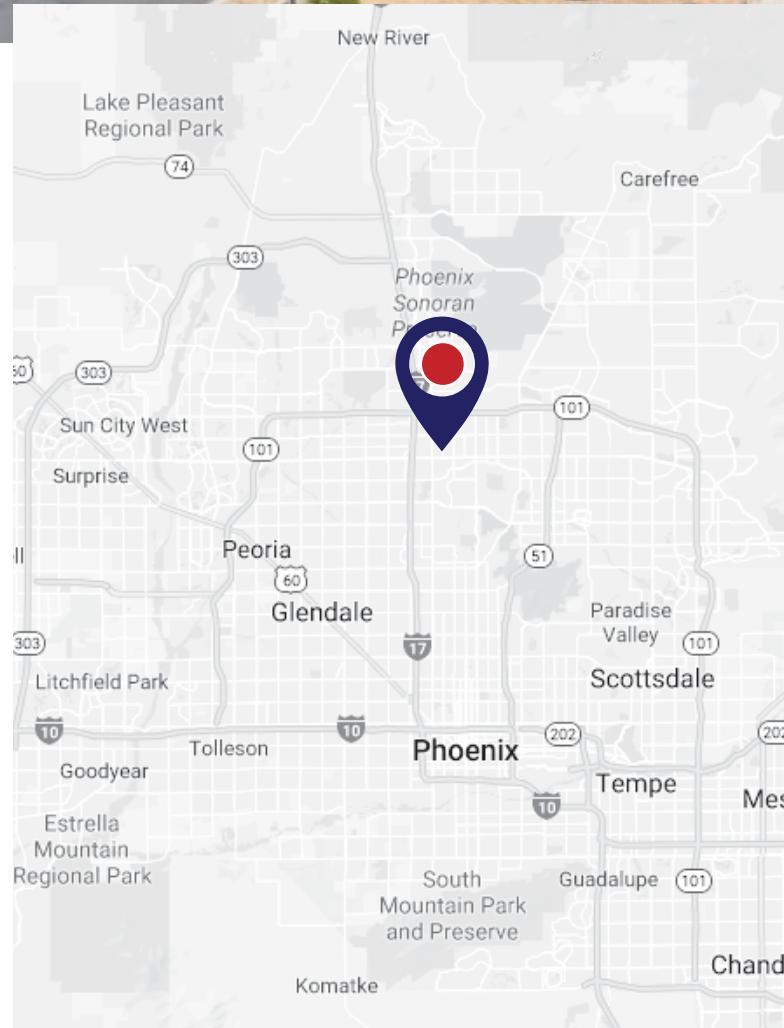
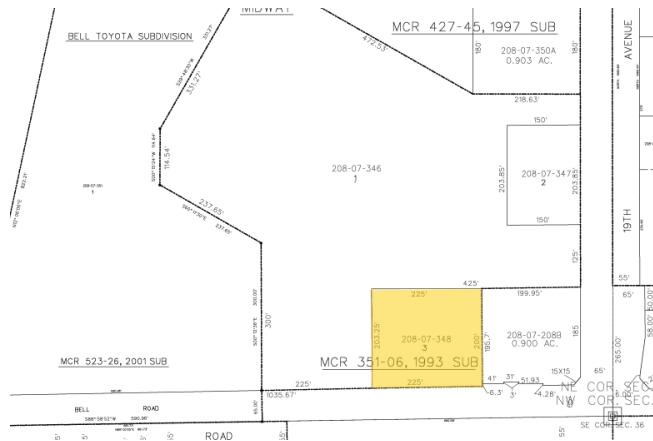




Site Details

- Developing BELL 17 project of 800K sf is directly across Bell Rd.
- 4,579 square foot building equipped for family dining
- 1.04 acre parcel for restaurant or re-purpose
- 26 miles to PHX airport – short drive Scottsdale, Tempe, Glendale
- Less than 1 mile to I-17 – major North/South interstate corridor
- Active national & local retail corridor
- Heavy traffic count
- Available as fully equipped restaurant or re-purpose
- Prime national retailer as shared driveway access
- 1031 Ready







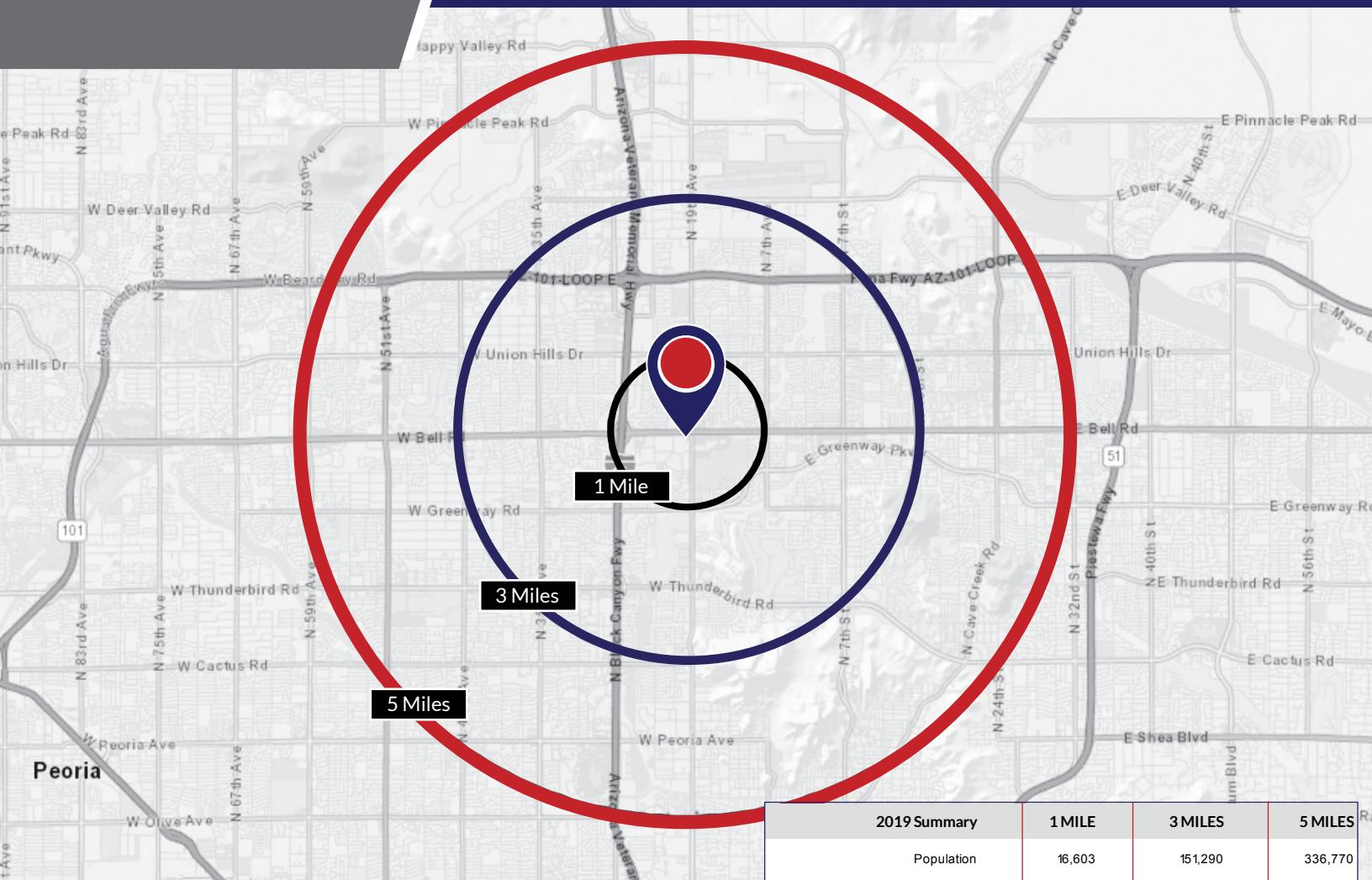
PHOENIX, ARIZONA

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. The 6th largest city in the country, Phoenix is emerging in the new economy with strength in high technology, manufacturing, bioscience research and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment, but a great place to live your life. They are #1 in Entrepreneurial Activity.

With nearly 4.4 million people, Greater Phoenix is the 13th largest metropolitan area in the U.S., and its population is expected to nearly double in the next two decades. A young and diverse market with nearly 500,000 students, the region is home to several major universities and colleges. The City of Phoenix is at the center, comprising 60% of the metro area population. With an average age of 32.2, Phoenix is a young city with new development as well as more centralized urban re-development. As this urban area densifies, its unique vibe remains distinctive and vibrant. Phoenix's physical infrastructure is sophisticated and robust, allowing the city to expand at a rapid pace, with plenty of capacity to support anticipated future growth.

Phoenix attracts workers from all over the world and is developing its own talent right here at home through higher education opportunities as well as in research and development efforts at some of the top global companies. We are a young, well-educated market that works hard to stay relevant, meeting the needs of today's ever-changing workforce. The affordable Phoenix lifestyle keeps wages at very competitive levels. Just as importantly, workers appreciate the livability of Phoenix, enjoying the career opportunities and lifestyle that affords balance.

*Sourced from www.phoenix.gov/econdevsite



KEY FACTS

16,603

Population



421

Total Businesses

33.3

Median Age

\$46,884

Median Household Income



7,398

Total Employees



\$46,884

Median Household Income



\$24,218

Per Capita Income



\$39,846

Median Net Worth

EDUCATION

17%

No High School Diploma



29%

High School Graduate



33%

Some College



21%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services



56%



22%



23%



6.4%

2019 Summary	1 MILE	3 MILES	5 MILES
Population	16,603	151,290	336,770
Households	6,100	61,225	132,679
Families	3,772	36,777	80,041
Average Household Size	2.71	2.46	2.52
Owner Occupied Housing Units	3,105	34,249	75,827
Renter Occupied Housing Units	2,995	26,976	56,852
Median Age	33.3	36.2	36.2
Median Household Income	\$46,884	\$54,914	\$55,788
Average Household Income	\$64,781	\$73,385	\$73,678
2024 Summary	1 MILE	3 MILES	5 MILES
Population	17,843	160,468	356,494
Households	6,527	64,805	140,272
Families	4,014	38,684	84,077
Average Household Size	2.73	2.47	2.52
Owner Occupied Housing Units	3,377	36,584	81,020
Renter Occupied Housing Units	3,151	28,222	59,252
Median Age	33.4	36.6	36.7
Median Household Income	\$54,325	\$62,023	\$63,191
Average Household Income	\$76,333	\$84,425	\$85,019