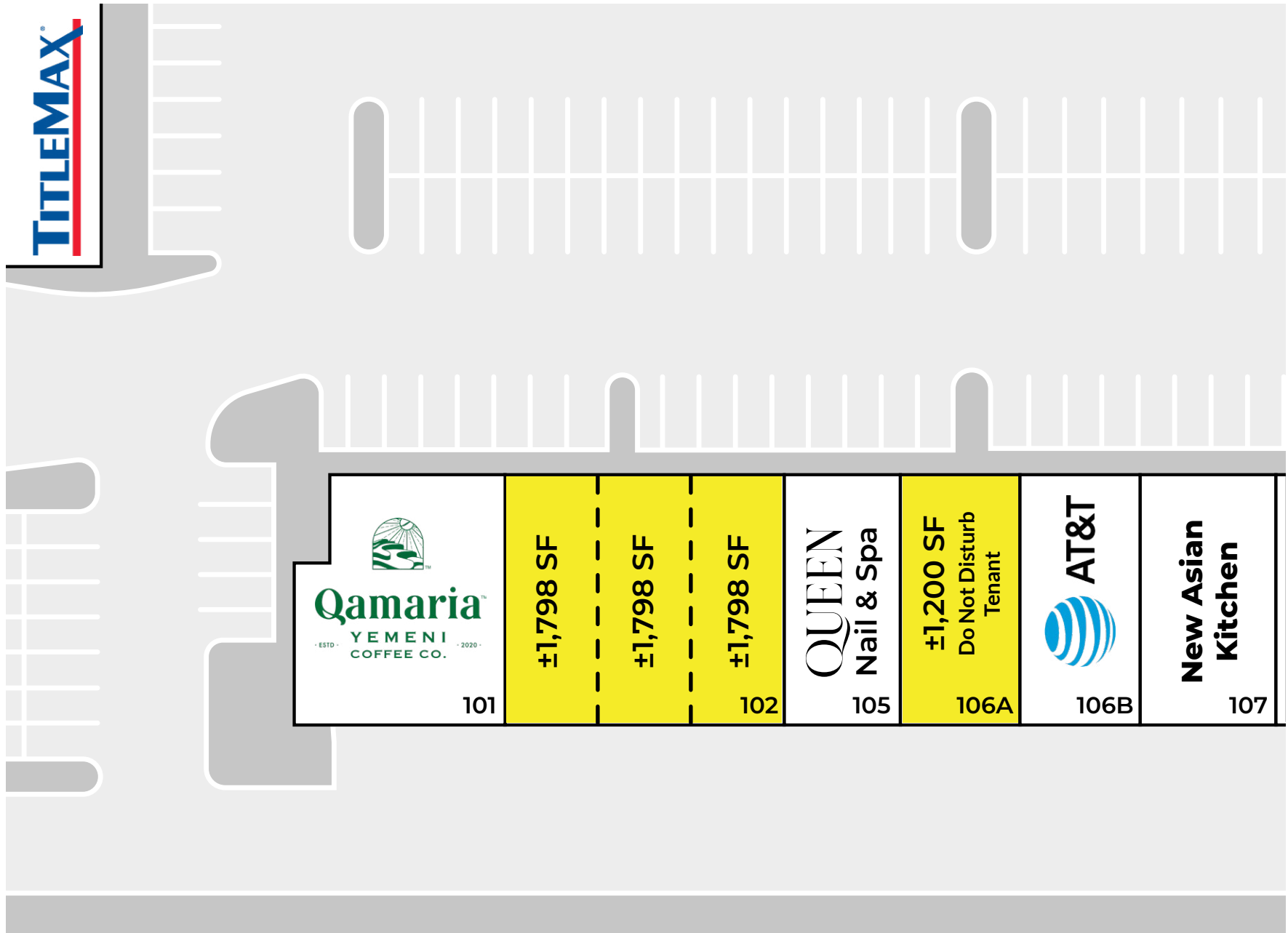
site plan



COLOR CODE	AVAILABLE	NEGOTIATING LEASE	EXECUTED LEASE
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SUITE #	TENANT	±SF	SUITE #	TENANT	±SF	SUITE #	TENANT	±SF
101	Qamaria Coffee Co.	3,200 SF	107	New Asia Ktichen	1,800 SF	112	AVAILABLE	1,200 SF
102	AVAILABLE	5,394 SF	108	Coco Shack	1,200 SF	113	Major Appliance	1,200 SF
105	Queen Nail & Spa	1,200 SF	109	Desert Island Eatery	1,240 SF	114-115	Ho-Jai Taiwanese	1,640 SF
106A	AVAILABLE (Do Not Disturb Tenant)	1,200 SF	110	Nora Asian Fresh	1,540 SF			
106B	AT&T	1,200 SF	111	Wraps N Curry	1,240 SF			

conceptual demisable plan

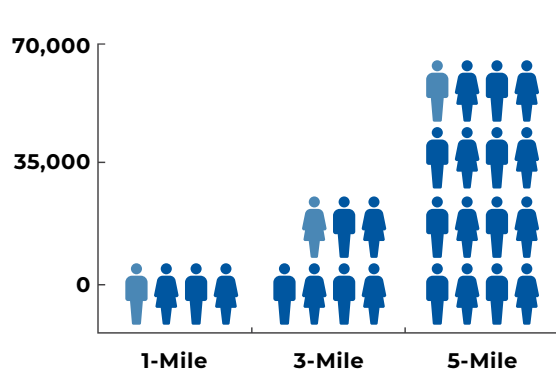


zoom aerial

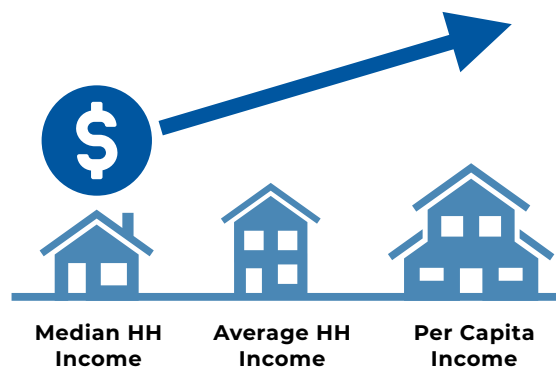


demographics

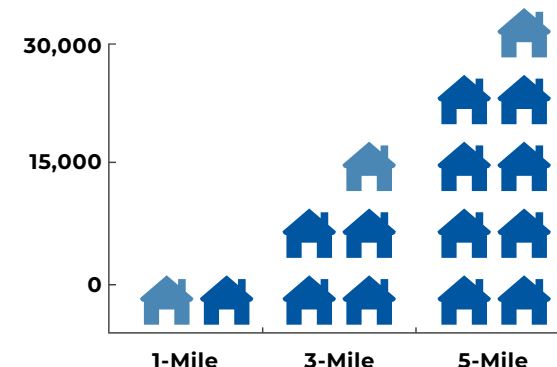
ESRI 2025



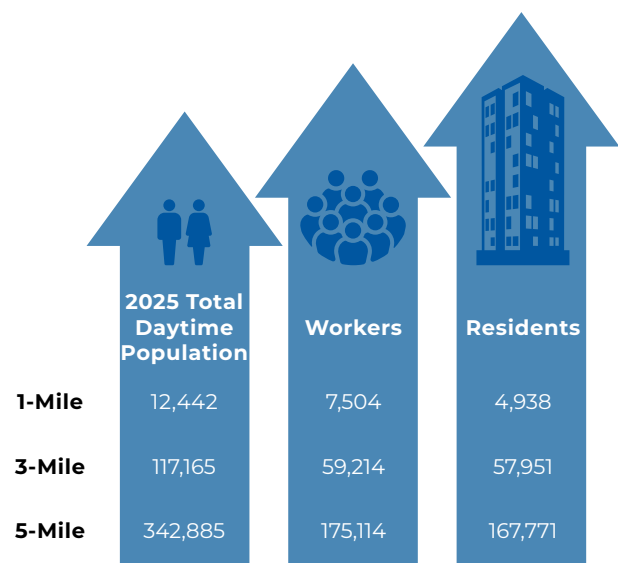
	1-Mile	3-Mile	5-Mile
2025 Total Population	10,797	122,625	350,153
2030 Total Population	10,618	122,231	350,041



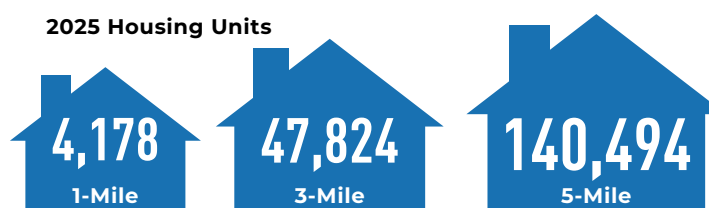
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,755	\$114,970	\$43,442
3-Mile	\$90,680	\$110,910	\$41,920
5-Mile	\$86,393	\$108,788	\$41,789



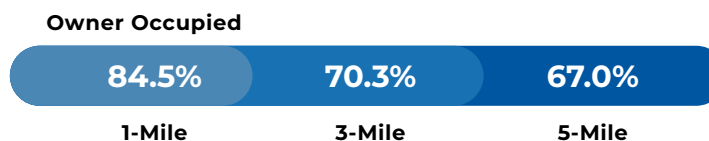
	1-Mile	3-Mile	5-Mile
2025 Households	4,093	46,220	134,063
2030 Households	4,074	46,461	135,273



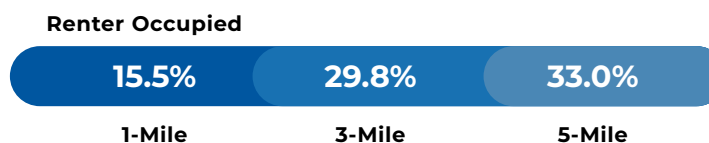
2025 Housing Units



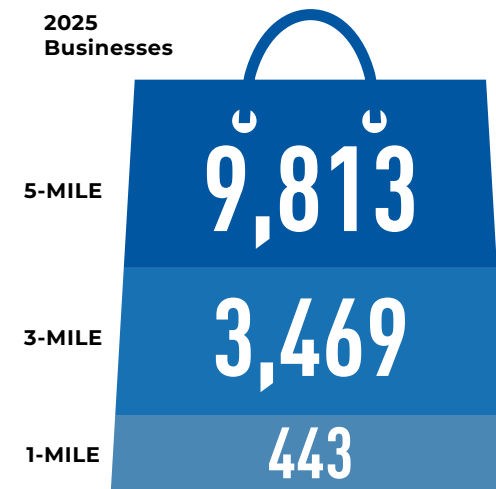
Owner Occupied



Renter Occupied



2025 Businesses





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