

# LAND PAD AVAILABLE FOR GROUND LEASE

±1 AC | \$175,000/YR | 5350 W Bell Rd, Glendale, AZ 85308



Brandon Hall

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**NAI**Horizon  
NET LEASE DIVISION

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# Property Information



Address:	5350 W Bell Rd Glendale, AZ 85308
Property type:	Retail
Lease Rate:	\$175,000/YR
Land Size:	1 AC - Lot size TBD by user(s)
Zoning:	C-N (Legacy zoning, to be treated as C-2 on improvements)
Parcel:	Provided after lot split prior to lease

## Features

- Potential for drive-thru
- Excellent frontage on Bell Road
- The site is part of a vibrant retail hub and offers strong consumer base and high visibility traffic
- Established infrastructure
- 2.5 Miles from Loop 101 & I-17
- Surrounded by Major Retail Anchors: Walmart, Sprouts, Kohl's, Outback Steakhouse
- More than 300K population within 5 miles
- Strong demographics and area co-tenancies

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# Demographics

## 1-Mile Demographic



2025 Population  
10,764



2025 Average HH Income  
\$114,060



2025 Employed Population  
5,899

## 3-Mile Demographic



2025 Population  
120,560



2025 Average HH Income  
\$113,487



2025 Employed Population  
64,711

## 5-Mile Demographic



2025 Population  
346,315



2025 Average HH Income  
\$109,336



2025 Employed Population  
183,099

SOURCE: ESRI

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