



Bell Embarcadero

1107 E Bell Rd, Phoenix, AZ 85022

D & L Real Estate Investments, LLC

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Bell Embarcadero

Upon Request

Highly visible with plenty of parking located on the southwest corner of Bell Road and 12th Street in Phoenix.

Located within three miles of Loop 101, SR 51, and Interstate 17 on extremely busy Bell Road.

Densely populated with over 300,000 residents within a five-mile radius.

The center is anchored by OptumCare and Bridgestone Tires.

There are several redevelopment projects in the area that make Bell Embarcadero's location ideal. Directly across the street is the new Green Leaf on Bell community by Evergreen Development with 300 multi-family units and 100 single-family homes. The new Marshall's, Michael's and Fry's are all within walking distance.....

- Heavy Traffic Area
- Building and Monument signage available on Bell Road
- Updated and Refreshed Exterior

For more information visit:

<https://www.loopnet.com/Listing/1107-E-Bell-Rd-Phoenix-AZ/13134093/>



Rental Rate:	Upon Request
Total Space Available:	7,995 SF
Max. Contiguous:	4,637 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	13
Center Properties:	1
Frontage:	25,000' on Bell Road
Gross Leasable Area:	39,972 SF
Walk Score ®:	69 (Somewhat Walkable)
Transit Score ®:	39 (Some Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste 1-2

Space Available	4,637 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Rear double doors for easy delivery. The space was formerly occupied by mattress and furniture stores.

1

1st Floor Ste 12

Space Available	1,488 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	2 - 10 Years

Open concept, ideal for physical therapy, personal trainer, office, retail, ice cream, yogurt, sandwich, coffee, or showroom.

2

1st Floor Ste 15

Space Available	1,870 SF
Rental Rate	Upon Request
Contiguous Area	1,870 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	2 - 10 Years

Space was formerly occupied by financial services office. Rear double doors for easy deliveries. Ideal for ice cream, yogurt, sandwich, coffee, retail, or office space.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fred Astaire Dance Studios	4,964	
Optum	8,833	
Trends Salon Suites	3,723	



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Property Photos



Suites 1-2 highly visible from Bell Rd



Suites 1-2 east entrance

Property Photos



Outdoor patio space an option



Entrance from 12th St

Property Photos



Suite 12 (Available)



Suite 15 (Available)

Property Photos



Ample Parking

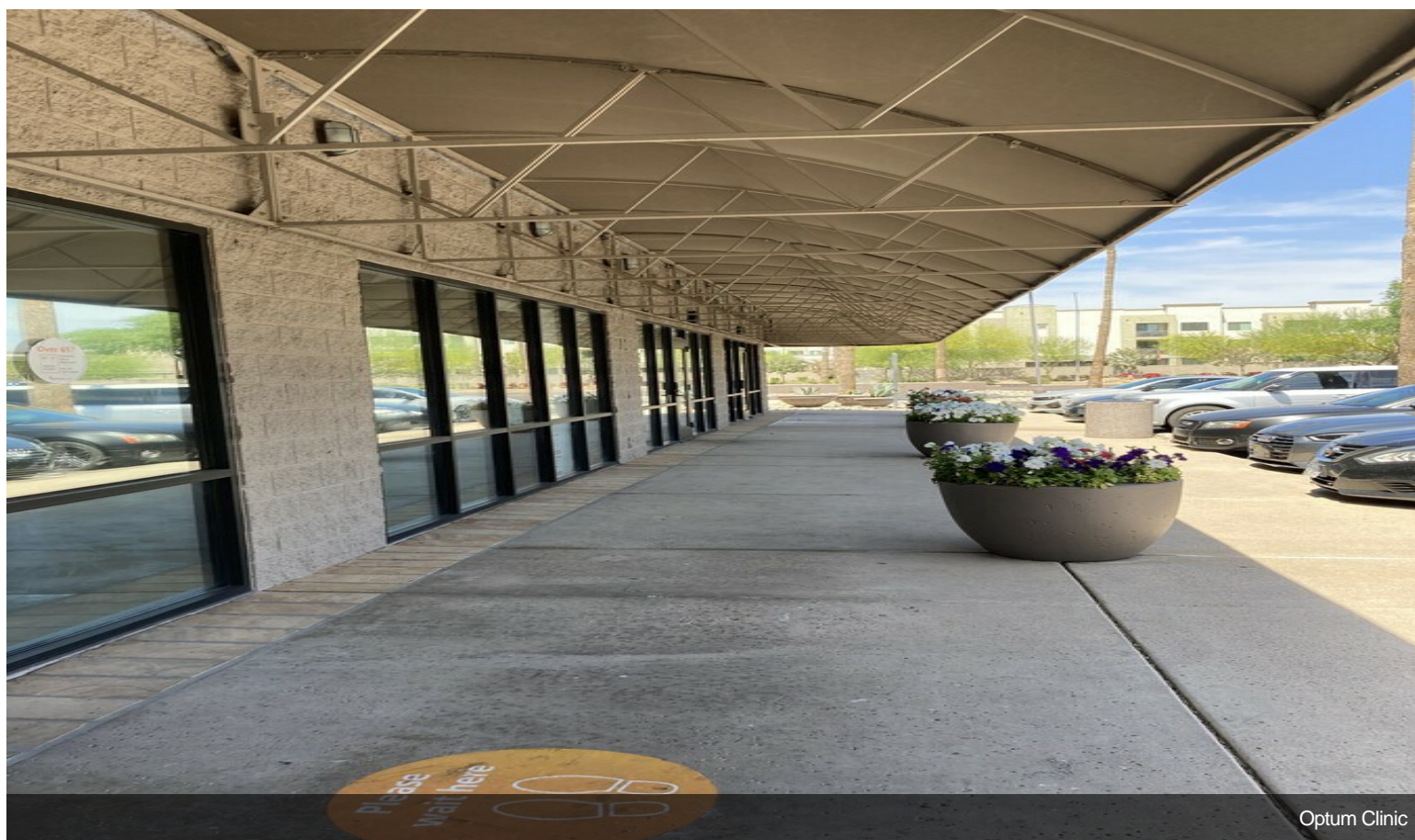


European Bakery

Property Photos



Property Photos



Property Photos



Dance Studio



Great mixed use for optimized parking

Property Photos



Property Photos



Suites 1-2 Open floor plan



Light and Bright

Property Photos



Property Photos



Firestone pad neighbor to east



Luxury multi family to north

Property Photos



Additional rear parking to south



Property Photos

