

ARROWHEAD PALMS

7369 - 7439 W. BELL ROAD, PEORIA, ARIZONA 85382

1,890-4,037 SF RETAIL SPACE COMING AVAILABLE



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PROPERTY SUMMARY

AVAILABLE 1,890 SF - 4,037 SF

- 4,037 SF Space Available for Lease 4/1/25
- 1,890 SF Space Available for Lease on 4/1/25
- Located 1 mile east of Loop 101
- Directly across from Arrowhead Towne Center
- Excellent demographics & high traffic counts
- Building and monument signage available

TENANTS:



ETHAN ALLEN



TRAFFIC COUNTS

N 75th Ave: 11,270 VPD

E Bell Rd: 25,669 VPD

S 75th Ave: 12,006 VPD

W Bell Rd: 26,115 VPD

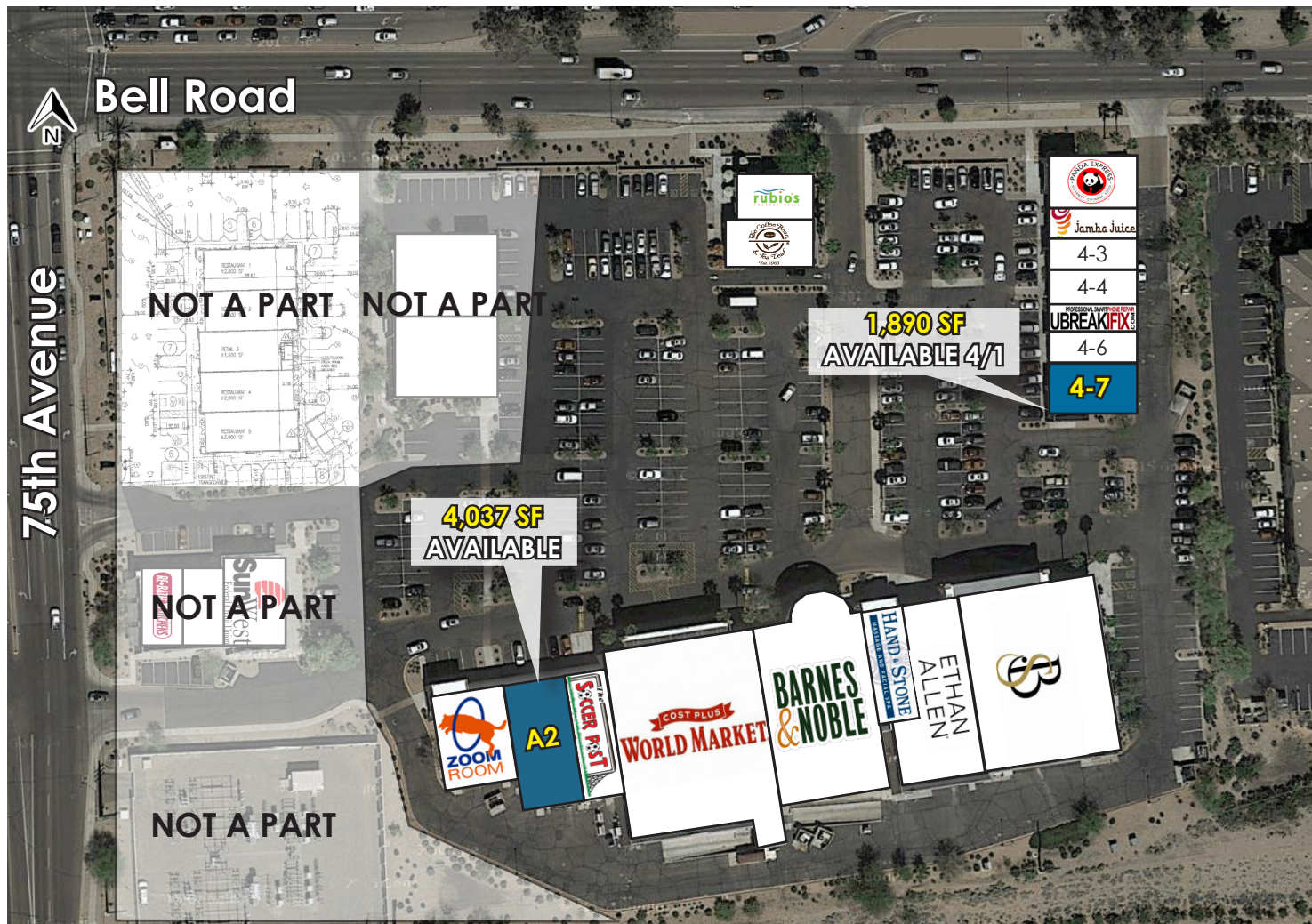


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SITE PLAN



MAJORS & Shops A & B

Suite	Tenant	SF
MAJOR A	COST PLUS World Market	18,300
MAJOR B	Barnes & Noble Booksellers	10,600
MAJOR C1	Ethan Allen (Coming Soon)	9,068
MAJOR C2	Salon Boutique (Coming Soon)	13,178
A1	Zoom Room	3,933
A2	AVAILABLE 4/1/25	4,037
A3	Soccer Post	2,423
B1	Hand & Stone Massage	2,100

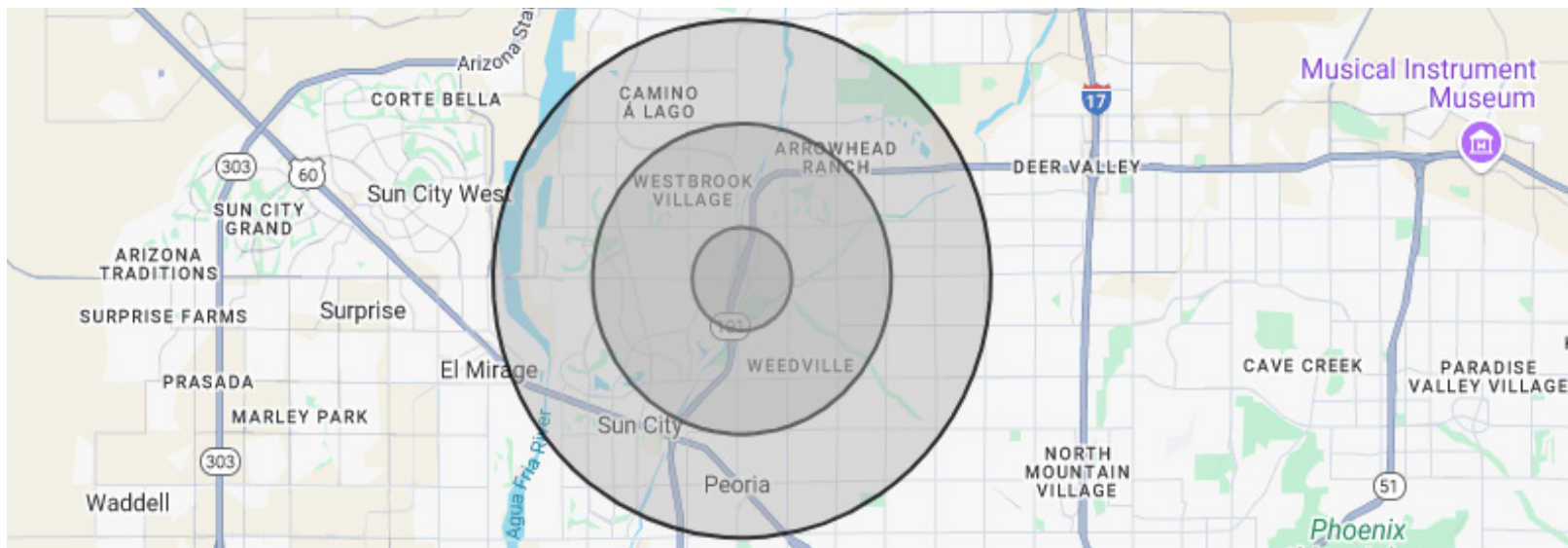
PAD 3 & PAD 4

Suite	Tenant	SF
3-1	Rubio's	2,007
3-2	Coffee Bean & Tea Leaf	1,760
4-1	Panda Express	1,944
4-2	Jamba Juice	1,188
4-3	The Joint	1,188
4-4	The Greek Wrap	1,517
4-5	U Break I Fix	913
4-6	Love Kim Nails	1,134
4-7	AVAILABLE 4/1/25	1,890



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DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2029 Projection	12,601	119,994	235,262
Current Year	11,456	109,762	216,109
2020 Population	10,110	100,774	203,695
Growth Current Year - 2029	2.0%	1.9%	1.8%
Growth 2020 - Current Year	3.3%	2.2%	1.5%
HOUSEHOLDS	1-MILE	2-MILE	3-MILE
2029 Projection	5,333	49,280	92,138
Current Year	4,837	44,921	84,386
2020 Population	4,254	40,848	79,057
Growth Current Year - 2029	2.0%	1.9%	1.8%
Growth 2020-Current Year	2.2%	1.7%	1.3%
INCOME	1-MILE	2-MILE	3-MILE
Avg Household Income	\$77,683	\$84,528	\$88,050
Median Household Income	\$61,418	\$71,531	\$73,825



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