

SUNSET PLAZA

3414-3436 W Bell Road, Phoenix, AZ 85023

1,320 SF Available



SITE SOURCE

CAMCRE.

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
407.495.8970
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE: 1,320 SF (Suite 3416)

- Retail Shopping Center Anchored by Safeway
- Located within 2 miles of the I-17 and Loop 101
- Excellent visibility from Bell Road
- Zoning: PSC, City of Phoenix

NEIGHBORING TENANTS



TRAFFIC COUNTS

N 35th Ave: 22,796 VPD

E Bell Rd: 42,190 VPD

S 35th Ave: 27,510 VPD

W Bell Rd: 37,753 VPD



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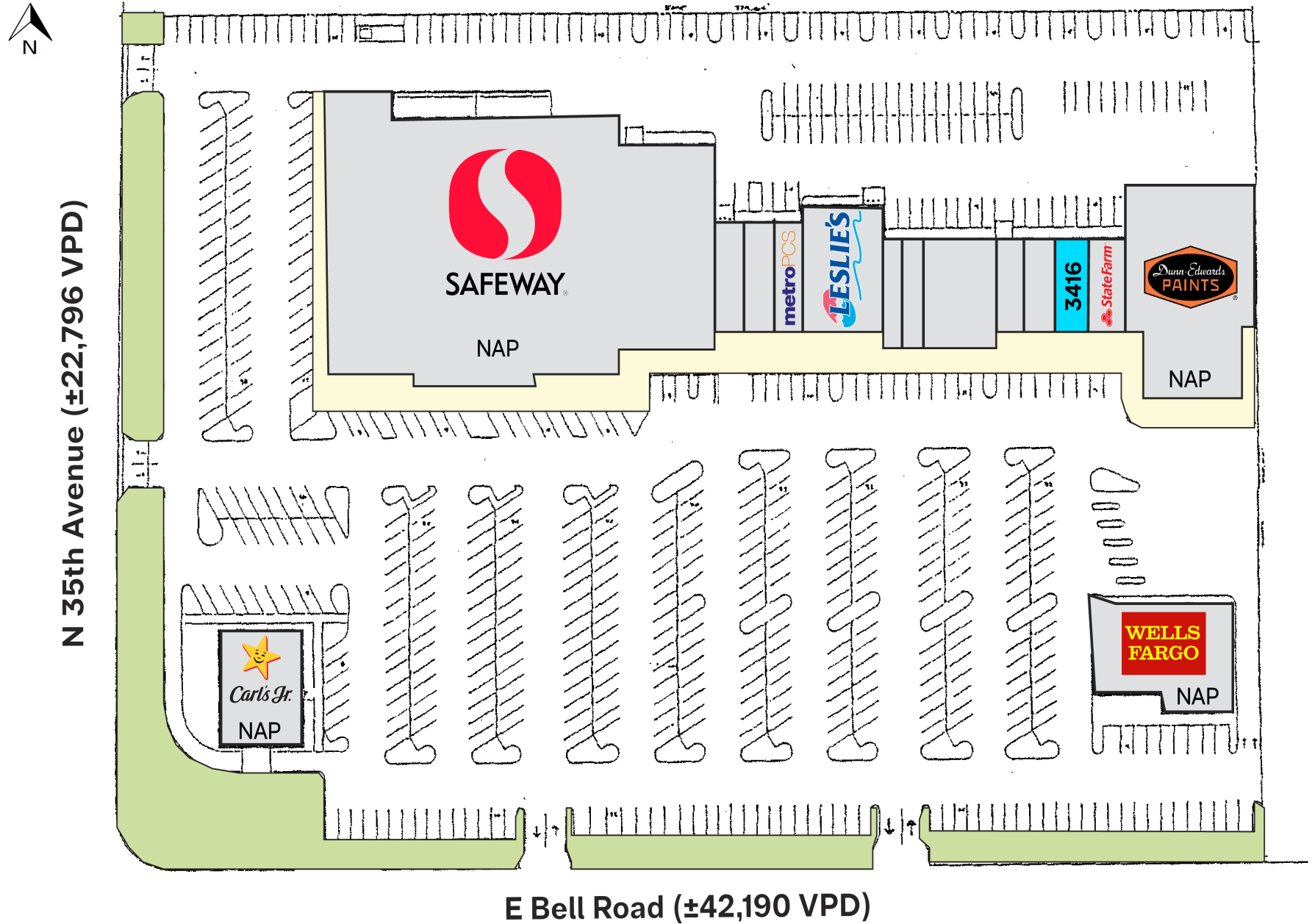
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SITE PLAN



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INTERIOR PHOTOS



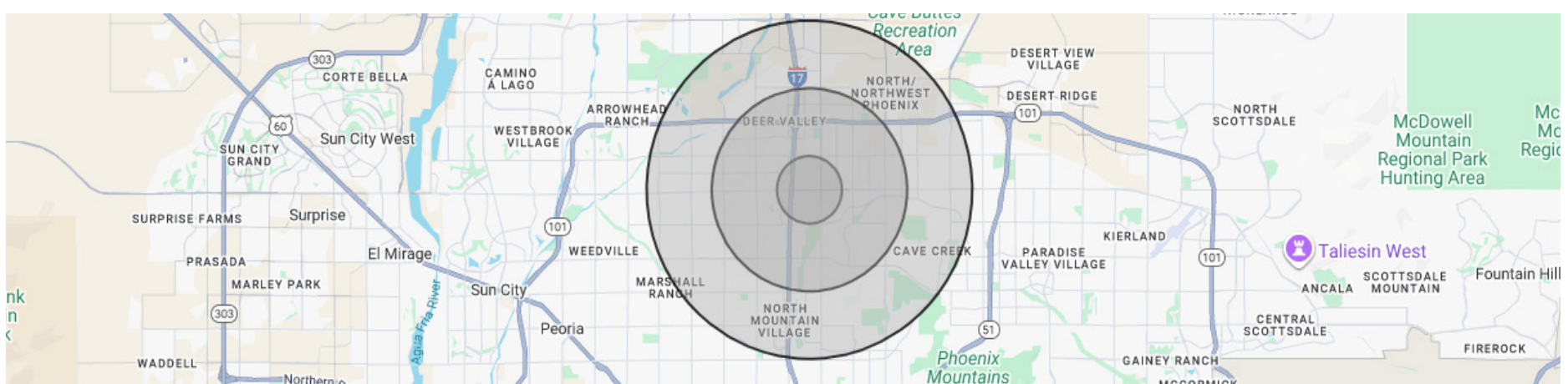
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	20,392	152,289	360,484
Current Year	19,031	141,120	334,086
2020 Population	19,676	140,154	332,052
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020 - Current Year	-0.8%	0.2%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,886	58,758	139,701
Current Year	7,358	54,355	129,242
2020 Population	7,679	54,046	128,624
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020-Current Year	-0.4%	0.7%	0.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$77,877	\$81,760	\$86,614
Median Household Income	\$62,685	\$65,863	\$68,289

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