



SUBJECT
200-49-885A
±36,000 SF

55,931 ADT

RETAIL PROPERTY FOR LEASE

GLENDAL PAD BELL RD VISIBILITY

5220 W Bell Rd Glendale, AZ 85308

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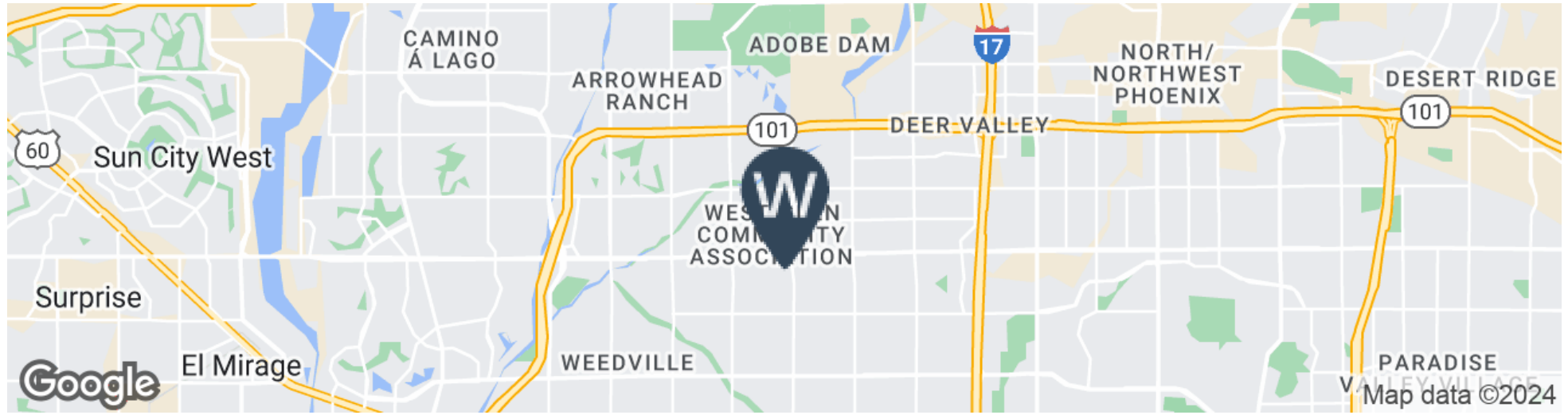
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LOCATION DESCRIPTION

NEC 53rd Ave & Bell

PROPERTY HIGHLIGHTS

- LAST PAD REMAINING
- Developed by WADSWORTH Development Group
- Bell Road Visibility
- +/-36,000 SF PAD Available for Lease & Build to Suit

AREA CO-TENANTS

POPEYES

GREULICH'S
Automotive Repair



KOHL'S



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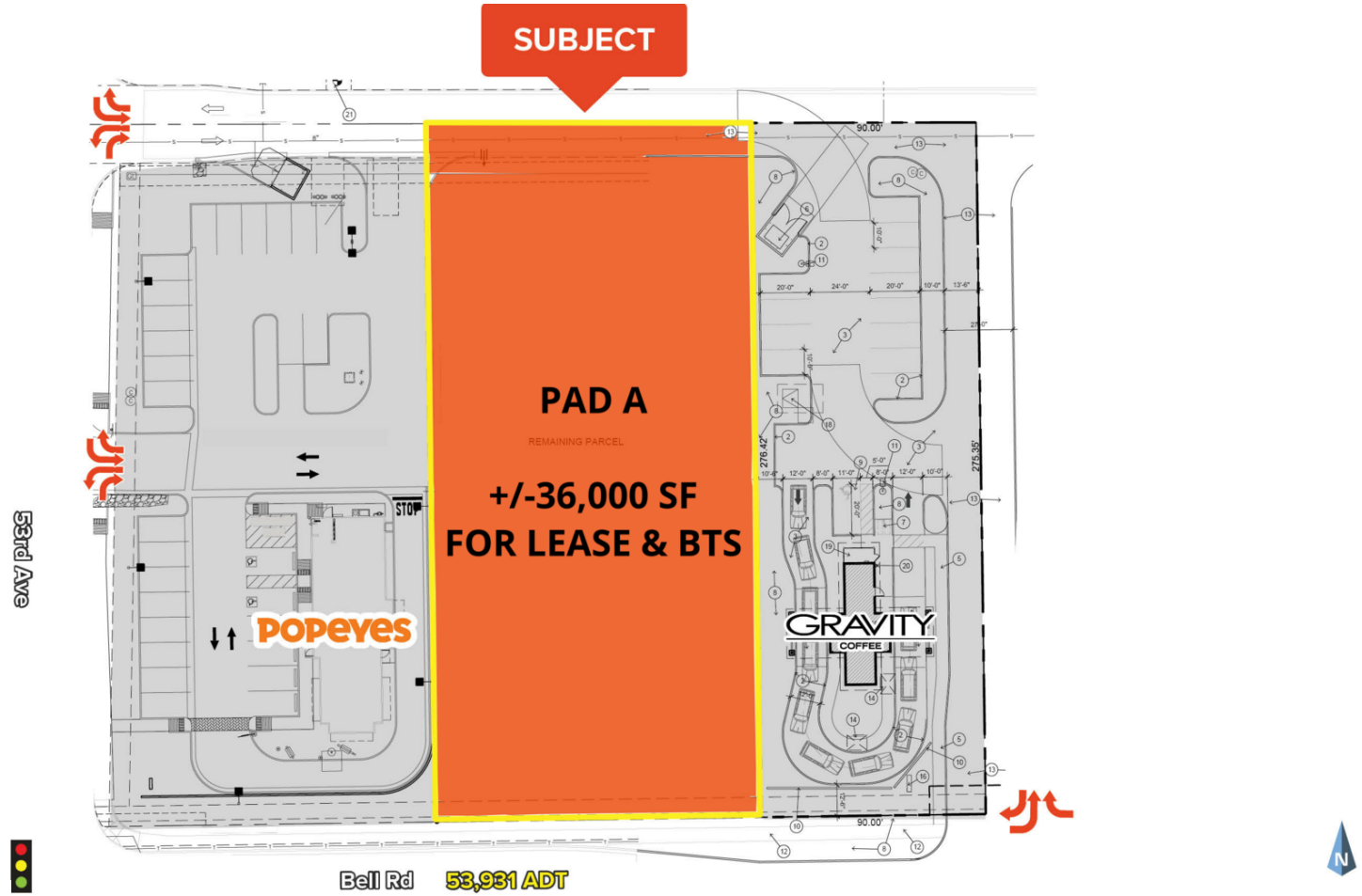
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LEGEND

Available

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	36,000 SF	Lease Rate:	CALL FOR PRICING

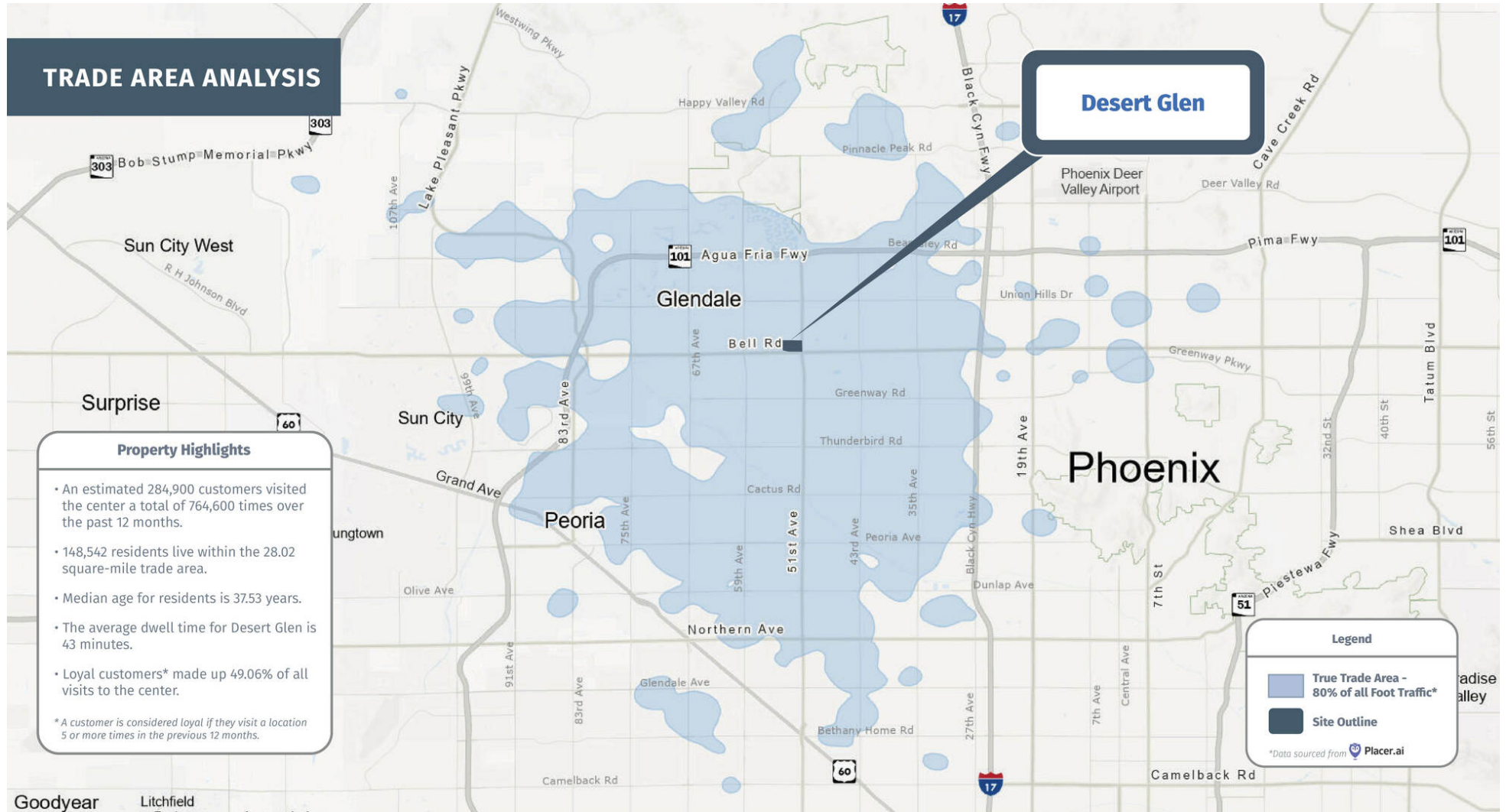
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
PAD A FOR LEASE & BTS	Available	36,000 SF	NNN	CALL FOR PRICING	LAST PAD REMAINING

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,921	120,727	349,970
Median Age	42.1	39.5	38.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$87,704	\$79,475	\$75,897
Average	\$108,509	\$101,958	\$99,293



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	490	3,245	9,093
Employees	6,219	42,039	133,224
Daytime Population	12,345	106,097	328,084



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	15.3%	19.3%	20.3%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	71.0%	66.2%	65.7%
Services	10.8%	14.6%	15.1%
Blue Collar	18.3%	19.2%	19.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,017	45,293	132,532
Median Home Value	\$342,691	\$348,459	\$339,055

*2023 Demographic data derived from ESRI

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