

Equestrian Village

**HIGH TRAFFIC RETAIL CENTER CLOSE TO
LOOP 101 & SR-51 FREEWAYS**

5555 E BELL RD, SCOTTSDALE, AZ 85254



**AVAILABLE
FOR LEASE**

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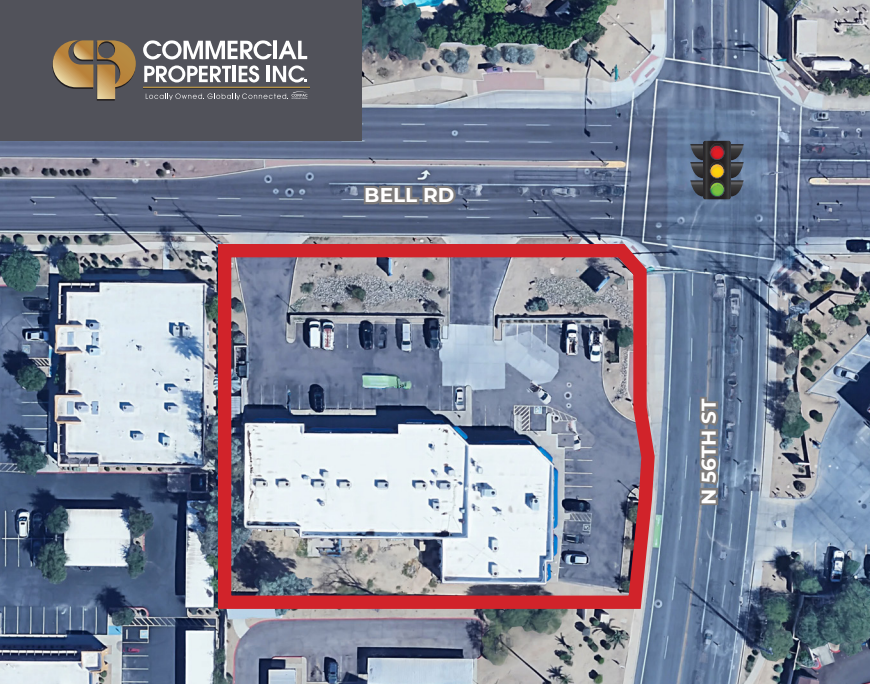
COMMERCIAL PROPERTIES INC.

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04.07.26



High Traffic Retail Center Close to Loop 101 & SR-51 Freeways

AVAILABLE FOR LEASE

Secure your space at **Equestrian Village**, a ±14,581 SF retail center strategically located at 5555 E Bell Rd in Scottsdale, AZ. Zoned C-1 by the City of Scottsdale, this property offers a highly visible environment ideal for a variety of tenant uses. It is an exceptionally strong fit for medical and lab testing facilities, insurance and financial planners, health stores, pet supply, and daily-needs retail.

Benefiting from its position as a high-traffic retail center, the property offers available monument signage to maximize your brand's street exposure. Furthermore, the addition of 700 newly constructed residential homes just west of the property provides a rapidly expanding, built-in customer base right at your doorstep.

Property Summary

Address	5555 E Bell Rd Scottsdale, AZ 85254
Building Size	±14,581 SF
Parcel Number	215-85-167
Zoning	C-1, City of Scottsdale
Lease Rate	\$21.00 - \$24.00 NNN (+\$6.00 NNN's)

Features

- High Traffic Retail Center Great for Medical Lab Testing, Insurance Agent/Financial Planner, Health Store, Ice Cream/ Yogurt, Pet Supply/Daycare and UPS Postal
- New Residential Construction of 700 Homes just West of property
- Monument Signage Available



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AVAILABILITY

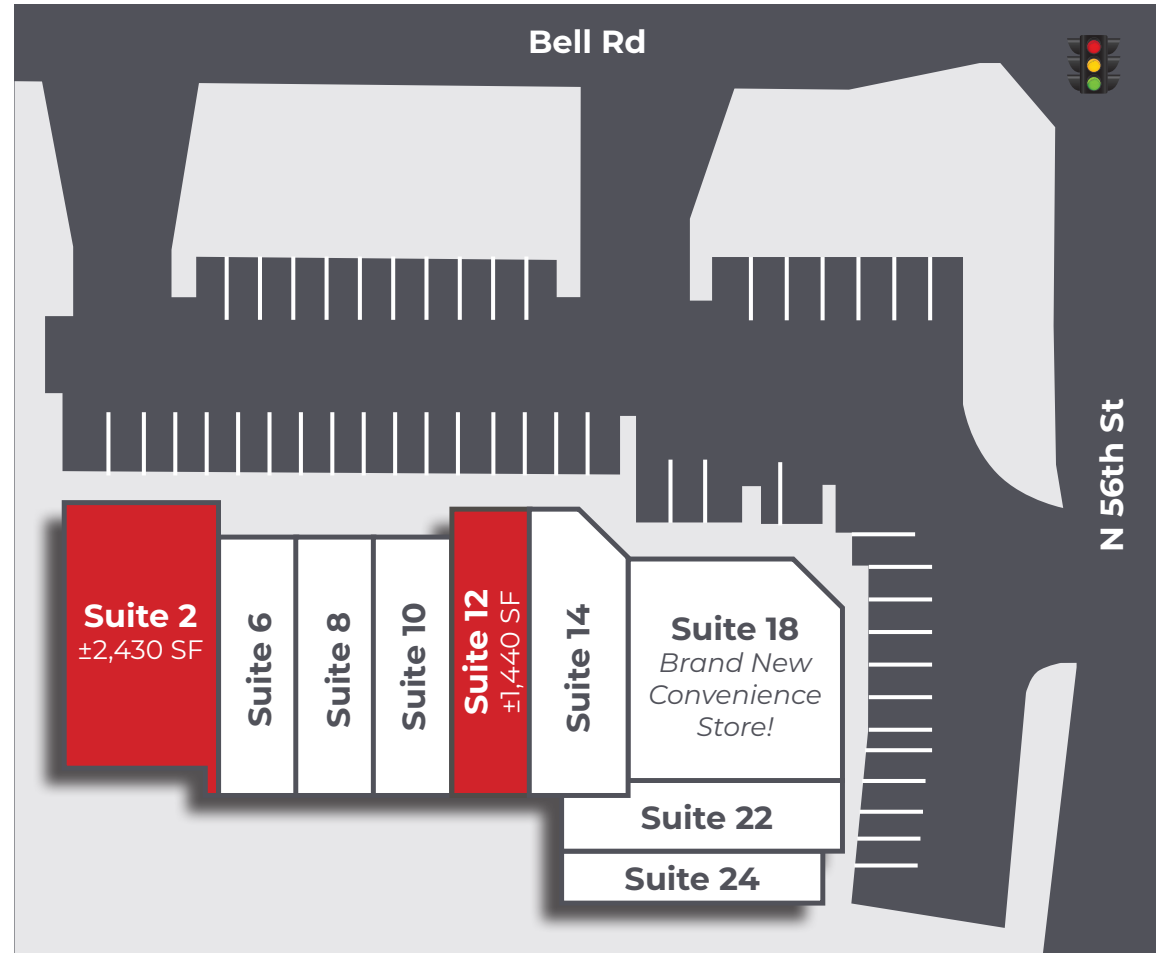
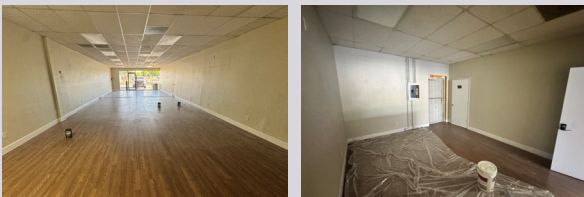
Suite 2

±2,430 SF | \$21.00 NNN (+\$6.00 NNN's)



Suite 12

±1,440 SF | \$24.00 NNN (+\$6.00 NNN's)



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Strategic Location & Exceptional Accessibility

Positioned perfectly within a highly sought-after Scottsdale submarket, Equestrian Village provides unmatched visibility and consumer access. The site offers seamless connectivity to the Valley's major transportation arteries, situated conveniently close to both the Loop 101 and SR-51 freeways. This prime, central positioning allows retail and service operators to efficiently capture the surrounding demographic while benefiting from a dense network of established commercial drivers. The property is surrounded by major regional draws, including the Mayo Clinic, Scottsdale Airport, Kierland Golf Course, and the Promenade. Additionally, it shares a robust trade area with heavy-hitting national retailers such as Whole Foods, Costco, Walmart, Home Depot, and Fry's.

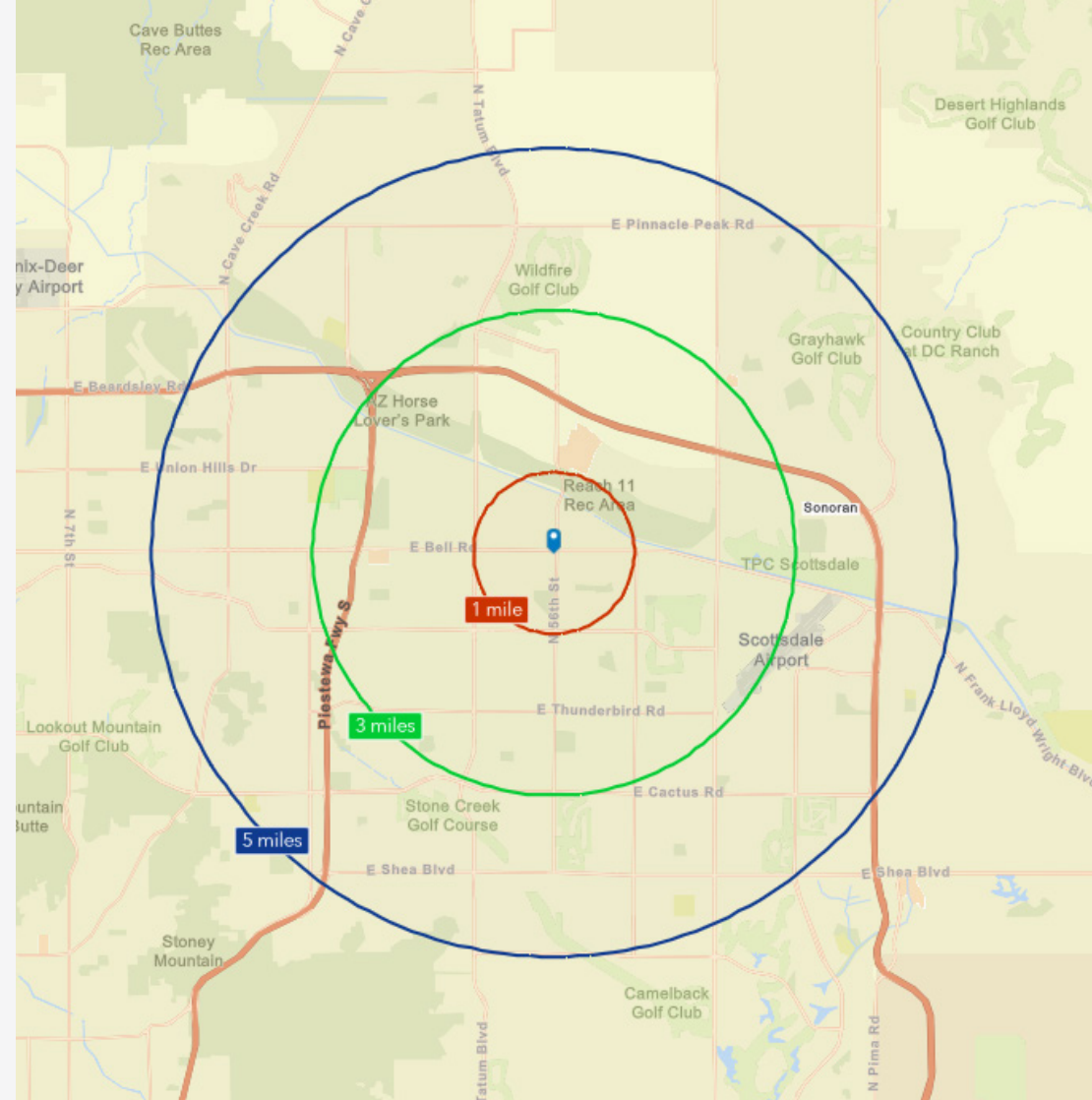


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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	15,224	95,429	245,262
Annual Growth 2020-2024	1.2%	2.6%	1.8%
2024 Households	5,883	41,790	104,212
Median Age	41.6	42.6	42.5
Bachelor's Degree or Higher	55%	48%	46%
Avg HH Income	\$156,157	\$138,582	\$133,930
Total Consumer Spending	\$240.9M	\$1.6B	\$3.9B
Daytime Employment	2,444	66,074	150,718
Businesses	387	7,930	19,603
Median Home Value	\$742,578	\$684,343	\$654,483



For More Information, Please Contact an Exclusive Listing Agent:

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