

TALAVI TOWN CENTER

SEC 59TH AVENUE & BELL ROAD

5775 West Bell Road
Glendale, AZ 85308



**± .84 AC PAD
AVAILABLE FOR
GL, BTS or SALE**

**2,314 SF
AVAILABLE**

BELL ROAD - 42,443 VPD

MARTI WEINSTEIN
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EMMA BARRECA
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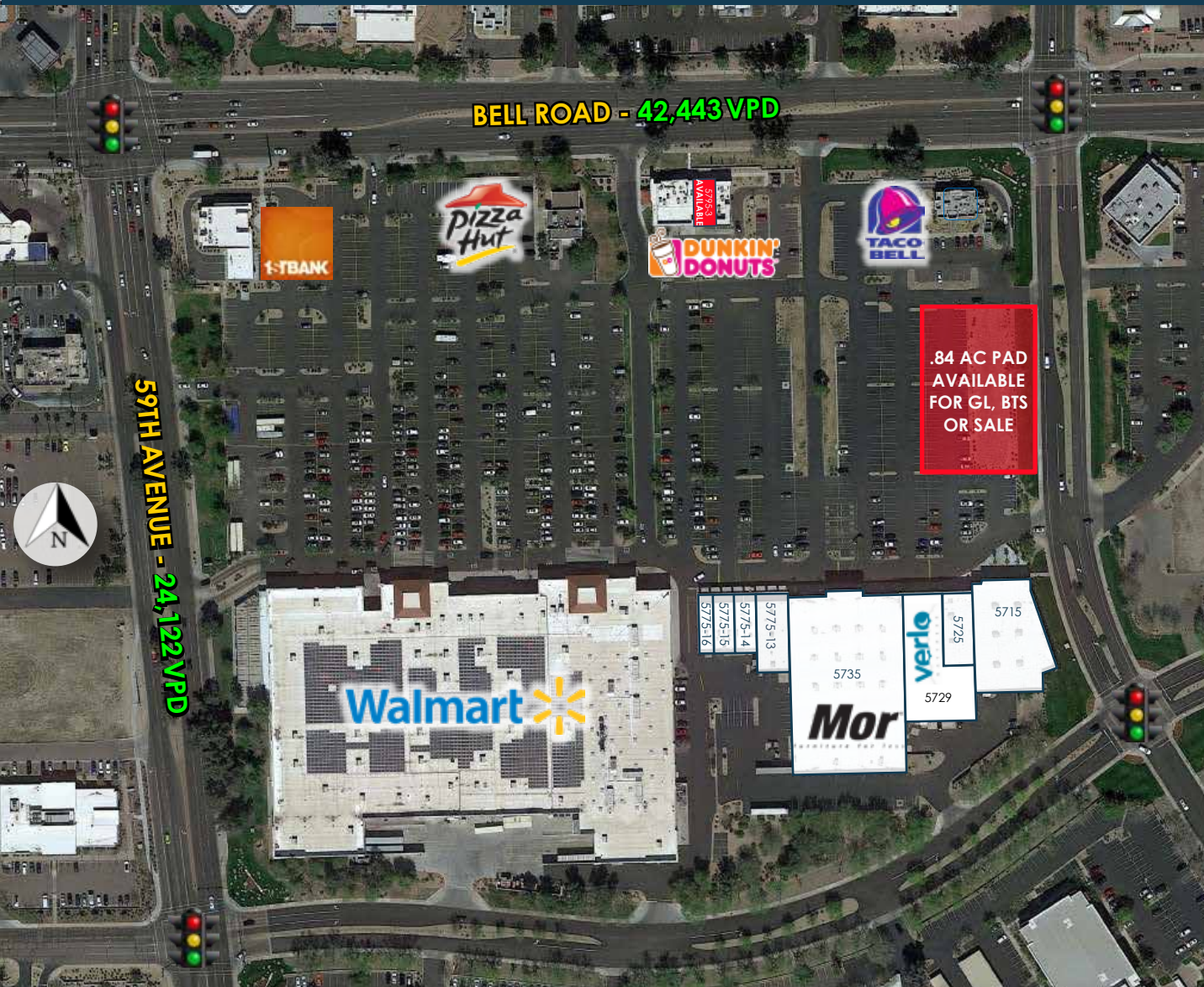
D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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SUITE	TENANT	± SF
5715	Dollar Tree	15,000
5725	Salon 4 Suites	5,034
5729	Verlo Mattress	12,368
5735	Mor Furniture	40,000
5775-13	The Back Nine Golf	3,800
5775-14	Cricket Wireless	1,913
5775-15	Times Square	3,167
5775-16	Divine Nails	1,218
5795-1	Tokyo Lobby	1,374
5795-2	Pretty Beauty Salon	990
5795-3	AVAILABLE	2,314
5795-4	Dunkin Donuts	1,800
PAD	AVAILABLE	.84 AC

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Restaurant Photos





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PROPERTY HIGHLIGHTS

- Located 3 miles east of Loop 101
- Anchored by a Walmart Supercenter
- Close proximity to Arrowhead Towne Center
- 2,314 SF suite available for Lease; built-out as a 2nd Gen Restaurant - former Fruitlandia
- ± .84 acre PAD available for GL, BTS or Sale
- Prominent building & monument signage available
- Robust traffic counts of ± 66,565 VPD at the intersection of Bell Rd & 59th Ave

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DEMOGRAPHICS 2024

Source: SitesUSA

Estimated Population

1 MI	3 MI	5 MI
12,056	113,134	333,123

Projected Population (2029)

1 MI	3 MI	5 MI
12,469	114,734	332,786

Average HH Income

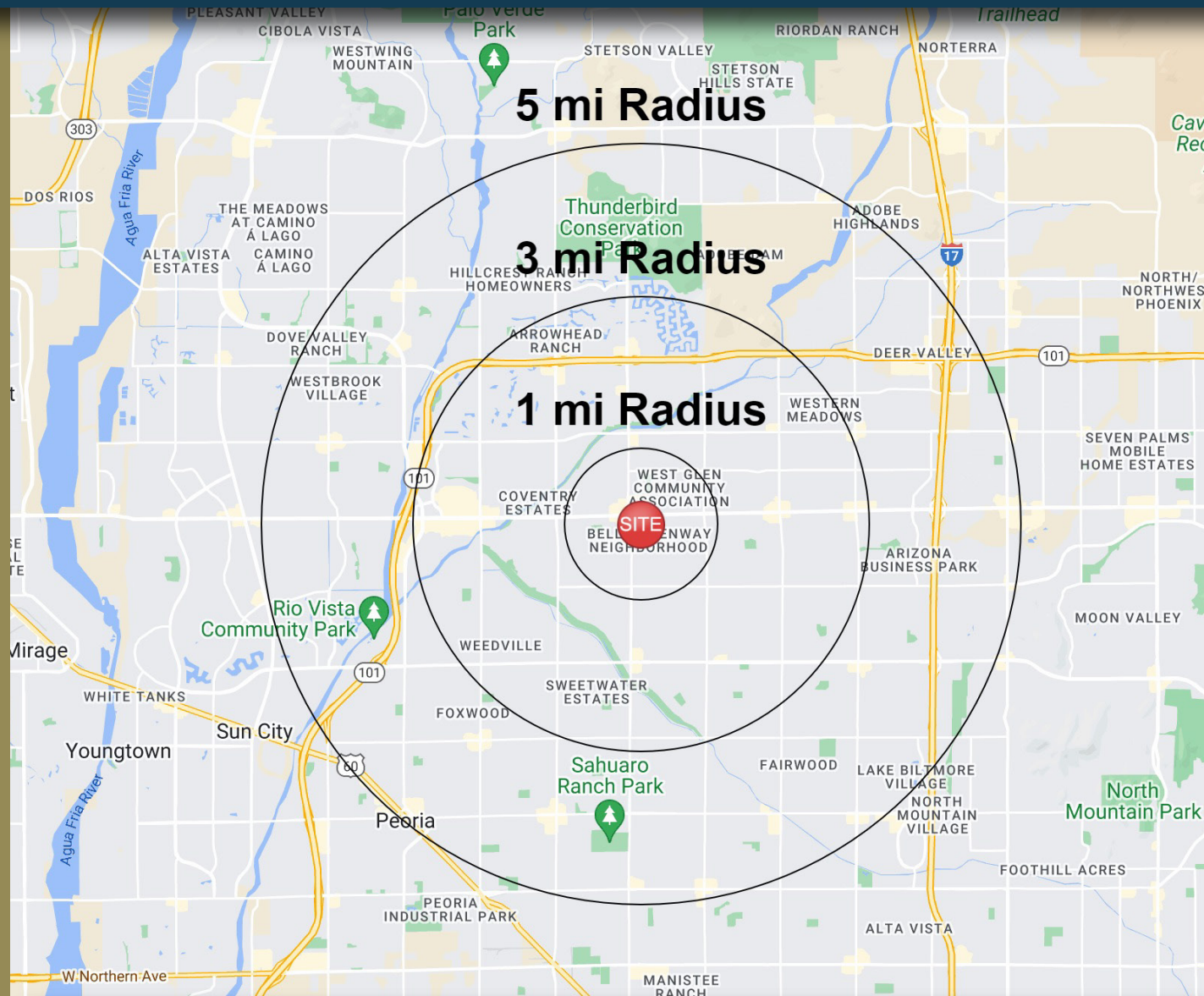
1 MI	3 MI	5 MI
\$114,312	\$122,790	\$115,737

Daytime Population

1 MI	3 MI	5 MI
8,994	69,438	192,734

TRAFFIC COUNTS

BELL RD	44,114 VPD
59TH AVE	21,562 VPD



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