

FOR LEASE

BELL CENTER

1502 W. BELL ROAD, PHOENIX, AZ 85023



PROPERTY HIGHLIGHTS

- Monument Signage
- High Visibility on Bell Road
- Ample Parking
- Within Minutes of Interstate 17, Loop 101 and State Route 51
- Strong Surrounding Retail

AVAILABLE SUITES	SQFT	SPACE NOTES
1502 - 4-6	3,000	Add text here...
1512 - 1	1,200	Former Office Space
1512 - 3	900	Former Office/Retail Space
1524 - 5	1,200	Vanilla Shell Retail
1524 - 6	900	Former Insurance Office
1524 - 7	900	Former Tax Office
1524 - 8	1,200	Former Office Space

OFFERING SUMMARY

Lease Rate:	\$12 - \$16 SF/yr (NNN)
Signage:	Building & Monument
Available SF:	900 - 4,200 SF
Lot Size:	±35k VPD
Building Size:	34,658 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,902	25,311	53,387
Total Population	17,321	63,512	131,285
Average HH Income	\$59,642	\$67,361	\$66,946



**REALTY
SERVICES**

MPB Realty Services, Inc
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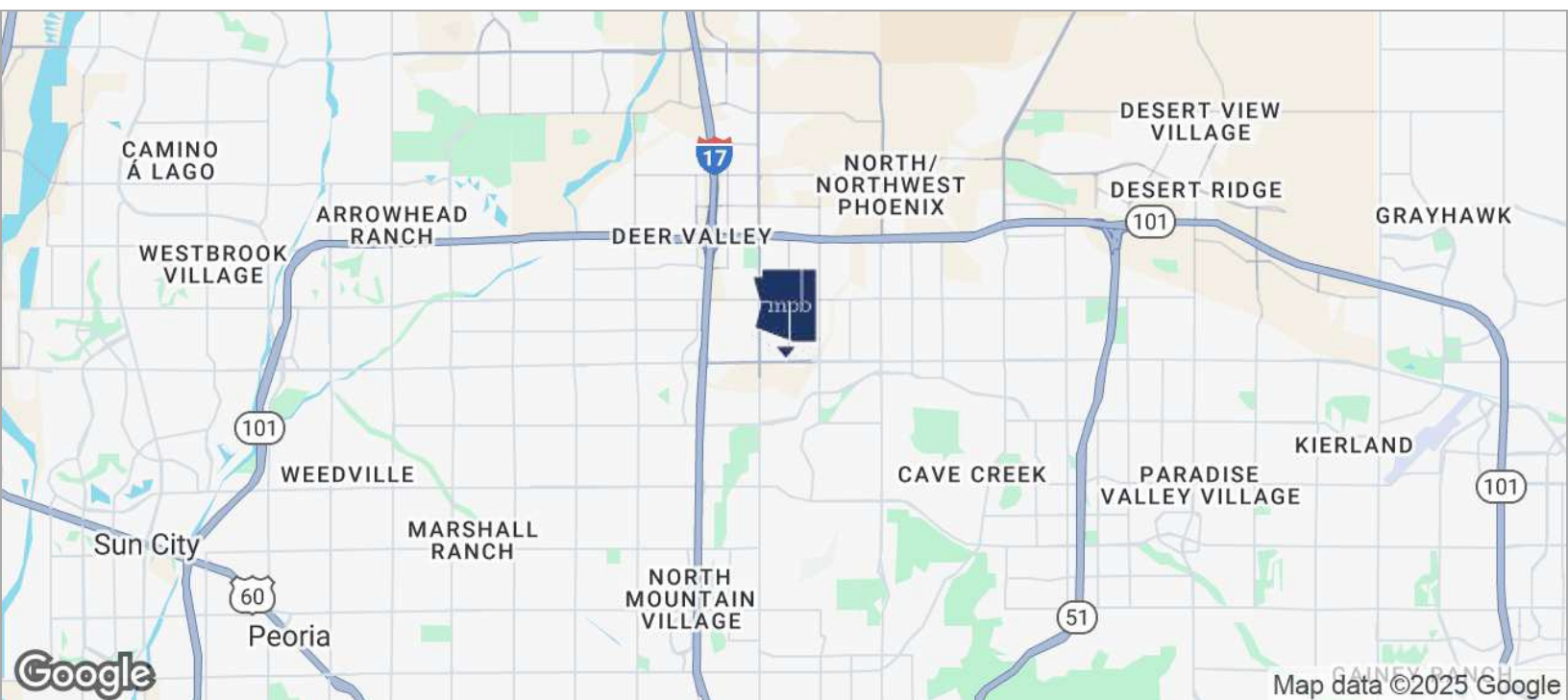
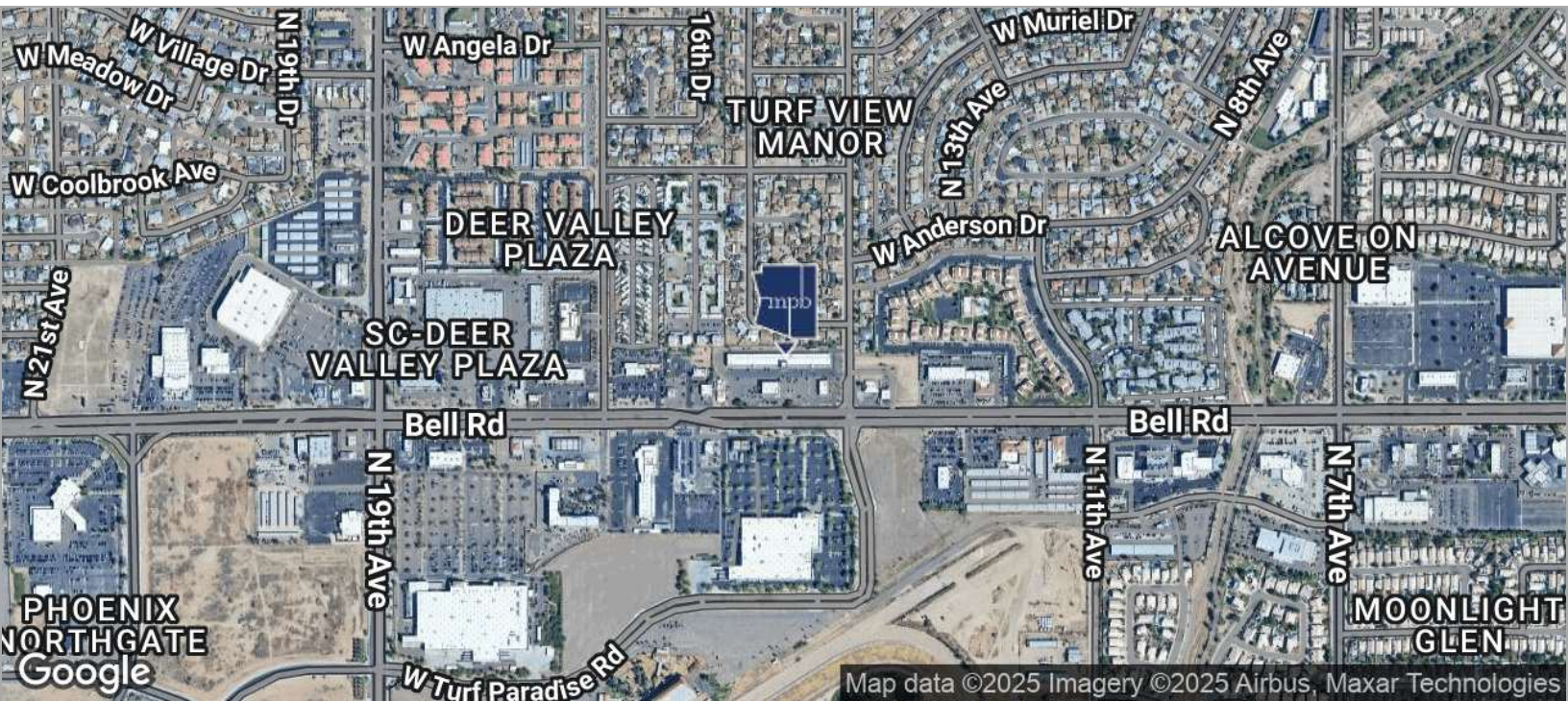
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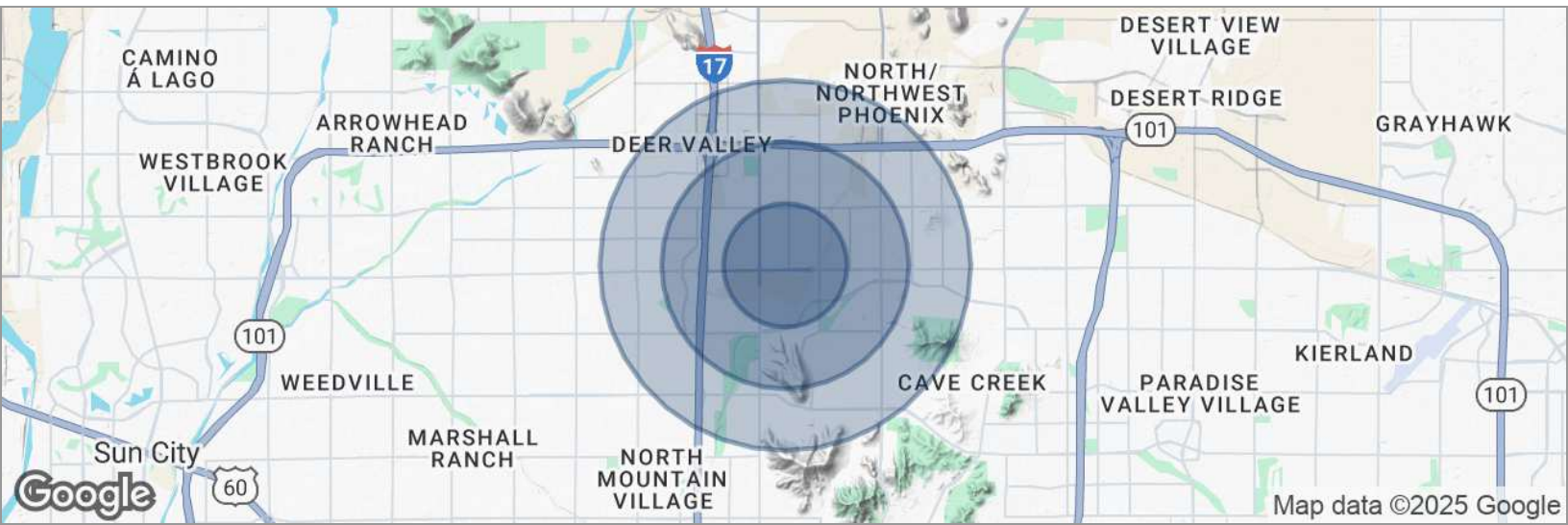
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,321	63,512	131,285
Median age	31.9	34.0	34.6
Median age (Male)	31.7	32.8	33.2
Median age (Female)	32.2	35.6	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,902	25,311	53,387
# of persons per HH	2.5	2.5	2.5
Average HH income	\$59,642	\$67,361	\$66,946
Average house value	\$184,371	\$193,455	\$225,517

* Demographic data derived from 2020 ACS - US Census



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