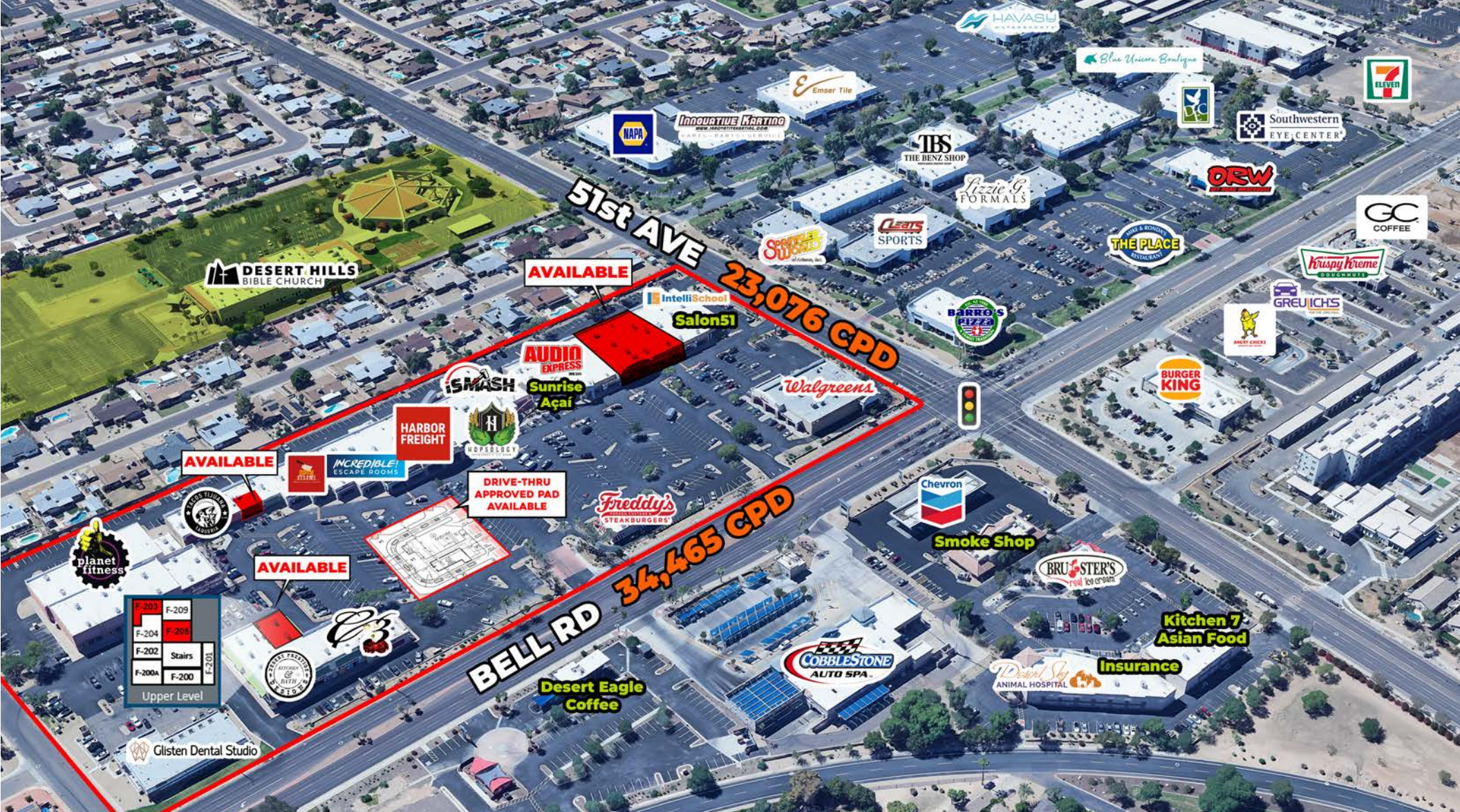




BELL TOWER VILLAGE

SEC of Bell Rd and 51st Ave
Glendale, Arizona 85308

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◆ **±25,700 SF Box, Fully Approved D/T Pad, and Last Retail Shop Space Available!**

Property Highlights

- Located minutes from Arrowhead Town Center, the West Valley's Top Regional Mall
- Over 57,000 CPD pass the site daily and is surrounded by dense retail and residential developments
- Recent renovations to the center add to the curb appeal and customer draw
- Harbor Freight, Fry's, Walmart, Planet Fitness, and others nearby

Traffic Counts

51st Ave	23,076 CPD
Bell Rd	34,465 CPD

Total **57,541 CPD**

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,441	118,870	343,053
Estimated Households	4,350	45,359	133,129
Avg Household Income	\$119,120	\$116,395	\$112,411
Daytime Population	4,621	37,175	109,984

Source: SitesUSA

Nearby Tenants



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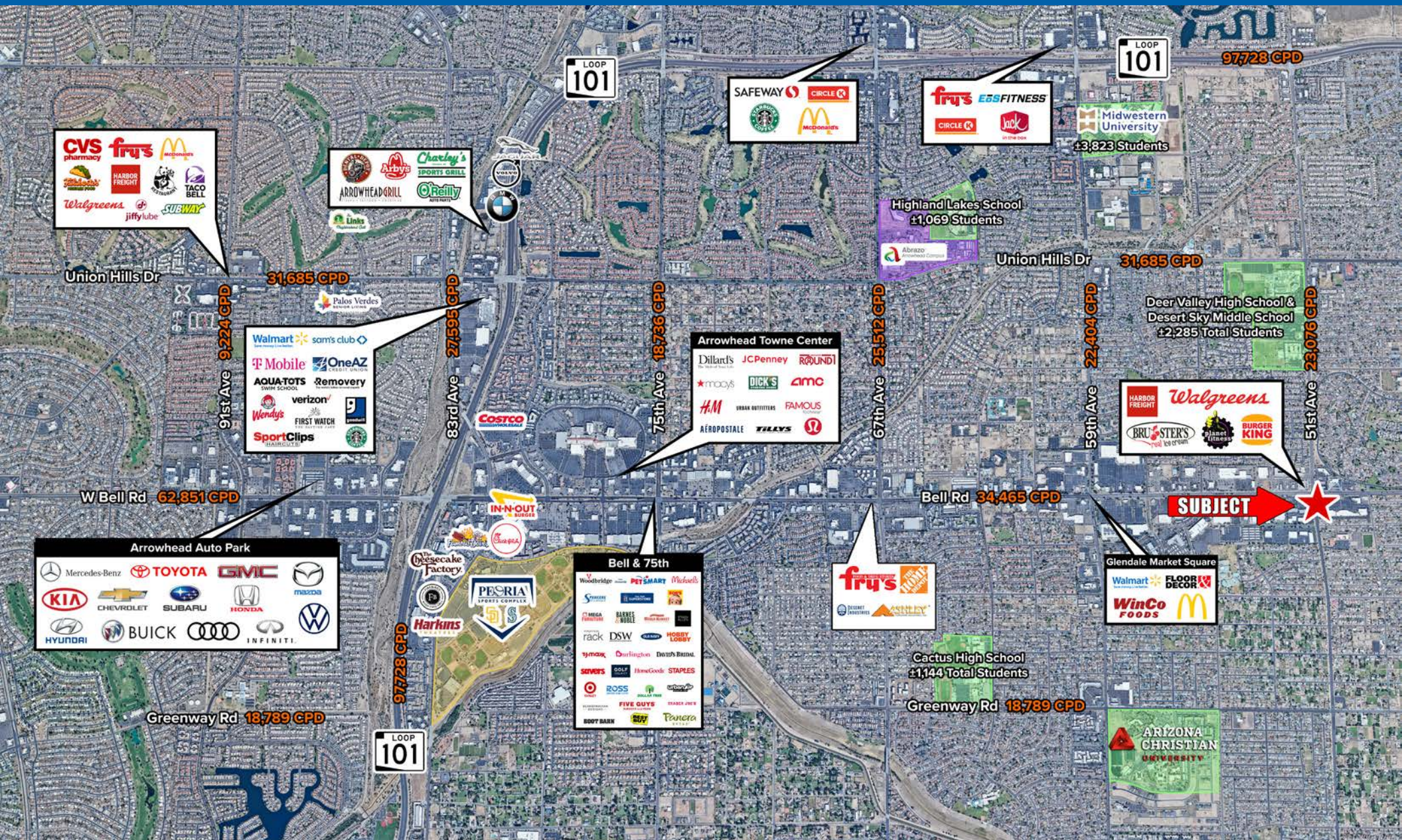
SUITE	TENANT	SQFT
A1	Walgreens	14,820
B1	Freight Sales	5,850.
B2	Marcellie's	1,081
B3	VACANT	25,700
B4	Salon 51	1,045
B5	Equine Cryo-Therapy	3,272
B6	TruGrocer	984
B7	Phone Booth & Repair	1,000
B9	PAS Charter	4,471
C5	VACANT	1,705
C6	SunDanser	3,000
C6-A	Conquer Ninja	4,389
C6-B	Owner Space/Storage	647
C7	Incredible Escape Rooms	7,200
C8	Harbor Freight	15,078
C9	What Ale's Ya	3,600
C10	iSMASH	1,705
D1	Tacos Tijuana	3,100
D2	Palms Restaurant	2,310
D4	Honey Nail Salon	1,550
E1	Planet Fitness	26,061
F101	Cash Time Title Loan	2,066
F102	Desert Prestige	2,449
F103	Gracie Jiu-Jitsu	2,303
F105	Fasulo Construction	1,706
F200	ASDA	2,500
F200A	Jess Tuckett	1,069
F201	DeLisle Consulting	1,551
F202	Debra Merrifield	758
F204	Sullivan Shick	1,080
F209	Crossroads Traffic School	1,297
G1	Greenway Village	2,566
H1	Freddy's	3,293
F104	VACANT	2,561
F203	VACANT	1,320
F205	VACANT	1,230

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 11,441
3 MILES: 118,870
5 MILES: 343,053



MEDIAN HOUSEHOLD INCOME

1 MILE: \$119,120
3 MILES: \$116,395
5 MILES: \$112,411



2025 TOTAL HOUSEHOLDS

1 MILE: 4,350
3 MILES: 45,359
5 MILES: 133,129



TOTAL BUSINESSES

1 MILE: 678
3 MILES: 5,398
5 MILES: 14,690



MEDIAN HOME VALUE

1 MILE: \$422,665
3 MILES: \$428,064
5 MILES: \$425,940



NUMBER OF EMPLOYEES

1 MILE: 4,621
3 MILES: 37,175
5 MILES: 109,984

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