



ARROWHEAD FESTIVAL

NEC of Bell Road & 75th Ave
Glendale, Arizona

Brian Gast	Heather Prinsloo	Parker Jones	Ryan Lane
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ARROWHEAD FESTIVAL



◆ ±3,193 SF DEMISABLE SPACE AVAILABLE

Property Highlights

- ±3,193 SF Demisable Space Available - (2) ±1,600 SF Suites
- Located in the heart of Arrowhead which is among Phoenix top retail trade areas
- Over 290,000 residents in exploding trade area
- Nearby Arrowhead Towne Center (1.2 million SF) which is one of Arizona's top producing malls.
- Excellent visibility and high traffic

Traffic Counts

Bell Rd	51,785 CPD
75th Ave	23,094 CPD

Total 74,879 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,462	109,947	306,138
Estimated Households	5,003	45,027	124,416
Avg Household Income	\$120,702	\$119,912	\$114,887

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



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CYPRESS POINT ESTATES
AT WESTBROOK VILLAGE



LOOP
101



ARROWHEAD PHASE I



COUNTRYBROOK MEADOWS



ARROWHEAD
TOWNE CENTER

ARROWHEAD CROSSING

BELL RD ± 52,000 VPD

± 122,000 VPD

75TH AVE ± 23,000 VPD

LOOP
101

PEORIA
SPORTS COMPLEX

LEGACY PLACE

PASEO VERDE ESTATES





WAL*MART
SUPERCENTER

COSTCO WHOLESALE
amc THEATRES
DXL
sleep & number
Total Wine & More
macy's
BEST BUY
TRADER JOE'S
DICK'S
JARED JEWELERS

fray's
REI CO-OP
EoS DISCOUNT TIRE
FITNESS Honeywell

Bashas'
PNC
Walgreens

BMW
VOLVO
SHERWIN WILLIAMS
Walmart
SONIC
Starbucks
Arby's
KTR
Wendy's

Banner Health

VISTA GOLF COURSE

LOOP 101

THE CLUBS AT ARROWHEAD

Abrazo Health

ARROWHEAD RANCH GOLF COURSE

ADOBE DAM RECREATION AREA

LOOP 101

Walmart FLOOR DECOR
Michaels
HARBOR FREIGHT
KOHLS
WinCo FOODS
SPROUTS FARMERS MARKET

Jeep
Honda
Mazda
RAM
TOYOTA
GMC
Subaru
Hyundai

ARROWHEAD TOWNE CENTER

PEORIA SPORTS COMPLEX

BELL RD ± 52,000 VPD

CACTUS HIGH SCHOOL
± 1,000 STUDENTS

Banner Boswell
Medical Center

McDonald's
Target
HOBBY LOBBY
Staples
DAVID'S BRIDAL
Applebee's
ROSS DRESS FOR LESS
ULTA BEAUTY
OLD NAVY
Urban Air
Burlington
FIVE GUYS
HomeGoods
TJ-MAXX
SALLY'S
RACK
IN-N-OUT

ACU

McDonald's
EoS FITNESS
LOWE'S
DUTCHBROS
DISCOUNT TIRE
Calver's
CVS
POPEYES

RIO VISTA COMMUNITY PARK

CENTENNIAL HIGH SCHOOL
± 2,000 STUDENTS

PASAEO SPORTS COMPLEX

LOOP 101

OASIS ELEMENTARY SCHOOL
± 750 STUDENTS

75TH AVE ± 23,000 VPD

OAKWOOD ELEMENTARY SCHOOL
± 940 STUDENTS

SAFEWAY
fray's

fray's

US 60

SAFEWAY
Swig

NA

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE

1 MILE

3 MILES

5 MILES



2026 TOTAL POPULATION

10,506

106,222

296,623



2026 TOTAL HOUSEHOLDS

3,898

42,911

118,785



MEDIAN HOUSEHOLD INCOME

\$96,905

\$88,679

\$84,655



2026 MEDIAN HOME VALUE

\$499,301

\$448,467

\$401,198



2026 TOTAL EMPLOYEES

4,647

46,987

131,210



2026 TOTAL BUSINESSES

253

2,559

7,147



VELOCITYRETAILGROUP

THE GAST TEAM

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