



## Shop space available in grocery-anchored center

- Zoning C-2
- Busy intersection over 100,000 vpd
- Monument signage
- Total size: ±80,000 sf

### Notable tenants in trade area



2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

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**For further  
information**

**Matt Schrauth**  
D 480 423 7953 | C 602 684 6209  
[matt.schrauth@avisonyoung.com](mailto:matt.schrauth@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)

# Site plan

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



## Availability

- 2,660 sf
- 2,900 sf
- Can be combined to 5,560 sf*
- 14,400 sf (call for pricing)

*Available w/notice  
(do not disturb tenant)*



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D 480 423 7953 | C 602 684 6209  
matt.schrauth@avisionyoung.com

# Photos

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



For further  
information

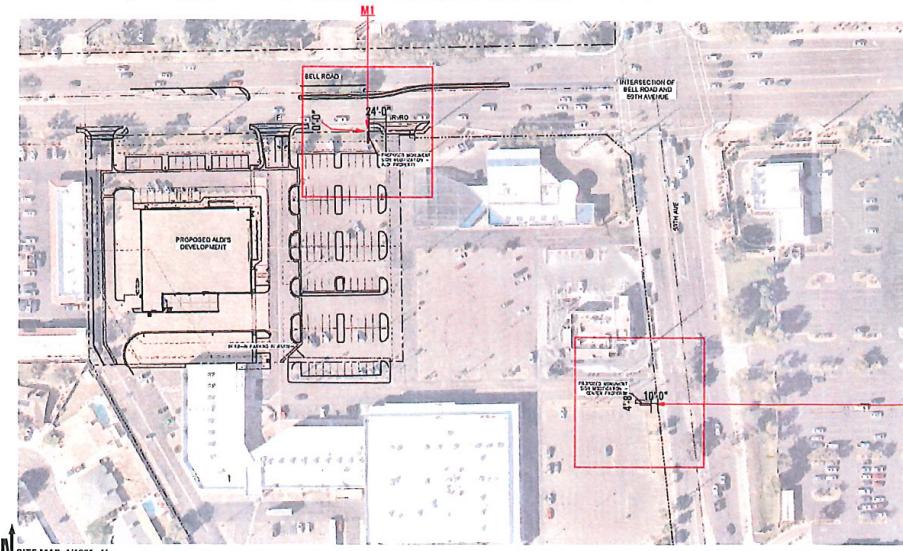
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# New monument signage

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



Google Earth

For further information

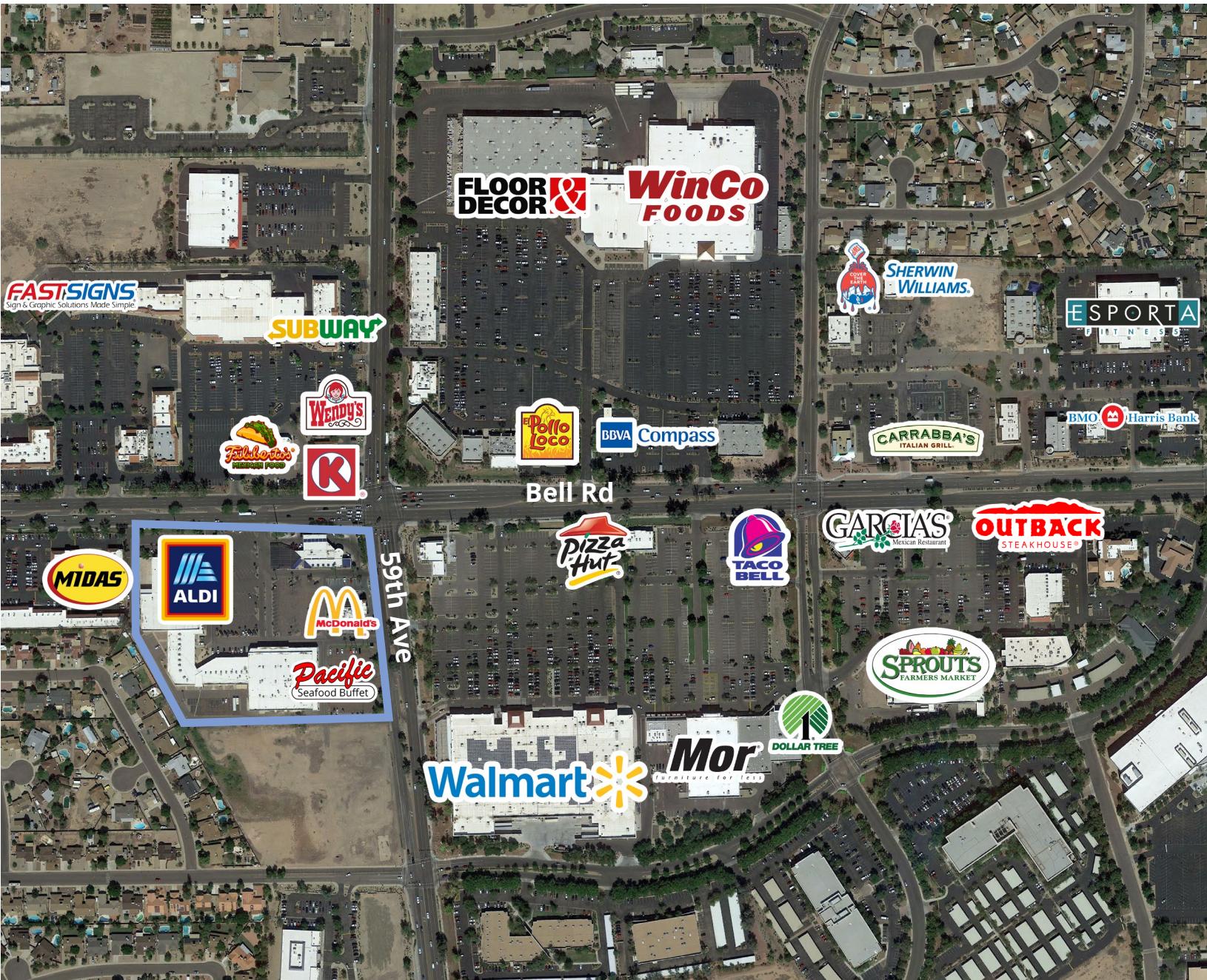
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# Location

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



Google Earth

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information

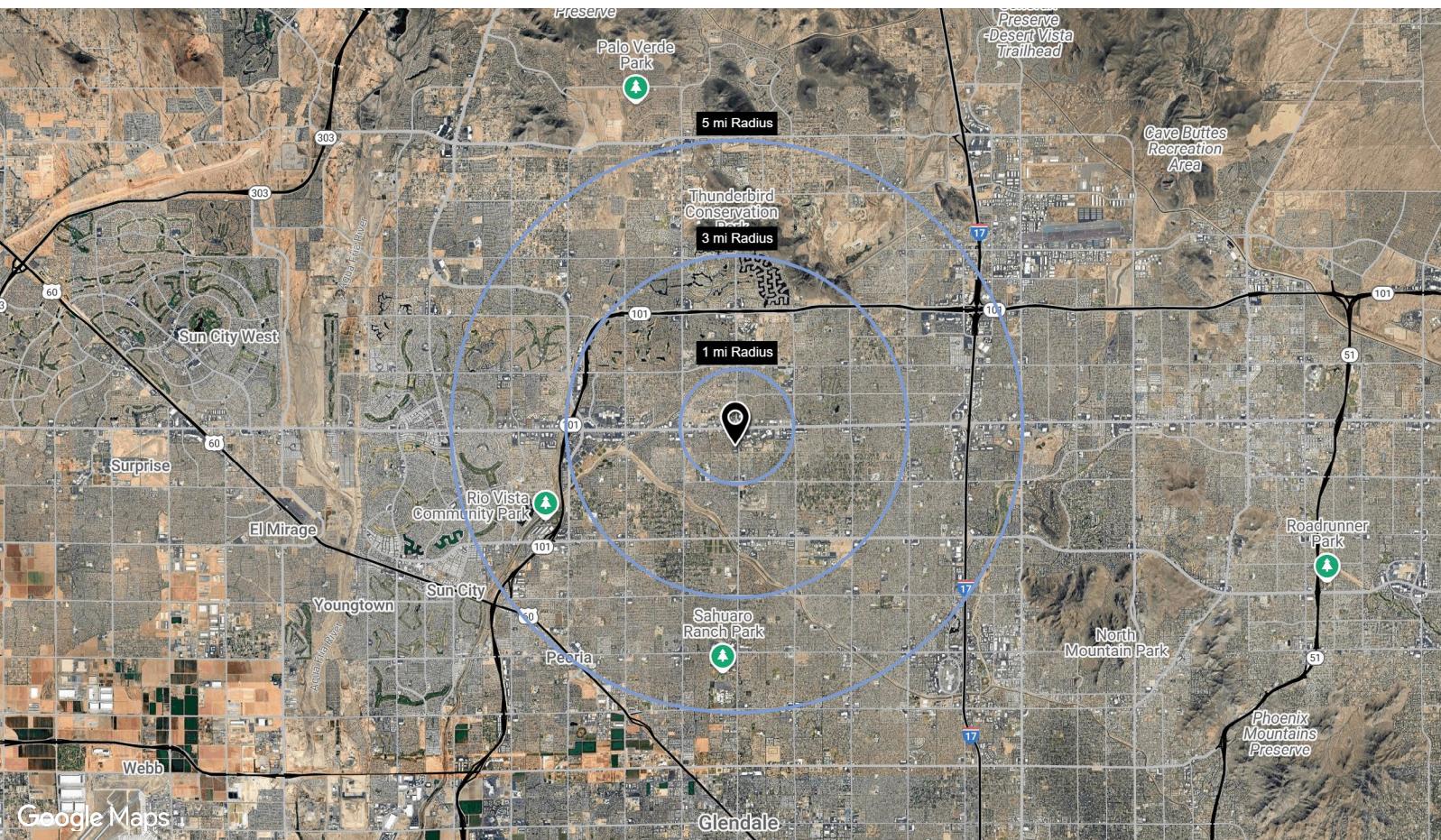
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# Demographics

Retail spaces for lease  
SWC of 59th Ave & Bell Rd



	1-mile	3-miles	5-miles
Population	<b>12,045</b>	<b>112,503</b>	<b>330,335</b>
Median age	<b>41.0</b>	<b>39.2</b>	<b>39.6</b>
Daytime employment	<b>5,843</b>	<b>39,296</b>	<b>96,949</b>
Avg. HH income	<b>\$116,861</b>	<b>\$122,528</b>	<b>\$115,026</b>
HH units	<b>4,932</b>	<b>46,879</b>	<b>138,526</b>

## Traffic counts

59th Avenue	<b>±45,487 vpd</b>
Bell Road	<b>±66,491 vpd</b>

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