

SEC BELL RD & 63RD AVE

6231 W Bell Rd
Glendale, AZ 85308

FOR LEASE
Free Standing Medical Bldg

Rare Freestanding Medical & Adaptive
Reuse Opportunity

7,223 SF Building on 1.82 Acres

Bell Road Frontage, Monument Signage,
60,000+ VPD

HORTH HONG
480.426.1670
hhong@camcre.com

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Click to Watch
Video Walkthrough



Arrowhead
Towne Center



SUBJECT
PROPERTY

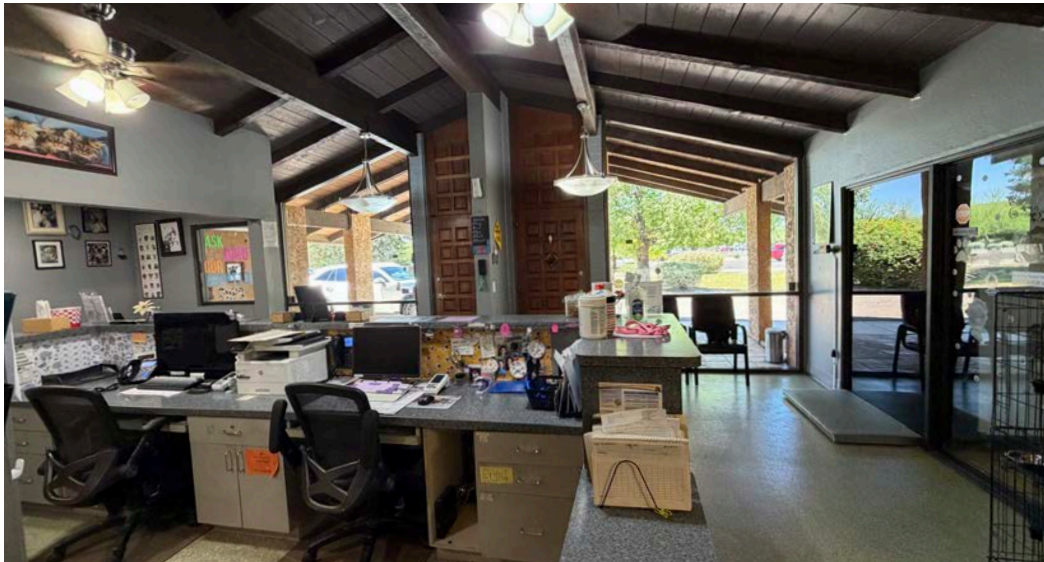
Gateway
Village



Glendale
Market Square



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Former veterinary hospital featuring medical-grade plumbing, treatment areas, kennel facilities, and infrastructure adaptable for healthcare, dental, daycare, and retail users.

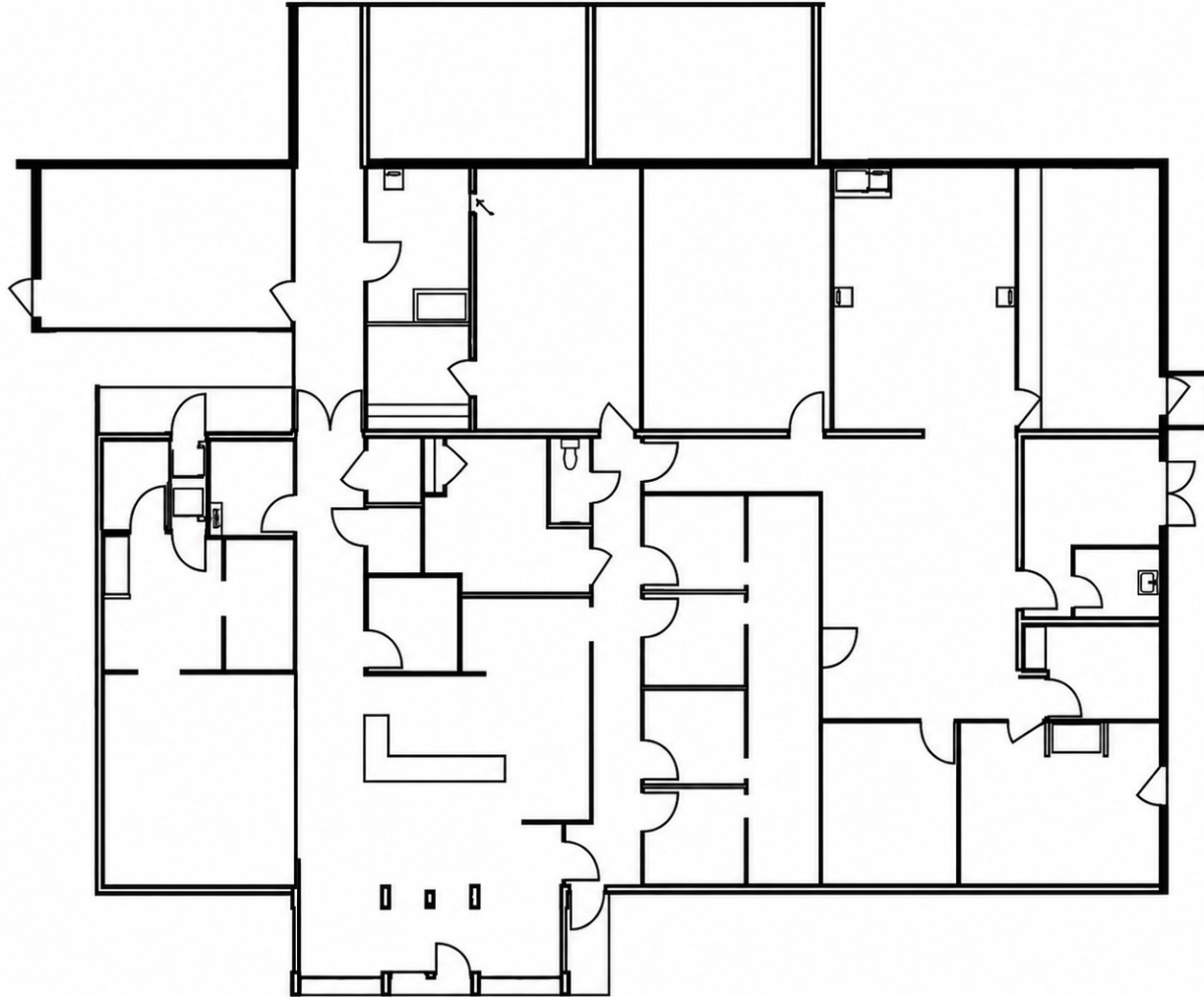
PROPERTY HIGHLIGHTS

- Prime Bell Rd frontage (high traffic corridor)
- Existing veterinary/pet facility with ±723 SF Climate-controlled kennel facility
- C-C zoning – flexible retail/service uses
- Ample parking + strong site circulation

CC ZONING SUPPORTS

- Medical / dental / urgent care
- Retail (soft goods, specialty retail)
- Restaurants (QSR + full service)
- Personal services (salon, spa, etc.)
- Fitness / wellness studios
- Office Use
- Daycare (capability for outdoor play area)

SITE PLAN





LEASING INCENTIVES

- Tenant Improvement Allowance Available
- Ownership Will Consider Demising
- Flexible Lease Terms
- Build-to-Suit Opportunities
- Move-In Ready Veterinary Infrastructure



FREESTANDING BUILDING

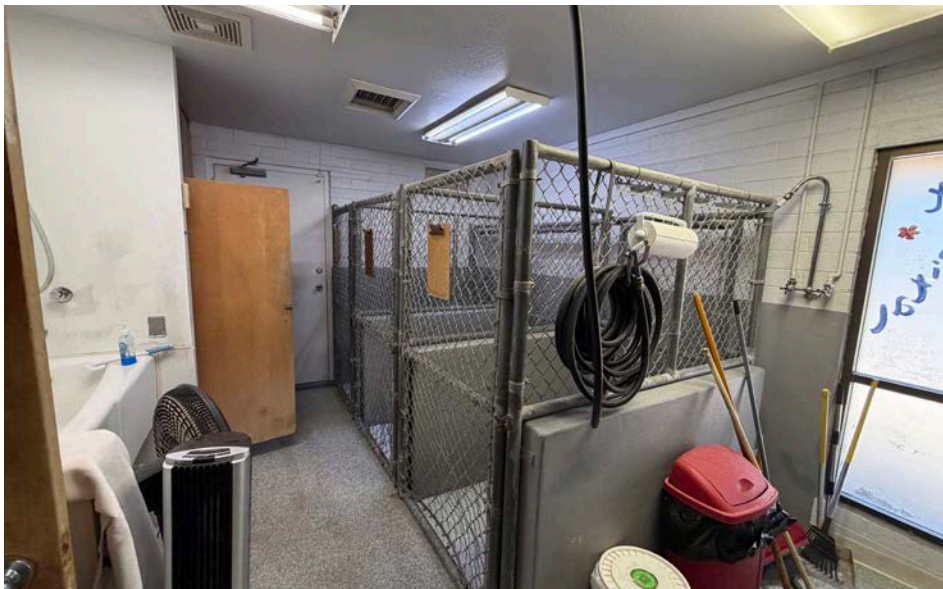
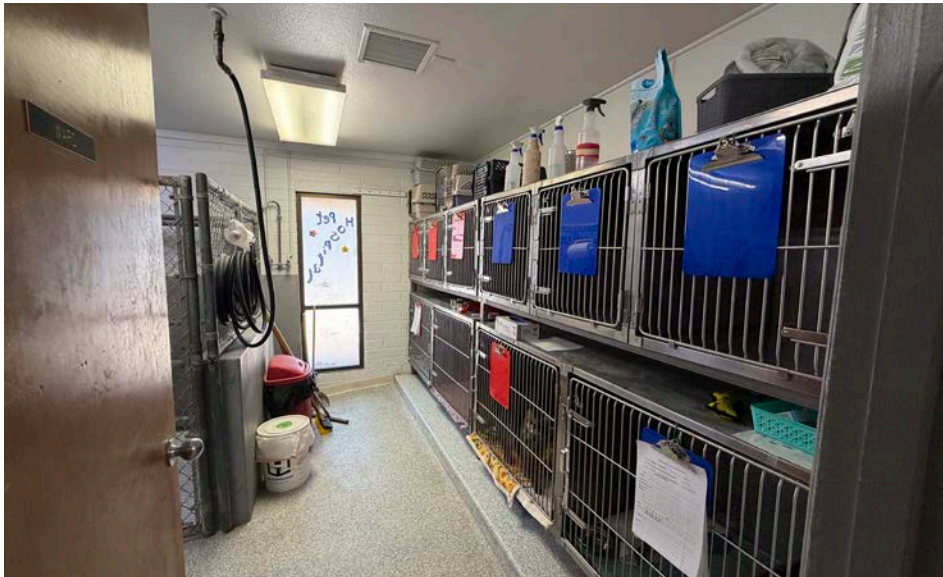
With strong visibility and monument signage



STRONG DEMOGRAPHICS

With over 332K population within 5 mi





DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	11,277	113,299	332,512
Proj. Pop. (2030)	11,624	117,013	342,710
Daytime Population	6,930	52,338	116,550
Median Age	42.3	40	41

Household	1-Mile	3-Mile	5-Mile
Total Households	4,226	42,835	126,603
Proj. Households (2030)	4,357	44,270	130,618
Avg. Household Size	2.6	2.5	2.5

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$107,754	\$114,551	\$105,238
Med. HH Income	\$89,102	\$95,827	\$84,823



FOR MORE INFORMATION, CONTACT

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

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CAMCRE.COM

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