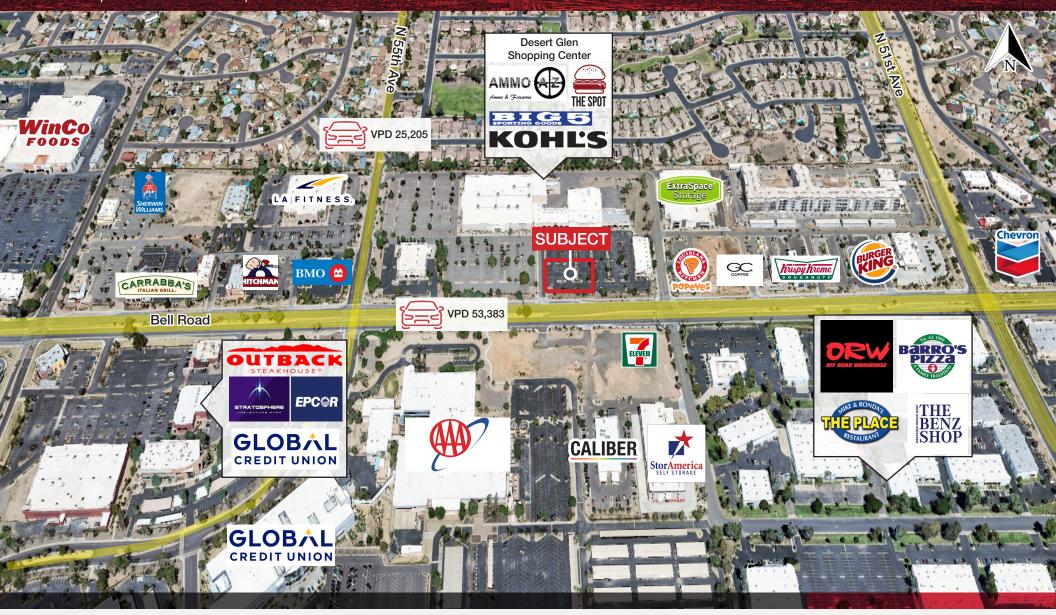
LAND PAD AVAILABLE FOR GROUND LEASE

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



Brandon Hall

602.393.6668

brandon.hall@naihorizon.com



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



10,764

3-Mile Demographic



120,560

5-Mile Demographic



346,315



\$114,060



2025 Average HH Income \$113,487



\$109,336



2025 Employed Population



2025 Employed Population



2025 Employed Population 183,099

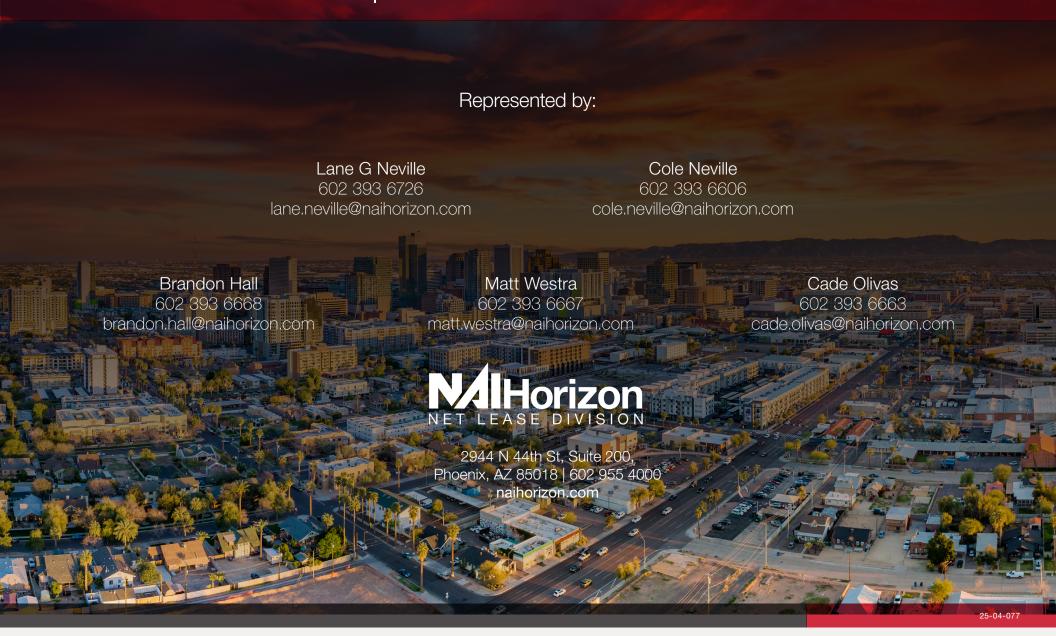
SOURCE: ESRI



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5350 W Bell Rd | Glendale AZ 85308



While we strive to provide accurate information, all data presented is obtained from third-party sources and has not been independently verified by our brokerage. Buyers and/or their agents should always conduct their own due diligence and verify all information before relying on it in any transaction.