

Exclusively listed by

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JR. ANCHOR SPACE AND PATIO END-CAP FOR LEASE



35TH AVE & Bell RD

PHOENIX, AZ



property summary

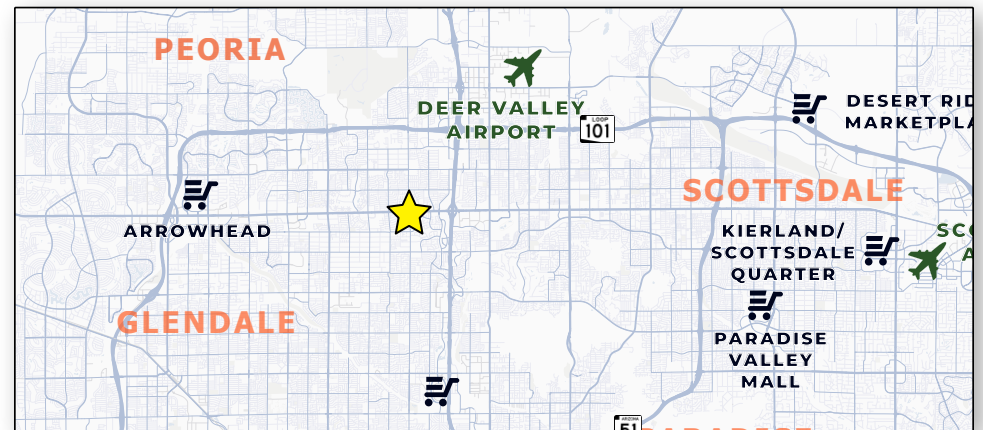
AVAILABLE ±25,422 SF / ±8,605 SF / ±2,800 SF
PAD: ±21,470 SF
Coming Available: ±7,280 SF + Outdoor Play Area

LEASE RATE Call for Rate

ZONING C-2

LOCATION HIGHLIGHTS

- High traffic intersection boasting over ±90,000 cars per day.
- Conveniently located within 1-mile of the I-17 and 2-miles of the Loop 101.
- Strong employment area with over ±9,900 businesses and a daytime population of over ±341,000 within 5-miles.
- Prime Endcap with a Patio located along Bell Rd with excellent frontage.
- Former ±7,280 SF childcare space with a spacious outdoor play area coming available.



TRAFFIC COUNTS

35th Ave

N ±32,445 VPD (NB & SB)

S ±34,704 VPD (NB & SB)

ADOT 2024

Bell Rd

E ±55,140 VPD (EB & WB)

W ±55,965 VPD (EB & WB)

NEARBY TENANTS



Lovet
Pet Health Care

savers[™]
SHOP. REUSE. REIMAGINE.



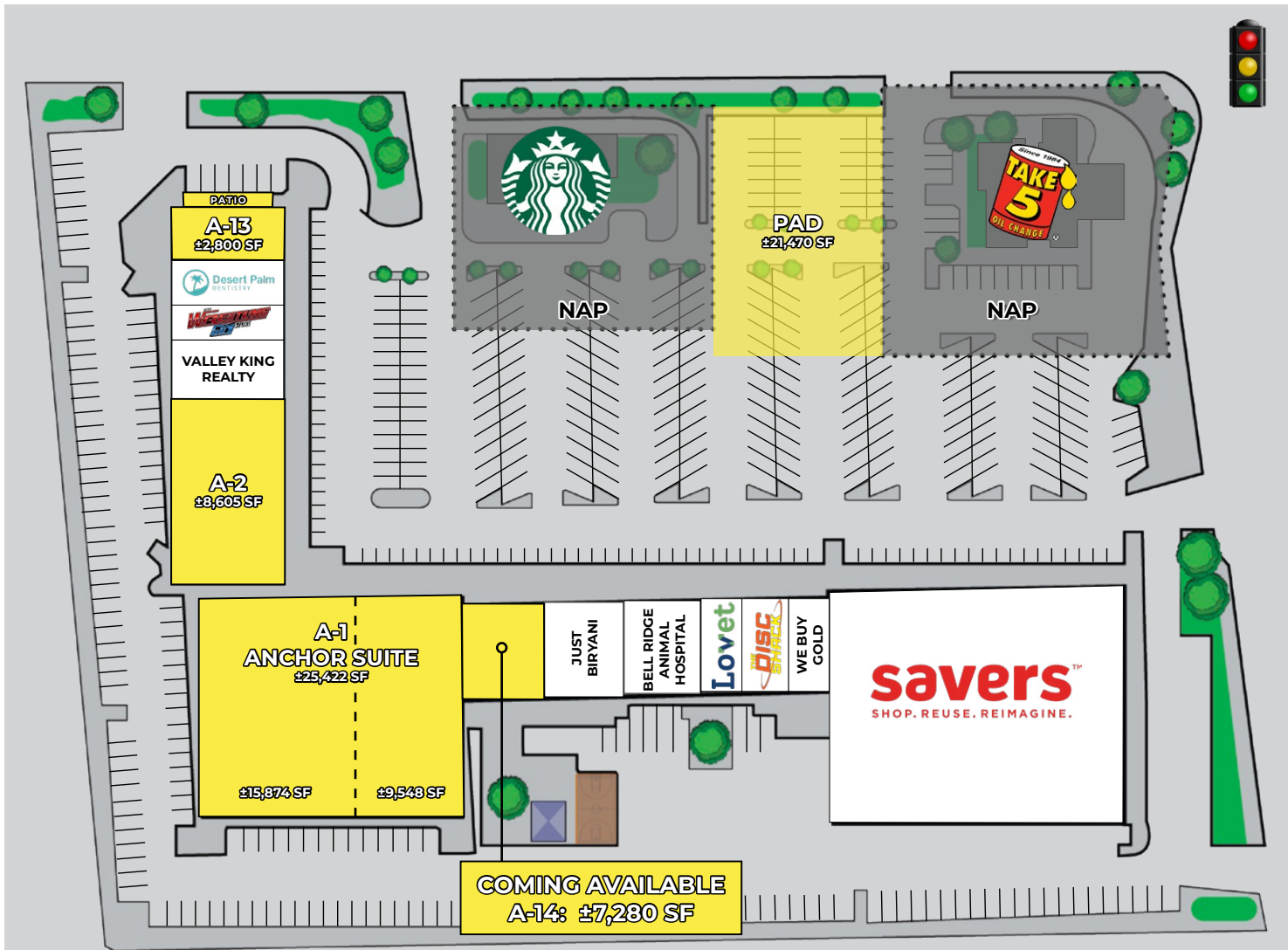
SWC

SAVERS PLAZA

35TH AVE & Bell RD



site area



SUITE	TENANT	SF
	SAVERS	
A-1	AVAILABLE ANCHOR SUITE	±25,422
A-2	AVAILABLE	±8,605
A-3	VALLEY KING REALTY	
A-8	THE WRESTLING GUY	±1,400
A-9	DESERT PALM DENTISTRY	
A-13	AVAILABLE ENDCAP WITH PATIO	±2,800
A-14	COMING AVAILABLE	±7,280
A-15	JUST BIRYANI	
A-16	BELL RIDGE ANIMAL HOSPITAL	
A-17	AZ PET VET	
A-18	DISC GOLF	
A-19	WE BUY GOLD	
PAD	AVAILABLE	±21,470



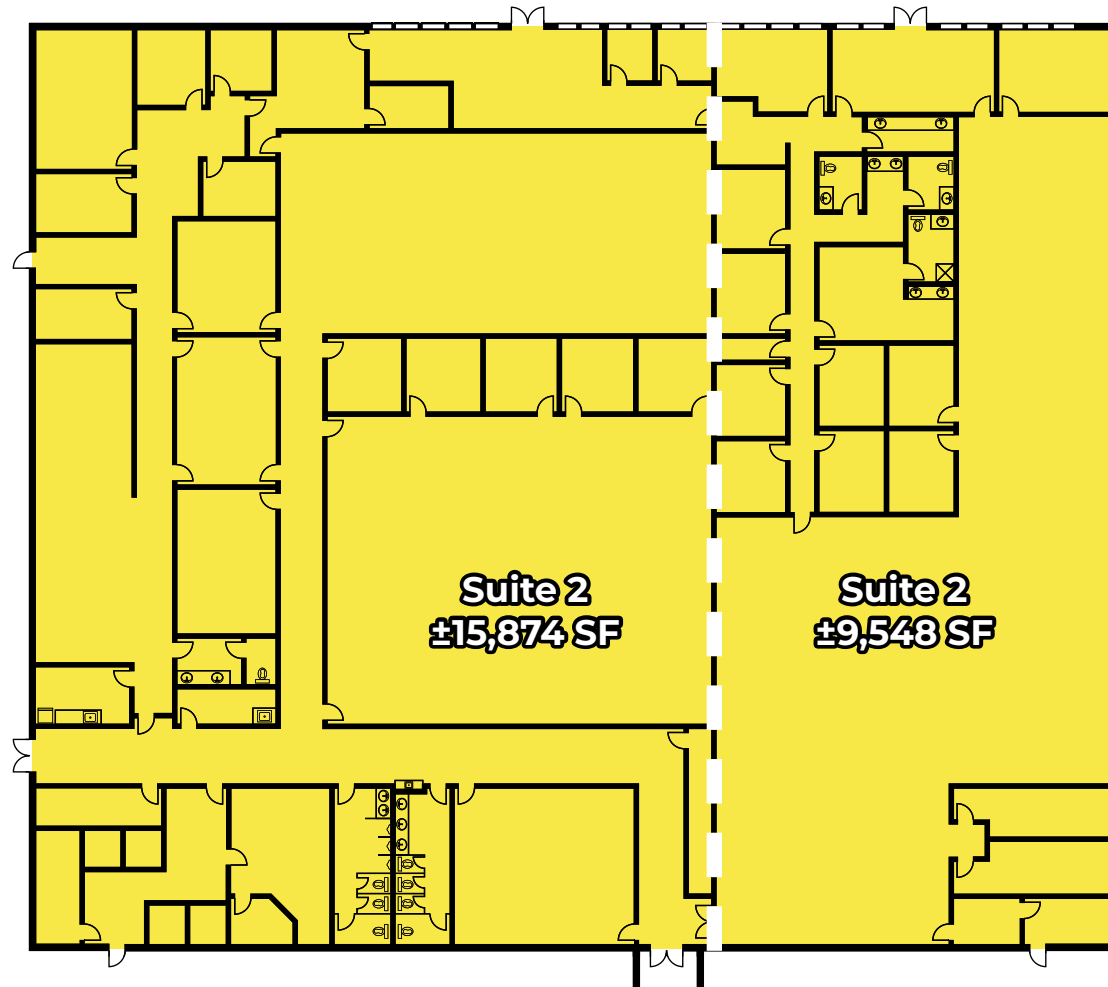
SAVERS PLAZA

35TH AVE & Bell RD



site plan

A-1: ANCHOR SUITE ±25,422 SF



SWC

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35TH AVE & Bell RD



aerial zoom



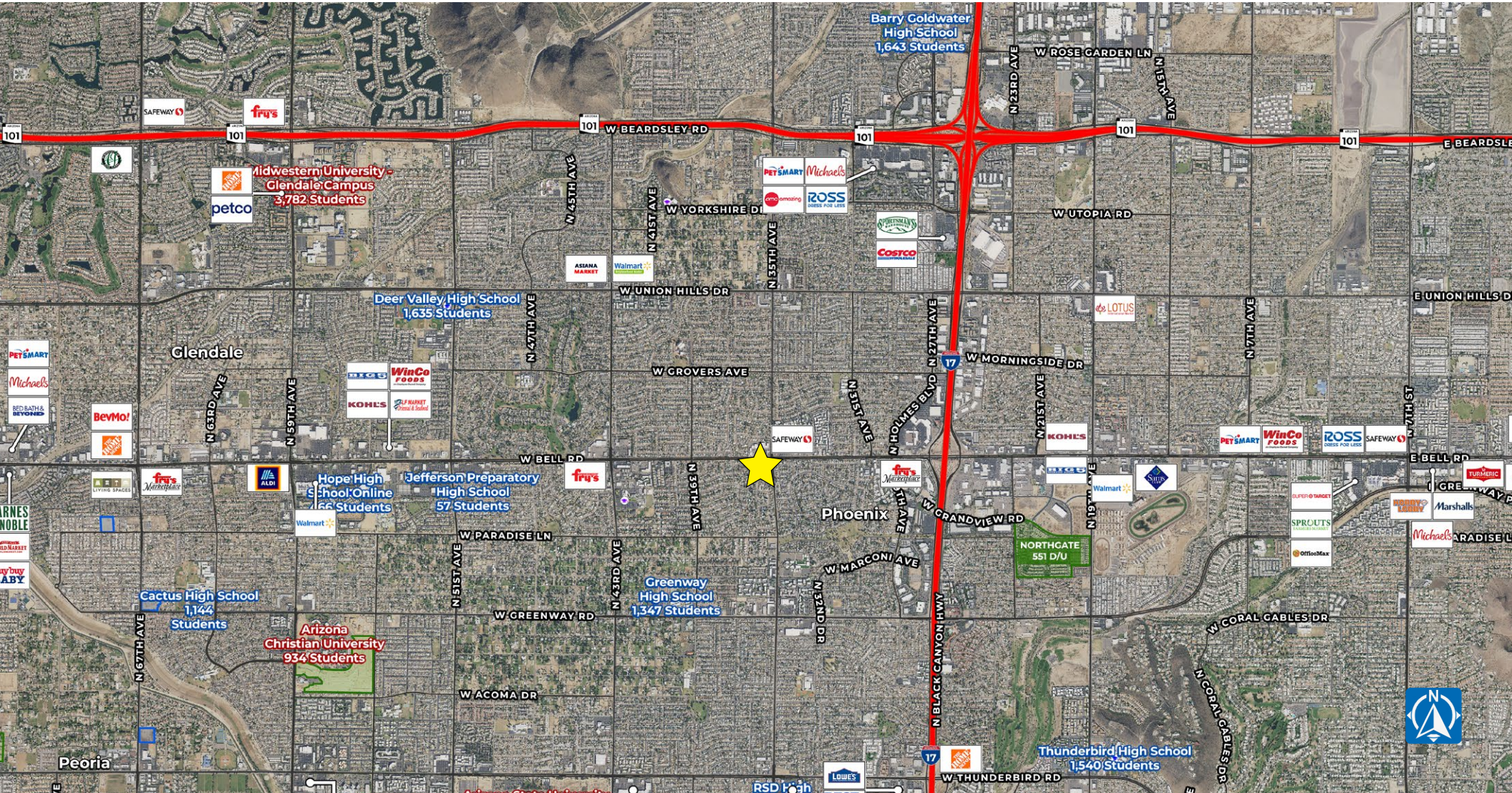
SWC

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aerial wide



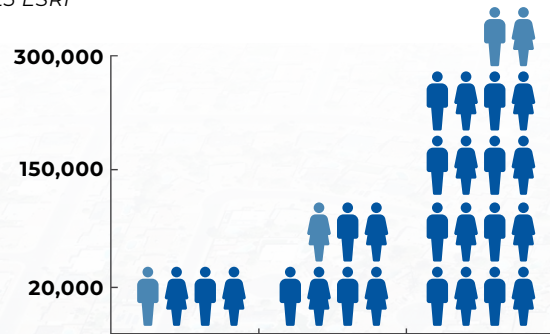
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demographics

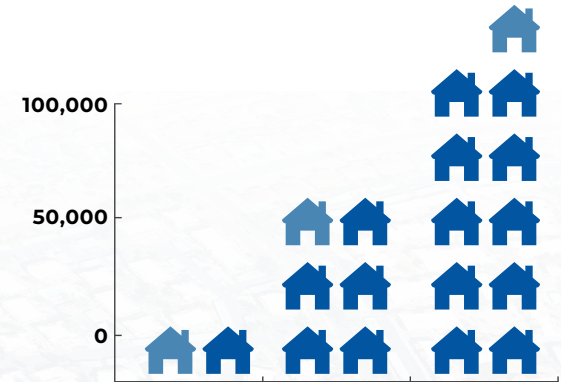
2025 ESRI



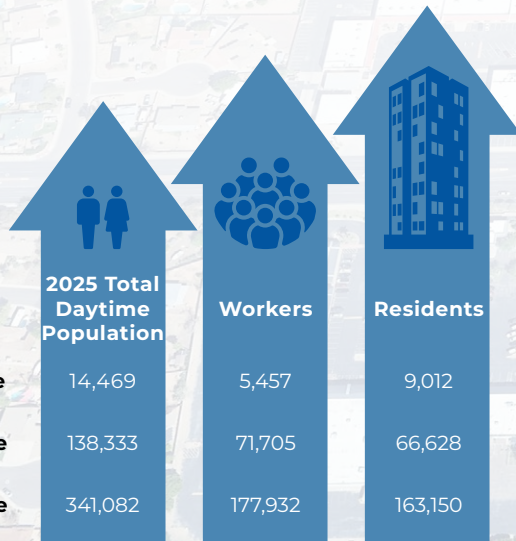
	1-Mile	3-Mile	5-Mile
2025 Total Population	19,304	141,357	340,955
2030 Total Population	19,134	140,338	341,464



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$77,130	\$94,911	\$37,743
3-Mile	\$78,431	\$99,113	\$38,679
5-Mile	\$81,830	\$105,105	\$41,432

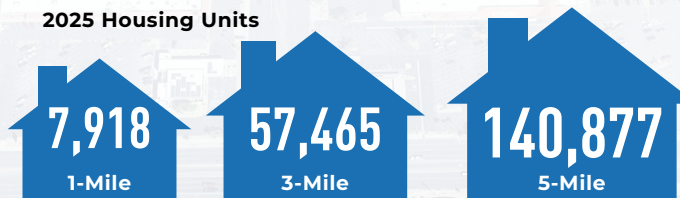


	1-Mile	3-Mile	5-Mile
2025 Households	7,656	54,832	133,997
2030 Households	7,671	54,970	135,475

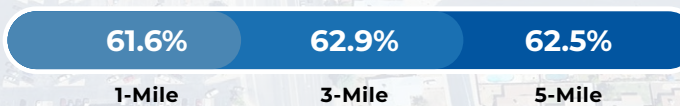


	2025 Total Daytime Population	Workers	Residents
1-Mile	14,469	5,457	9,012
3-Mile	138,333	71,705	66,628
5-Mile	341,082	177,932	163,150

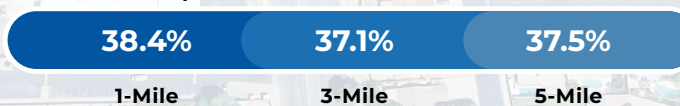
2025 Housing Units



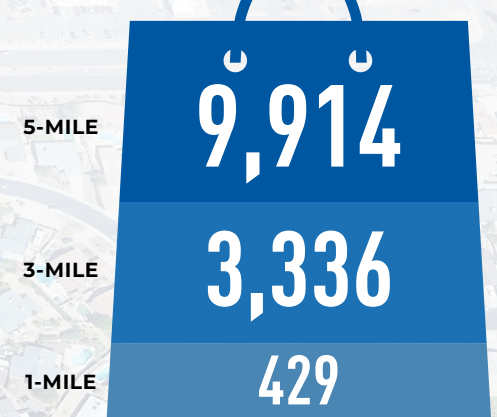
Owner Occupied



Renter Occupied



2025 Businesses



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