

THE MARBELLA • SHOPPING CENTER

2901-2957 W. BELL ROAD, PHOENIX, ARIZONA



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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PROPERTY HIGHLIGHTS

- Excellent National and Local Tenant Mix: Sherwin Williams, US Egg, Gateway Community College/Maricopa Skill Center, Ombudsman
- Located Adjacent to Newly Remodeled Fry's Marketplace and Fuel Center
- Strong Daytime Population with Major Employers: Xerox Corp, Anthem Education, Paychex, Tele Tech
- Major Transportation Hub: One-half Mile from Interstate 17 and Deer Valley Park & Ride

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	15,189	141,721	329,753
2030 Population Projection	14,457	135,479	319,198
Estimated Households	6,076	56,720	132,026
Household Income	\$91,044	\$106,580	\$106,126



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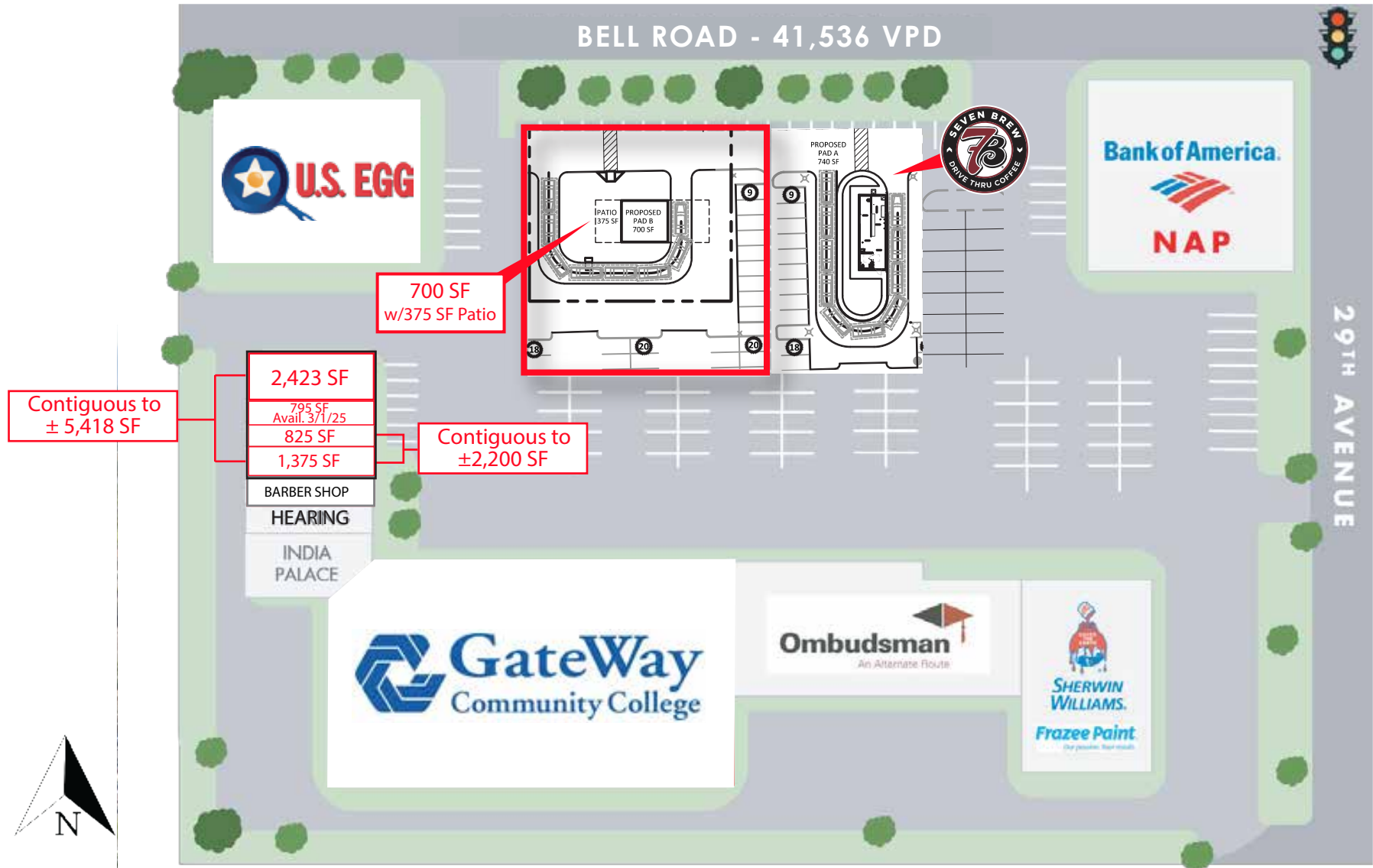
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SITE PLAN



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