

RETAIL PROPERTY FOR SALE OR LEASE

# ARROWHEAD FESTIVAL

7340 W Bell Rd Glendale, AZ 85308

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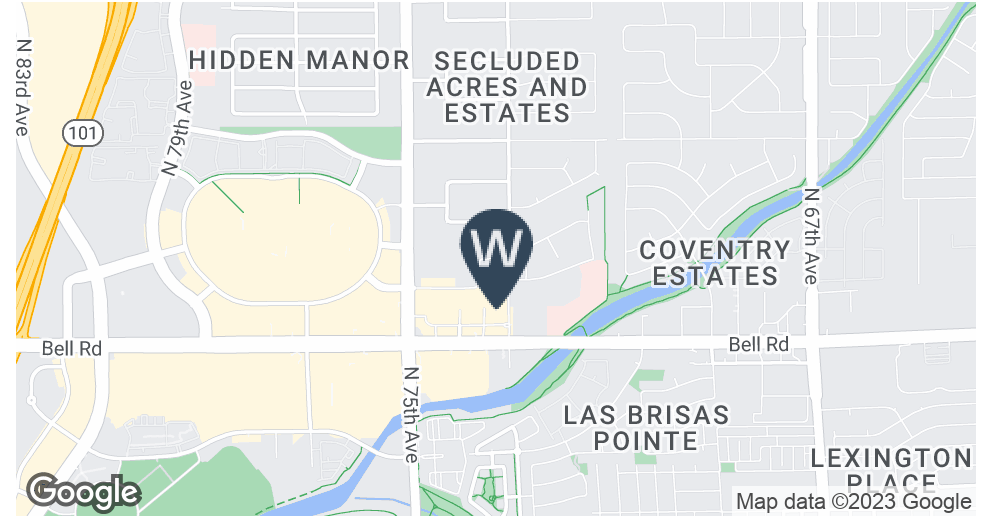
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## LOCATION DESCRIPTION

The Arrowhead Trade Area in Glendale, Arizona, offers retailers a prime opportunity to establish a successful store due to its dynamic blend of thriving residential communities, strategic location with excellent accessibility, and a vibrant commercial landscape. Anchored by the renowned Arrowhead Towne Center, the area attracts a diverse and sizable consumer base, drawn by its extensive shopping, dining, and entertainment options. With its well-established reputation as a shopping destination, proximity to major roadways, and a consistent flow of local and visiting patrons, the Arrowhead Trade Area provides an ideal setting for retailers seeking high visibility, foot traffic, and a strong market presence, making it an advantageous choice for business expansion and growth.

## PROPERTY HIGHLIGHTS

- 39,486 SF anchor tenant available
- Directly east of Arrowhead Towne Center
- Over 65k VPD at intersection



## AREA CO-TENANTS

**BOB'S** DISCOUNT FURNITURE

PGA TOUR FOOT SUPERSTORE

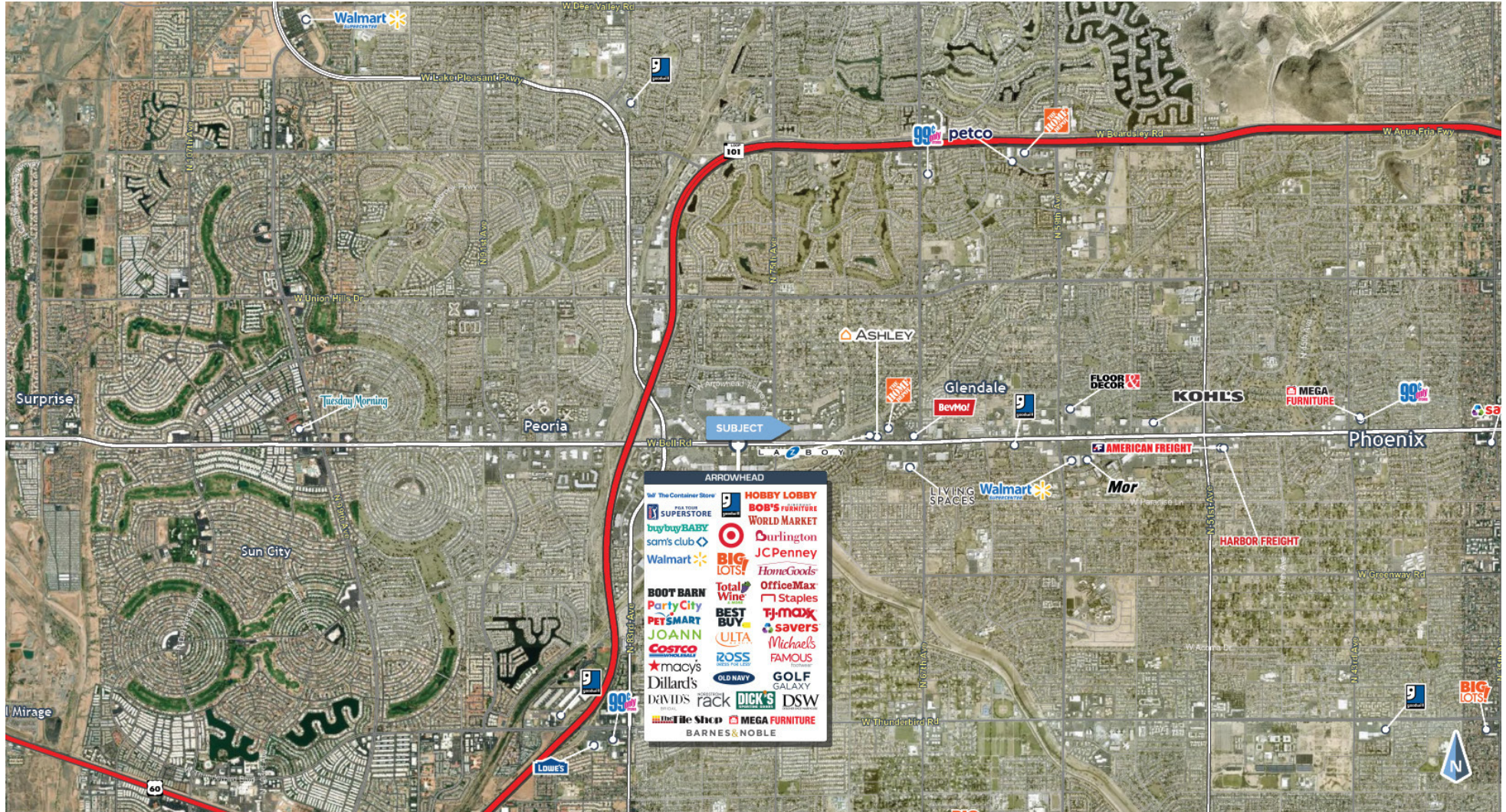
**SPENCERS**  
TV & APPLIANCE

Michael's

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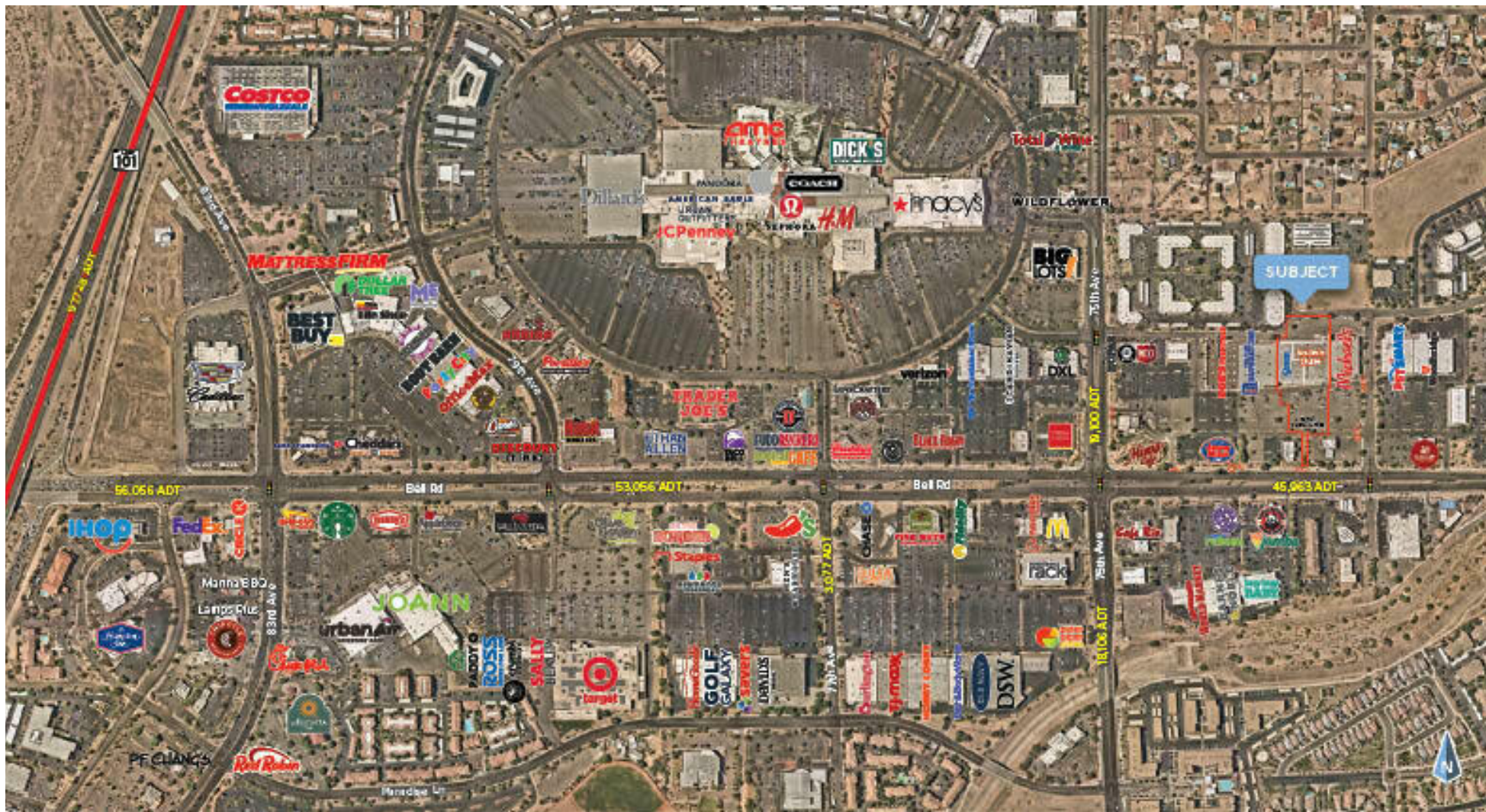
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### LEGEND

Available

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	39,486 SF	Lease Rate:	CALL FOR PRICING

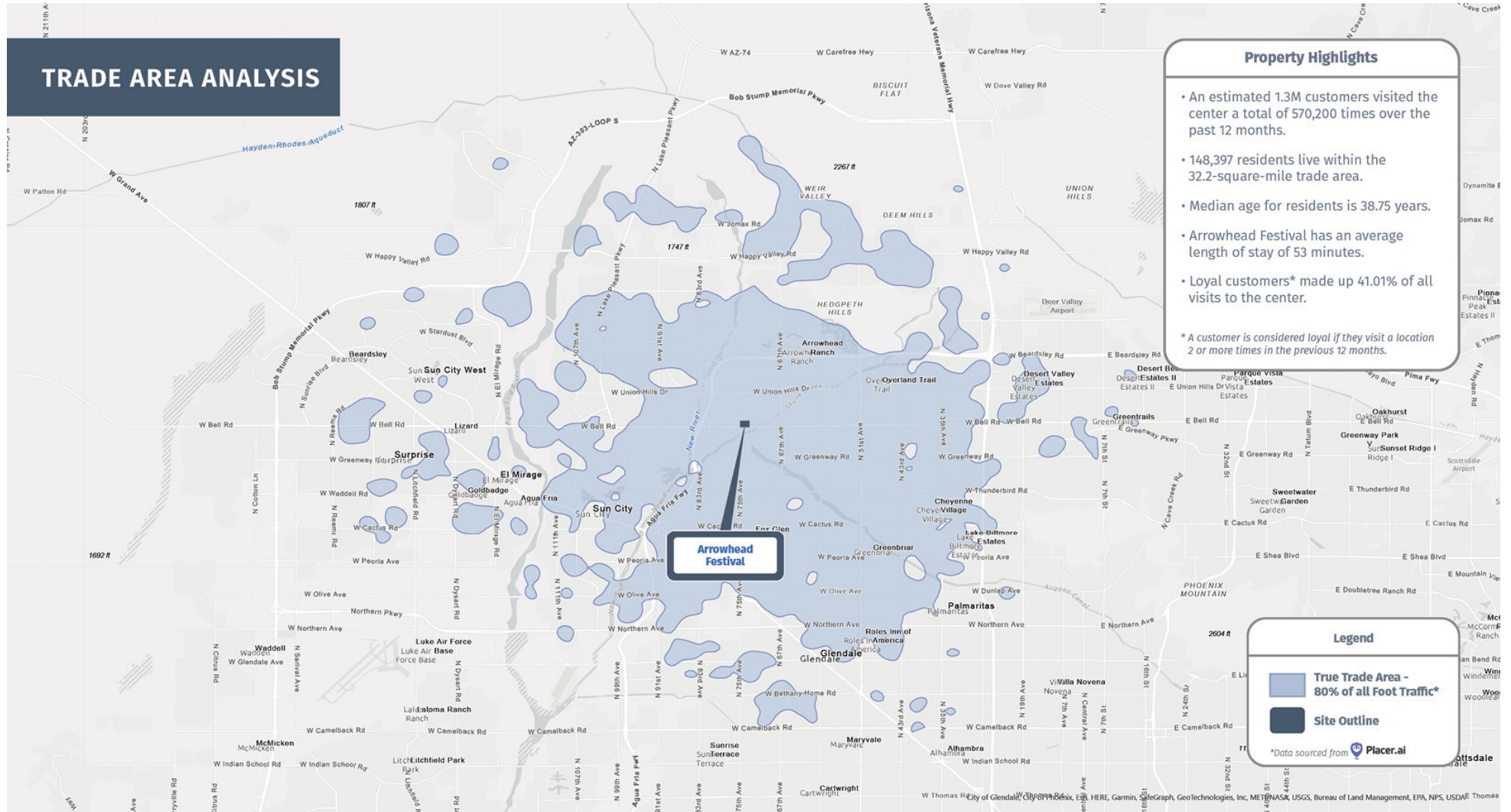
## AVAILABLE SPACES

SUITE	TENANT	RATE
39,486 SF	Available	CALL FOR PRICING

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	11,569	114,410	317,257
Median Age	36.5	44.0	45.0



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$78,933	\$84,309	\$75,832
Average	\$107,582	\$109,105	\$97,411



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	923	3,787	7,697
Employees	12,465	47,827	94,941
Daytime Population	17,515	100,967	252,855



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	46.58%	45.95%	42.16%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	73.2%	74.2%	68.6%
Services	12.1%	11.3%	13.5%
Blue Collar	14.7%	14.4%	18.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,578	43,889	122,296
Median Home Value	\$360,472	\$322,793	\$291,716

\* 2022 Demographic data derived from ESRI

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