



RETAIL PROPERTY FOR LEASE

TIERRA DEL SOL

1606 E Bell Rd Phoenix, AZ 85022



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LOCATION DESCRIPTION

NEC Bell Rd & 16th St
1606 E Bell Road

PROPERTY HIGHLIGHTS

- FULLY BUILT OUT RESTAURANT AVAILABLE - 2,800 SF
- ADDITIONAL SPACES AVAILABLE FROM 1,228 SF
- Over 58,000 vehicles per day pass East and West on Bell Road
- More than 150 parking spaces

AREA CO-TENANTS

try's
Marketplace



COSMO PROF



CUBESMART



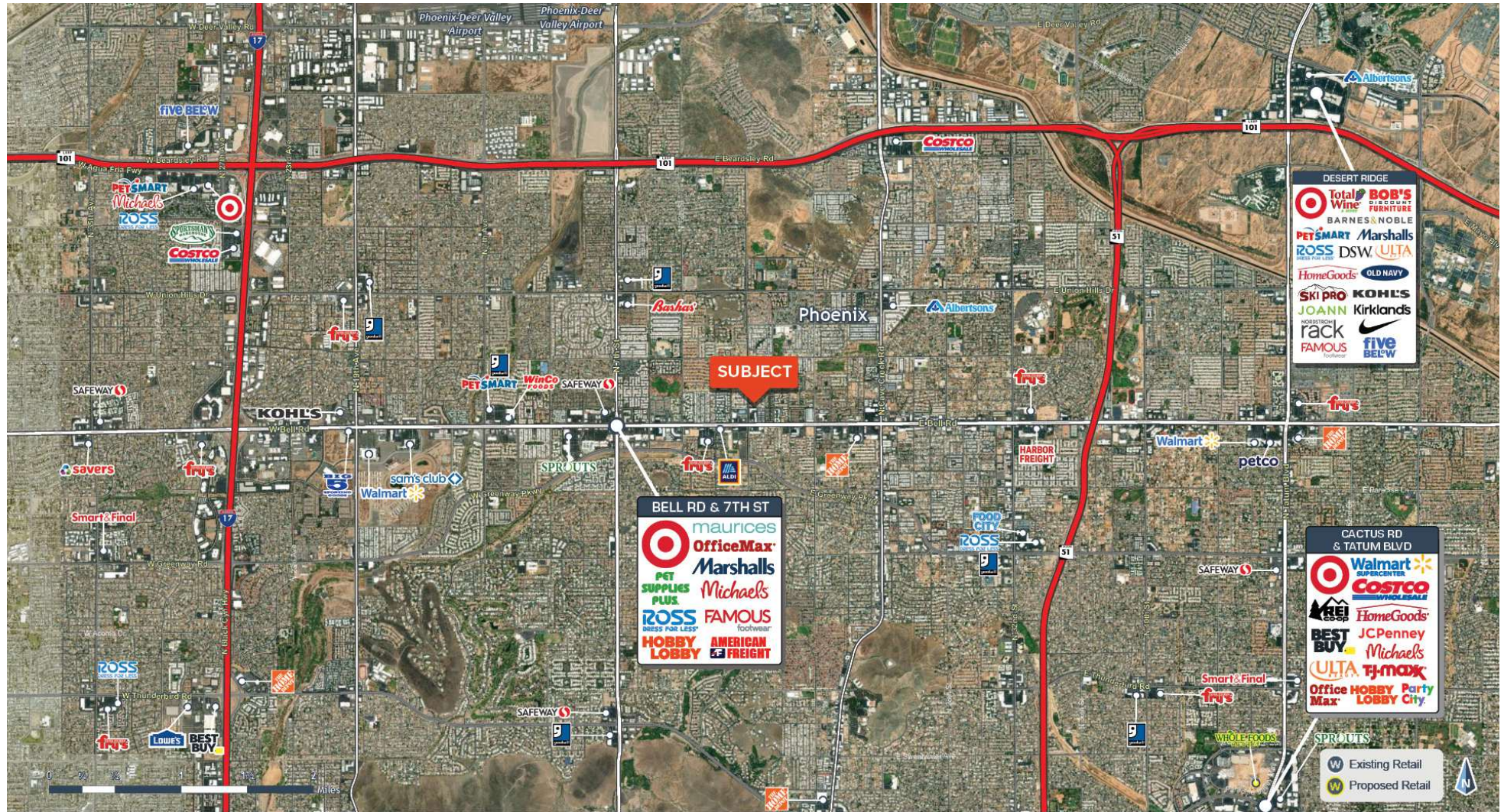
DriveTime

Brilliant Bridal
BOUTIQUE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,228 - 2,800 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1606 - 101	TACOS CALAFIA	4,485 SF	NNN	-	-
BLDG 1606 - 106-107	BRILLIANT BRIDAL	5,059 SF	NNN	-	-
BLDG 1606 - 108	Available	1,458 SF	NNN	CALL FOR PRICING	-
BLDG 1606 - 109	Available	1,228 SF	NNN	CALL FOR PRICING	-
BLDG 1614 - 110	TILE AND CARPET MECCA	0 SF	NNN	-	-
BLDG 1610 - 102-103	Available	2,650 SF	NNN	CALL FOR PRICING	-
BLDG 1610 - 104	BARBERSHOP & SALON	1,104 SF	NNN	-	-
BLDG 1610 - 105	COSMO PROF	0 SF	NNN	-	-
BLDG 1610 - 108	NORTH PHOENIX ANIMAL CLINIC	0 SF	NNN	-	-
BLDG 1614 - 109	AZ JR / SR HIGH SCHOOL	2,153 SF	NNN	-	-
BLDG 1614 - 106-108	DOG GROOMER	3,107 SF	NNN	-	-
BLDG 1614 - 104	Available	2,800 SF	NNN	CALL FOR PRICING	FULLY BUILT OUT RESTAURANT SPACE
BLDG 1614 - 101	Available	1,900 SF	NNN	CALL FOR PRICING	-
BLDG 1618 - 110	FASTEST LABS	1,000 SF	NNN	-	-
BLDG 1618 - 108	LOOKOUT MOUNTAIN FAMILY DENTISTRY	0 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1618 - 105	ALLSTATE INSURANCE	0 SF	NNN	-	-
BLDG 1618 - 106	FOOT SPA	0 SF	NNN	-	-
BLDG 1618 - 107	KARMA TATTOO	1,100 SF	NNN	-	-
BLDG 1618 - 104	NY HAIR BARBER	0 SF	NNN	-	-
BLDG 1618 - 101-103	HORNBILL SUSHI	2,920 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	22,413	141,003	318,860
Median Age	36.2	38.9	39.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$76,320	\$78,758	\$80,442
Average	\$100,521	\$106,188	\$111,041



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	422	3,531	9,413
Employees	3,270	33,474	118,794
Daytime Population	14,540	109,872	302,742



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	49.7%	45.5%	48.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.5%	63.4%	66.2%
Services	18.8%	18.6%	16.9%
Blue Collar	16.7%	17.9%	16.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	10,066	59,033	132,134
Median Home Value	\$330,795	\$339,090	\$368,800

*2024 Demographic data derived from ESRI

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