

# LECOTA OFFICE PARK



**702 & 706  
E BELL RD**

PHOENIX, AZ 85022

**MEDICAL, DENTAL, & OFFICE SPACES AVAILABLE FOR LEASE**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

**DALLIN PACE**

D 480.522.2774

M 480.815.8275

[DPACE@CPIAZ.COM](mailto:DPACE@CPIAZ.COM)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 01 28 26

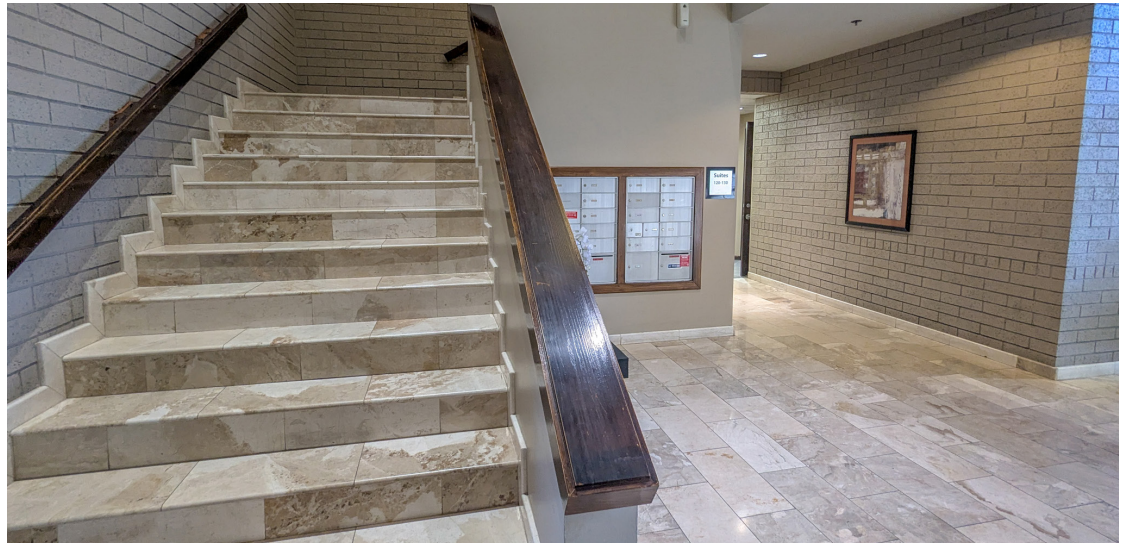


# EXECUTIVE SUMMARY

702 & 706 E BELL RD  
PHOENIX, AZ 85022

## MEDICAL, DENTAL, & GENERAL OFFICE SPACES AVAILABLE!

Address	702 & 706 E Bell Rd Phoenix, AZ 85022
Total Size	±84,658 SF
Parcel #	214-13-001M
Tenancy	Multi-Tenant
Year Built	1985
Zoning	C-2



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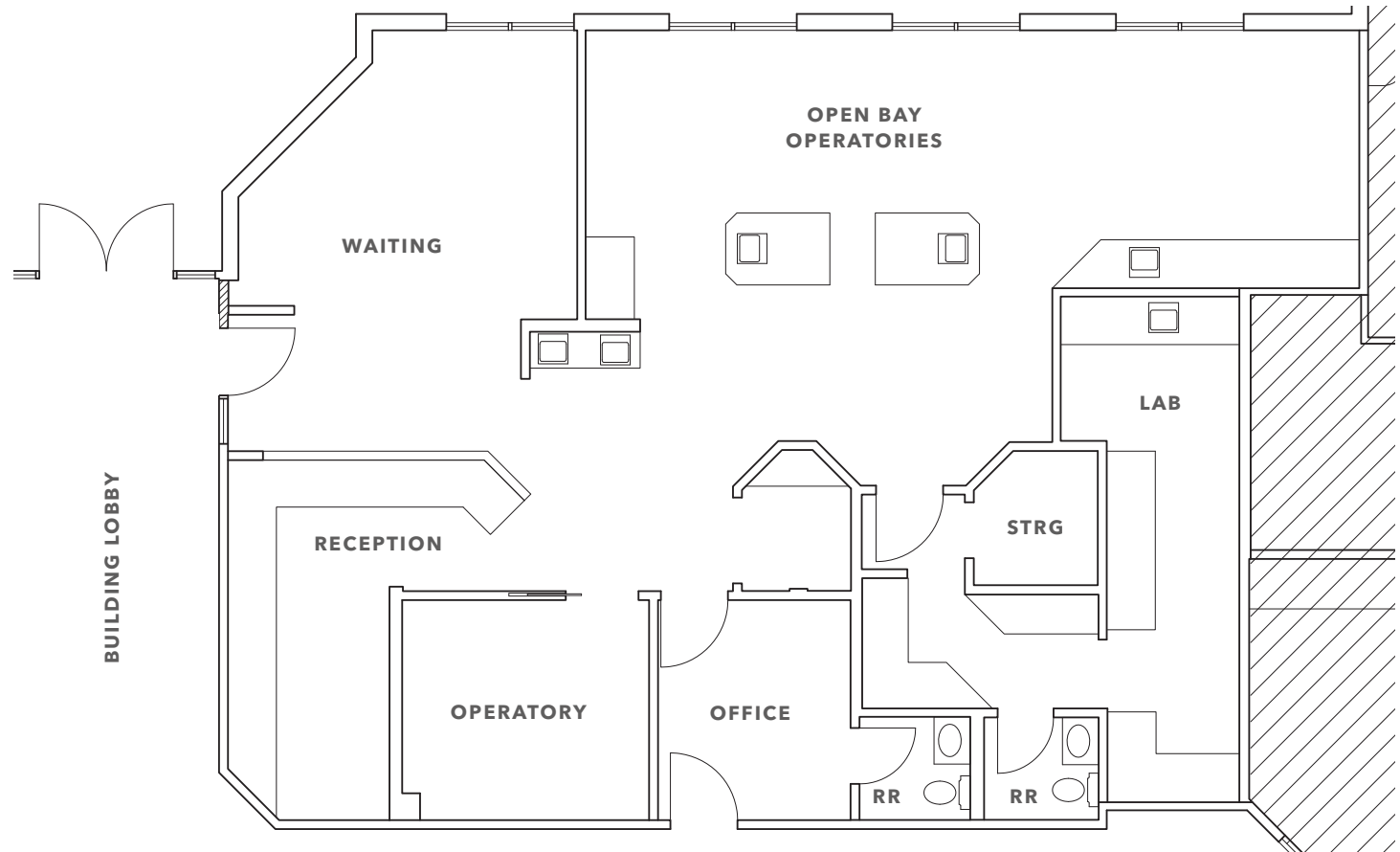
**702 & 706 E BELL RD  
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**702 - STE 100**

**±1,837 SF**

**AVAILABLE NOW**

- Currently Shell



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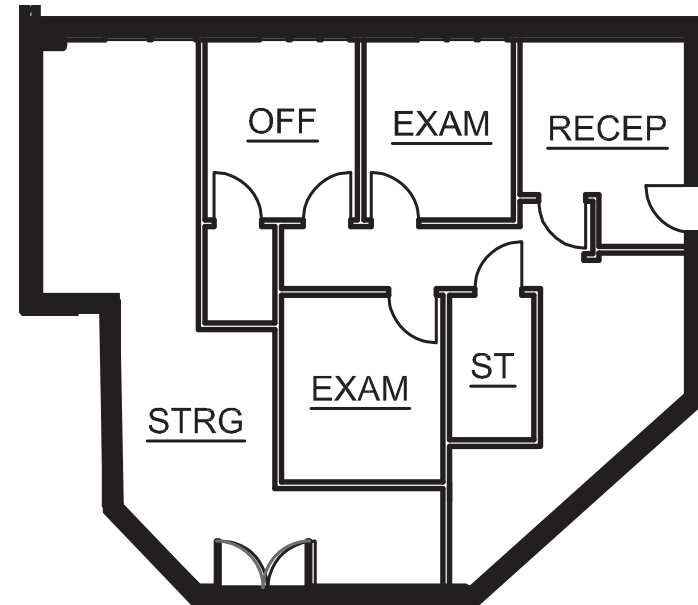
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**702 & 706 E BELL RD  
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**702 - STE 113**

**±954 SF**

**AVAILABLE NOW**



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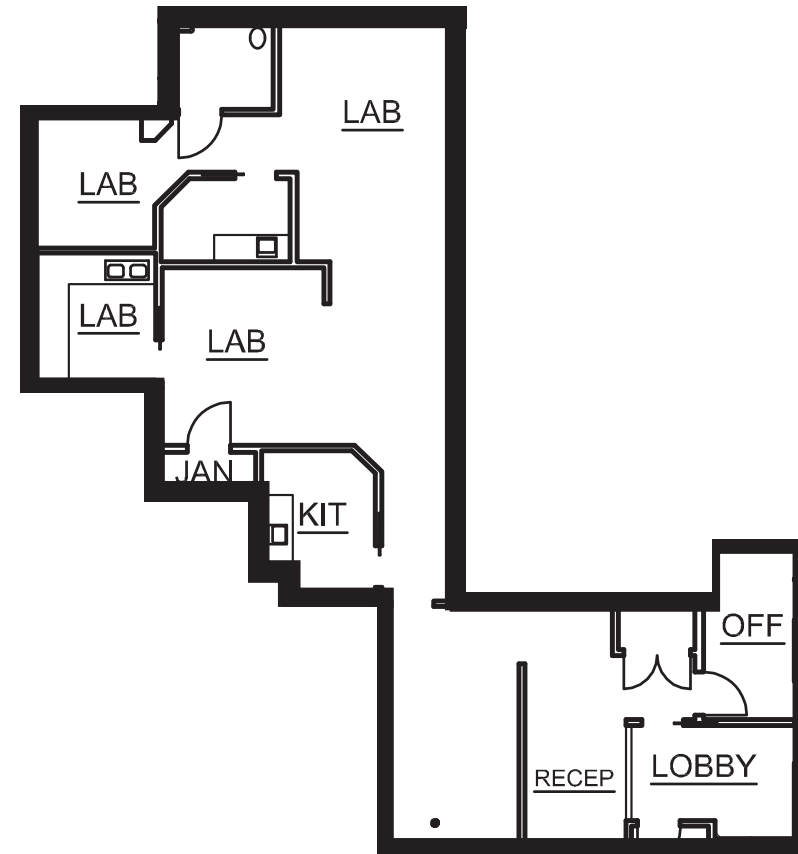
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**702 - STE 125**

**±1,622 SF**

**AVAILABLE NOW**



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**AVAILABLE FOR LEASE**

**702 & 706 E BELL RD  
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**706 - STE 105**

**±863 SF**

**AVAILABLE NOW**

- Vanilla Shell



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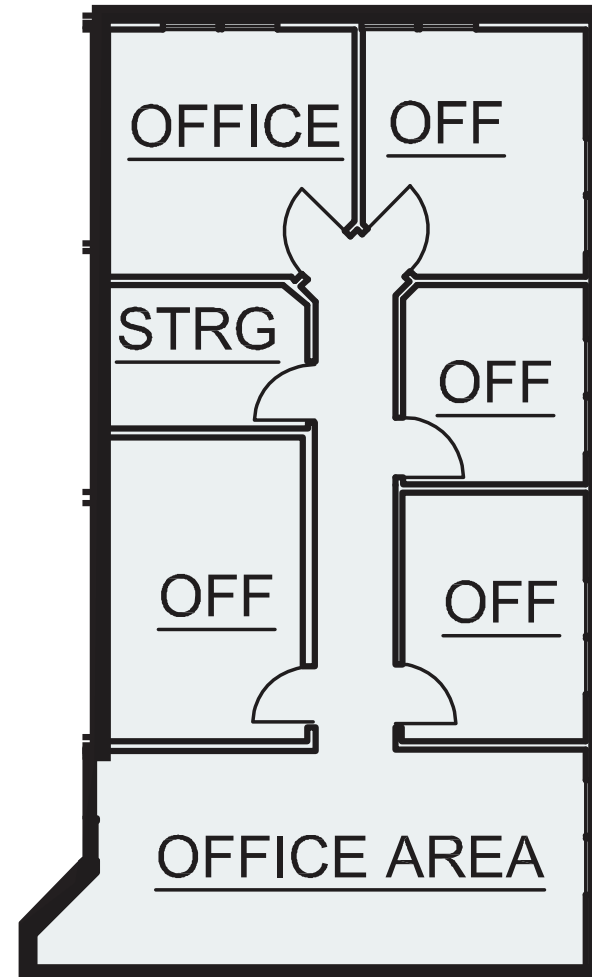
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**702 & 706 E BELL RD  
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## **706 - STE 124**

**±1,406 SF**

**AVAILABLE NOW**



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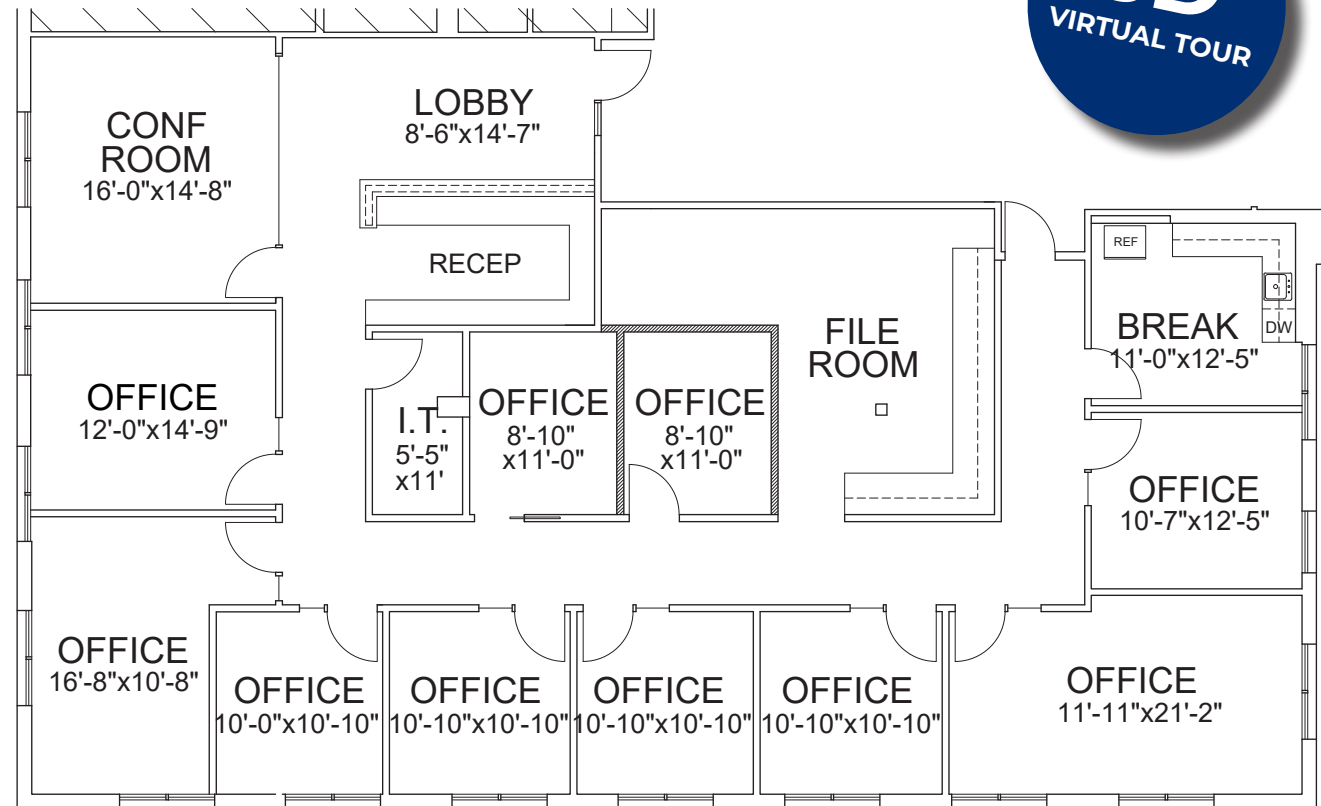
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**706 - STE 129**

±3,645 SF

**AVAILABLE NOW**



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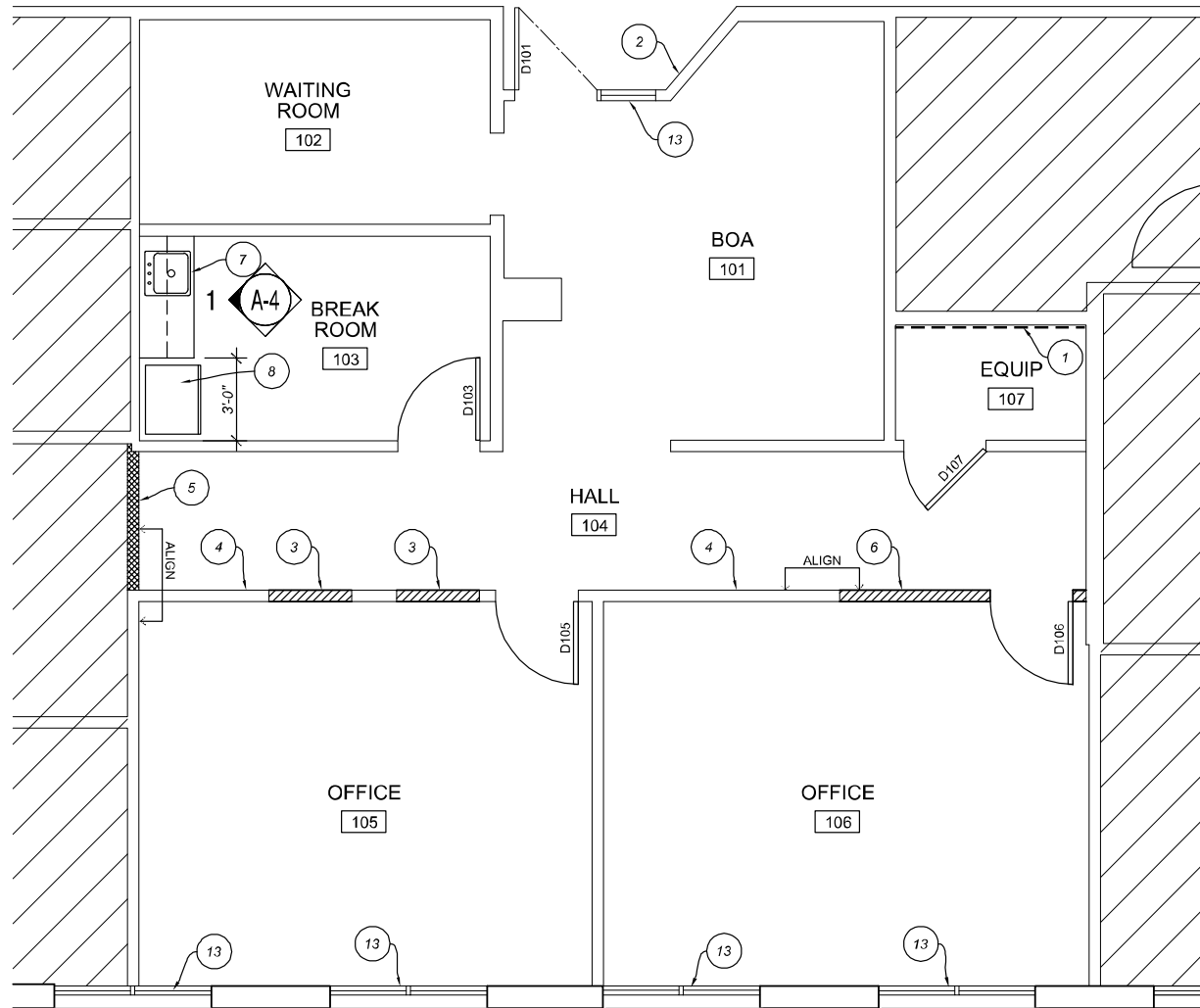
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## 706 - STE 211

±1,334 SF

AVAILABLE 06/01/26



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# PHOTOS

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# AREA MAP

702 & 706 E BELL RD  
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## NEARBY HEALTHCARE

Honor Health Urgent Care	0.1 MI
Optum Primary Care - Moon Valley	0.4 MI
The Little Clinic	0.7 MI
Regent Medical Urgent Care	1.9 MI
Moon Valley Health	2.0 MI



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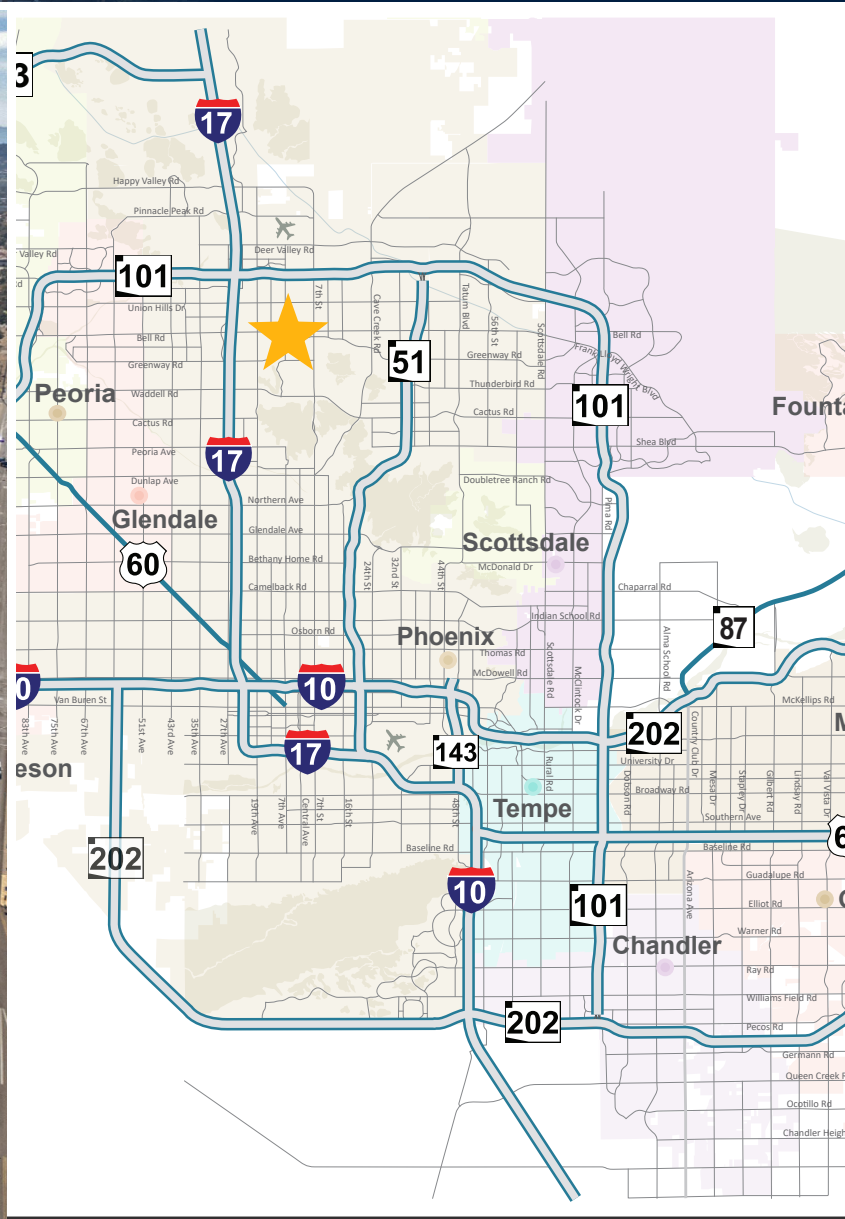
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# LOCATION

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## AREA OVERVIEW

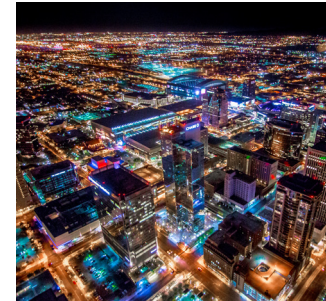
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### City of Phoenix

The City of Phoenix is the fifth-largest city in the United States and one of the fastest-growing major metros in the country, with a population exceeding 1.6 million residents. As the economic engine of Arizona, Phoenix offers an unmatched combination of population growth, tourism, workforce depth, and consumer spending power—making it a premier market for retail and mixed-use development.

Phoenix continues to attract national and international retailers due to its strong household growth, expanding employment base, and business-friendly policies. The City actively supports retail investment through streamlined permitting, redevelopment incentives, and targeted infill opportunities across established corridors and emerging districts. With year-round tourism, professional sports, and a rapidly growing urban core, Phoenix provides retailers with consistent foot traffic and long-term demand.



#### 5TH LARGEST CITY IN THE U.S.

- U.S. CENSUS BUREAU

#### \$6+ BILLION IN ANNUAL RETAIL SALES

- CITY OF PHOENIX ECONOMIC DEVELOPMENT

#### TOP U.S. CITY FOR POPULATION GROWTH AMONG LARGE CITIES

- U.S. CENSUS BUREAU

#### MAJOR RETAIL TRADE AREA SERVING THE GREATER PHOENIX METRO (5M+ RESIDENTS)

- GREATER PHOENIX ECONOMIC COUNCIL

#### STRONG TOURISM ECONOMY WITH 40+ MILLION ANNUAL VISITORS

- VISIT PHOENIX / CITY OF PHOENIX



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# AREA OVERVIEW

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PHOENIX, AZ 85022

## DEMOGRAPHIC SUMMARY

702 E Bell Rd, Phoenix, Arizona, 85022 2

Ring of 5 miles

### KEY FACTS

336,463

Population



138,626

Households

38.8

Median Age

\$65,065

Median Disposable Income

### EDUCATION

9.3%

No High School Diploma



23.8%

High School Graduate



32.2%

Some College/  
Associate's Degree



34.7%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$79,934

Median Household Income



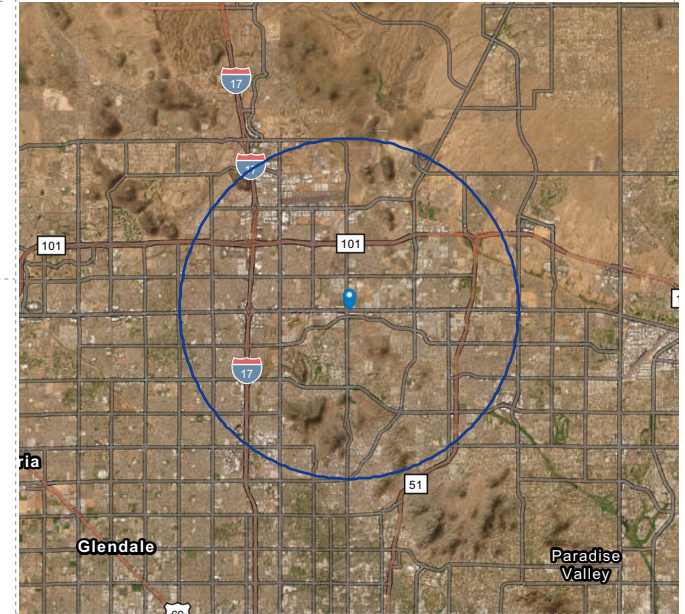
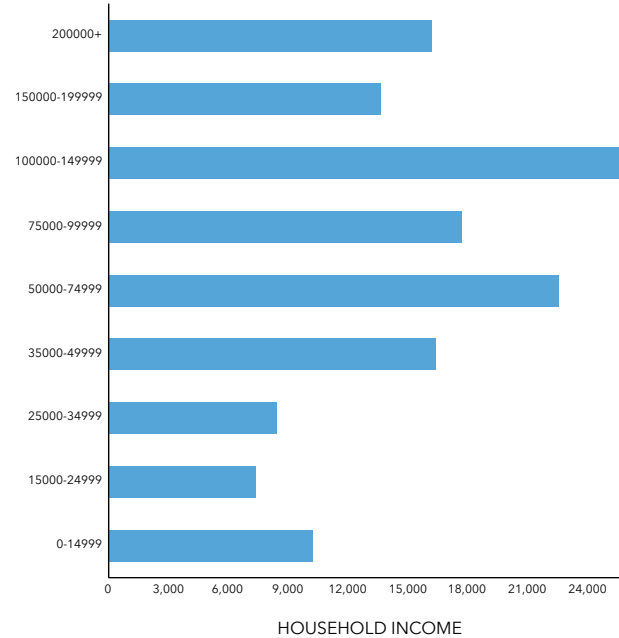
\$44,770

Per Capita Income



\$190,744

Median Net Worth



### EMPLOYMENT

67.8%

White Collar

18.6%

Blue Collar

17.3%

Services

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



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