




**PCA**  
**PAD(S)**  
**AVAILABLE**

**BELL RD**

± 48,639 VPD 

**16th ST**

± 6,465 VPD 



**HARD CORNER PAD(S) AVAILABLE | GROUND LEASE OR BTS**



**16<sup>TH</sup> ST &  
BELL RD**

PHOENIX, AZ



# property summary

AVAILABLE

±28,344 SF to ±62,234 SF of LAND

PRICING

Call for Rates

## LOCATION HIGHLIGHTS

- » Hard corner PAD(s) available on Bell Road.
- » Monument Sign
- » Signalized Intersection
- » **Parcel 1:** ±28,344 SF
- » **Parcel 2:** ±33,890 SF
- » **Total:** ±62,234 SF

## NEIGHBORING TENANTS



## TRAFFIC COUNTS

### BELL RD

**E** ±58,973 VPD (EB & WB)

**W** ±48,639 VPD (EB & WB)

### 16<sup>th</sup> ST

**N** ±6,465 VPD (NB & SB)

**S** ±6,712 VPD (NB & SB)

### GREENWAY RD

**E** ±30,788 VPD (EB & WB)

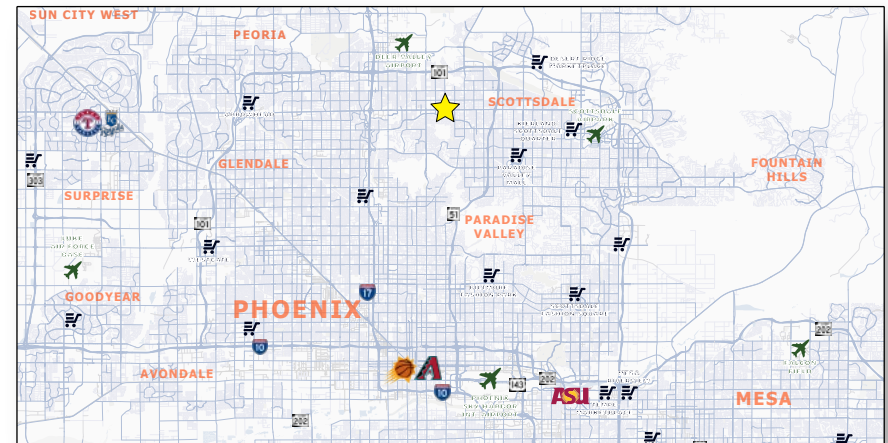
**W** ±32,790 VPD (EB & WB)

### 16<sup>th</sup> ST

**N** ±6,712 VPD (NB & SB)

**S** ±4,940 VPD (NB & SB)

INRIX 2022, ADOT 2023



NWC

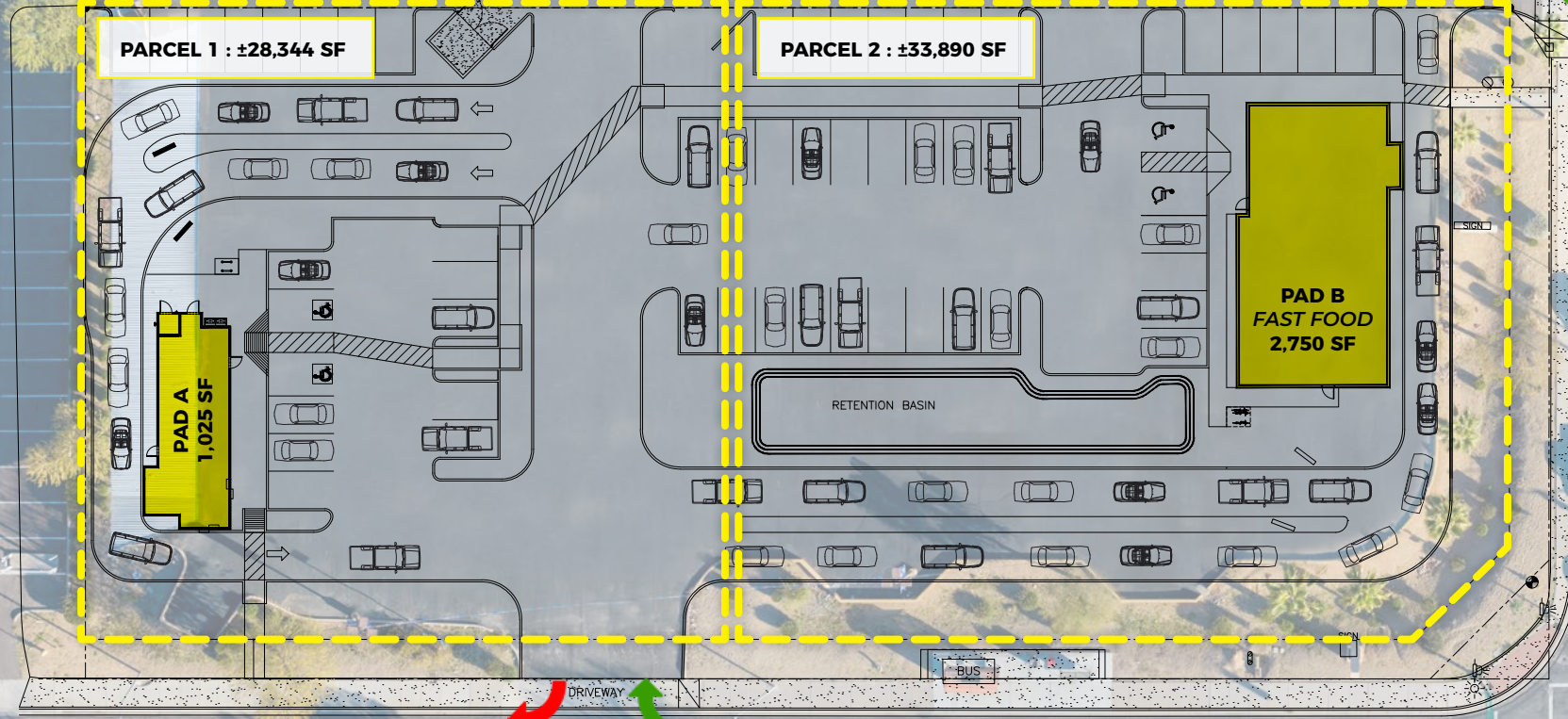
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16<sup>th</sup>ST & BELL RD



# site plan

\*Prelim Site Plan Idea



± 6,465 VPD

16<sup>th</sup> ST

BELL RD

± 48,639 VPD



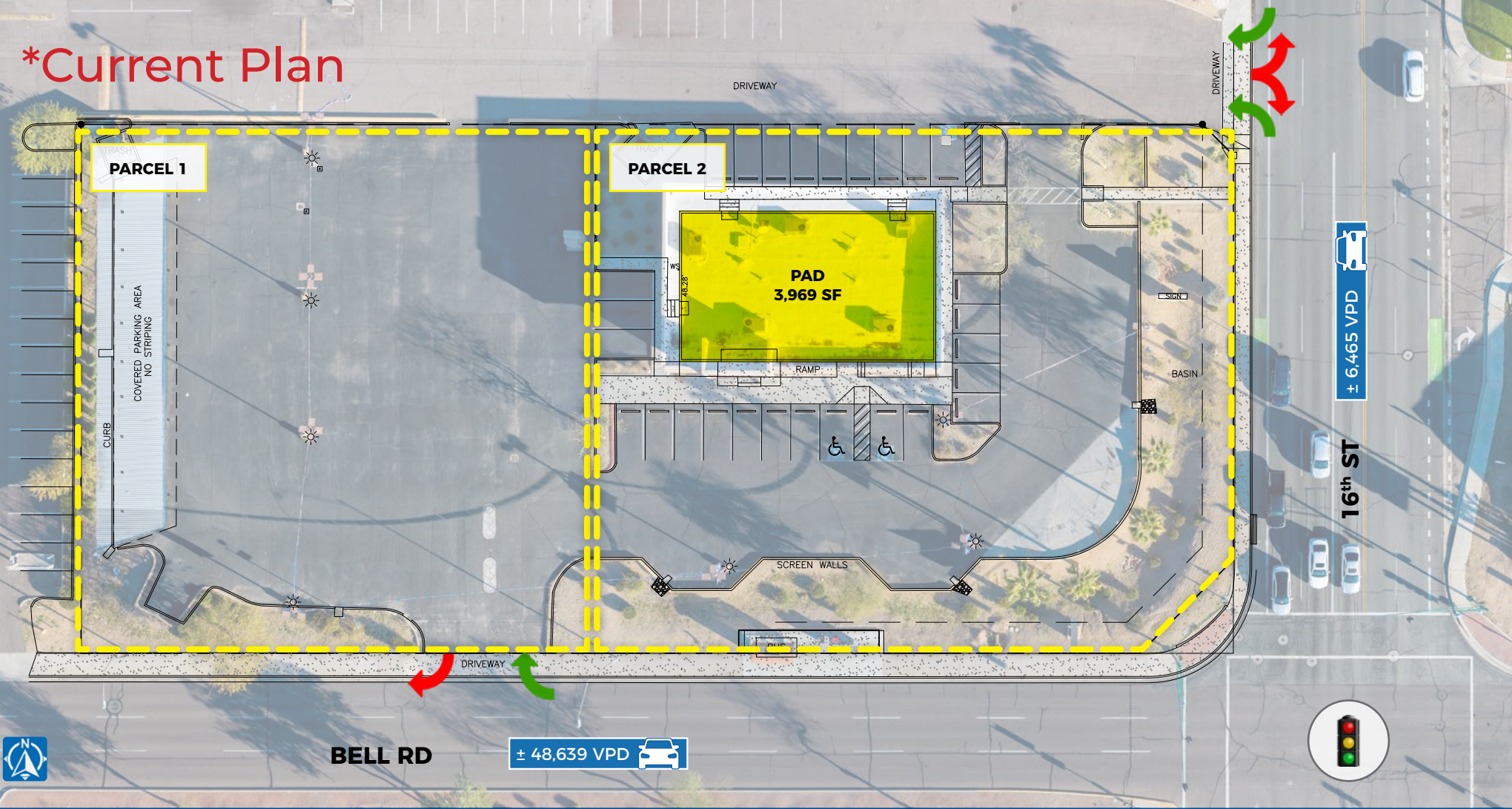
**HARD CORNER PAD(S) AVAILABLE | GROUND LEASE OR BTS**

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# site plan

\*Current Plan

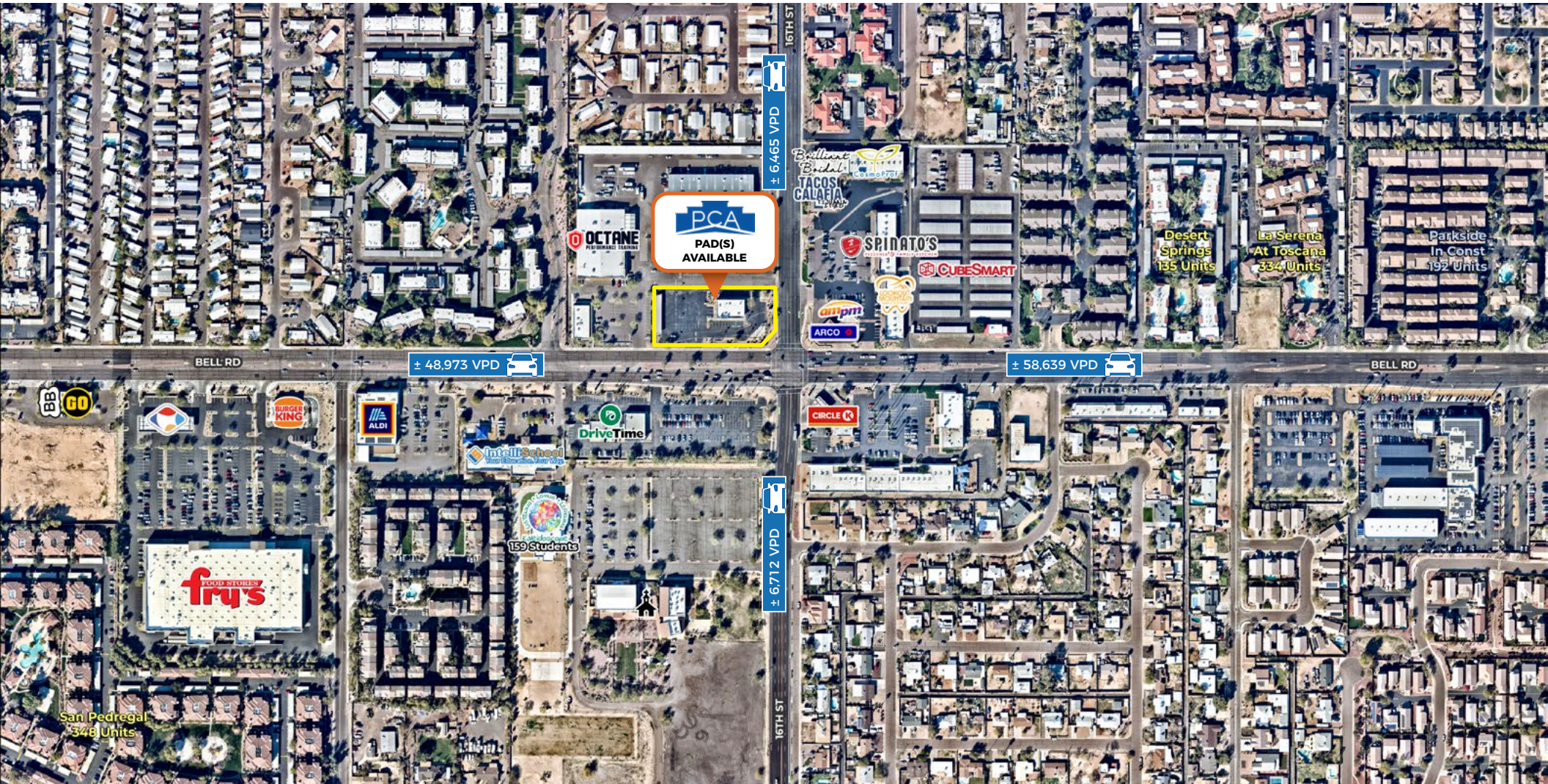


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# aerial



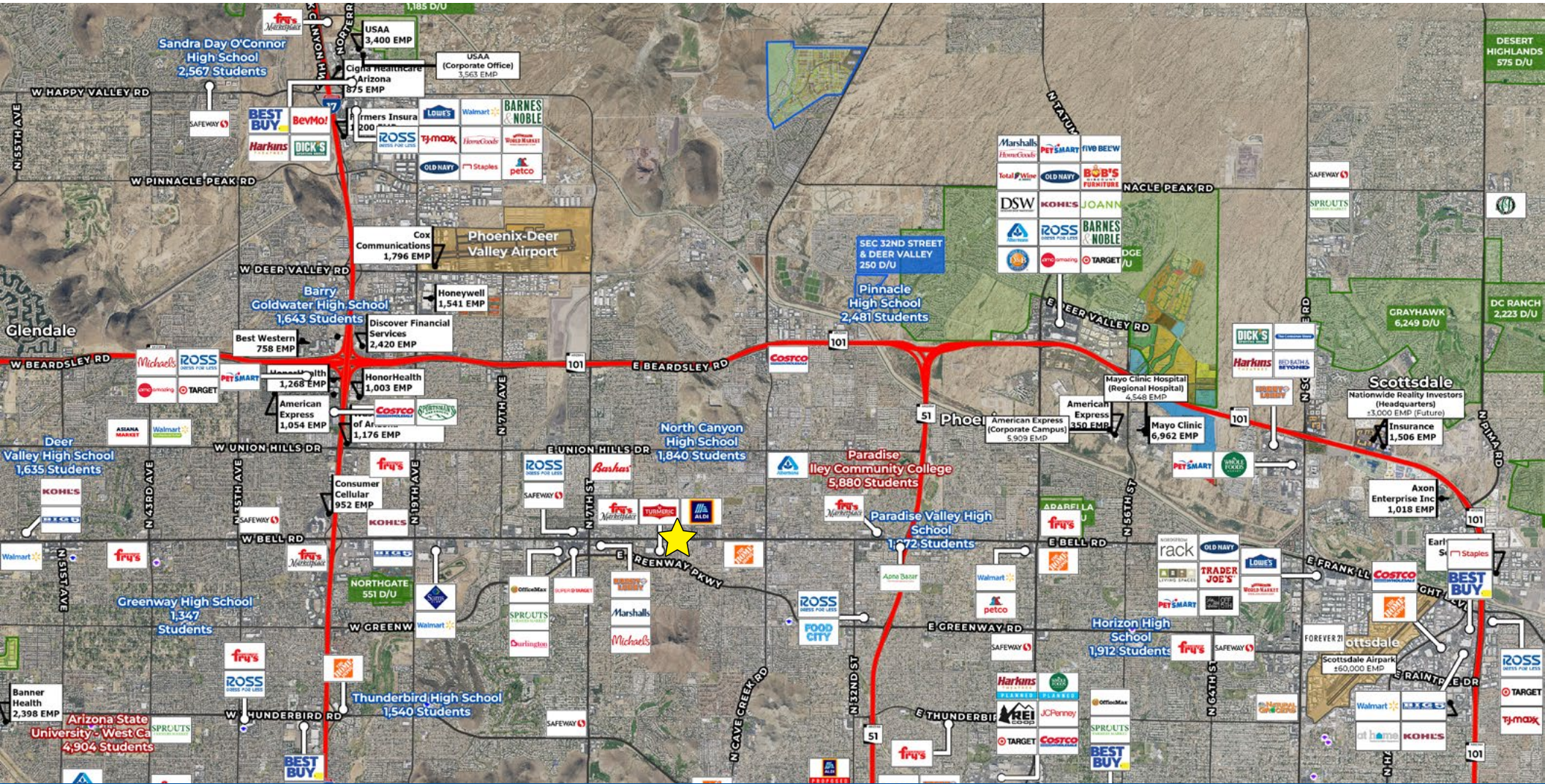
NWC

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# wide aerial



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# demographics

2023 ESRI ESTIMATES



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
<b>2023 Total Daytime Pop</b>	14,399	107,517	295,423
<b>Workers</b>	4,863	42,050	145,519
<b>Residents</b>	9,536	65,467	149,904



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
<b>2023 Households</b>	9,953	58,045	131,454
<b>2028 Households</b>	9,949	57,842	131,929



## POPULATION

	1-Mile	3-Mile	5-Mile
<b>2023 Total Population</b>	22,233	139,273	318,188



## BUSINESSES

	1-Mile	3-Mile	5-Mile
<b>2023 Businesses</b>	401	3,387	9,049



## 2023 INCOMES

	1-Mile	3-Mile	5-Mile
<b>Average HH Income</b>	\$95,986	\$98,553	\$103,676

NWC

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**CO-LISTING BROKER:**

**ZACH PACE**  
(602) 734-7212  
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**COURTNEY VAN LOO**  
(602) 288-3466  
cauther@pcaemail.com



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