

FOR LEASE

BELL WEST SHOPPING CENTER

3310-3344 W. BELL ROAD, PHOENIX, AZ 85053



PROPERTY DESCRIPTION

MPB Realty is please to present For Lease Bell West Center. The site is shadow anchored by a Safeway Grocery Store, and features multiple national retailers in the immediate vicinity. The property is just under a mile from i17 freeway property benefits from the multiple ingress/egress points along Bell Road and 35th Avenue.

PROPERTY HIGHLIGHTS

- Monument Signage Available
- Ample Parking
- Great Visibility
- Less than one mile from I-17 Freeway
- Competitive Rates

OFFERING SUMMARY

Lease Rate:	Negotiable
Signage:	Building & Monument
Available SF:	797 - 2,800 SF
Lease Type:	NNN
Lease Term:	3-5 Years

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,571	23,730	53,931
Total Population	16,949	62,799	141,768
Average HH Income	\$62,946	\$63,779	\$63,496



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LEASE TYPE | NNN

TOTAL SPACE | 797 - 1,400 SF

LEASE TERM | 3-5 years

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3310	Available	1,317 SF	NNN	Negotiable	End cap with Pick-up Window
3316A	Available	797 SF	NNN	Negotiable	Small Office space
3318	Available	1,400 SF	NNN	Negotiable	Retail/Office Space
3324	Available	1,400 SF	NNN	Negotiable	Retail Space, can be conjoined with 3326
3326	Available	1,400 SF	NNN	Negotiable	Retail Space



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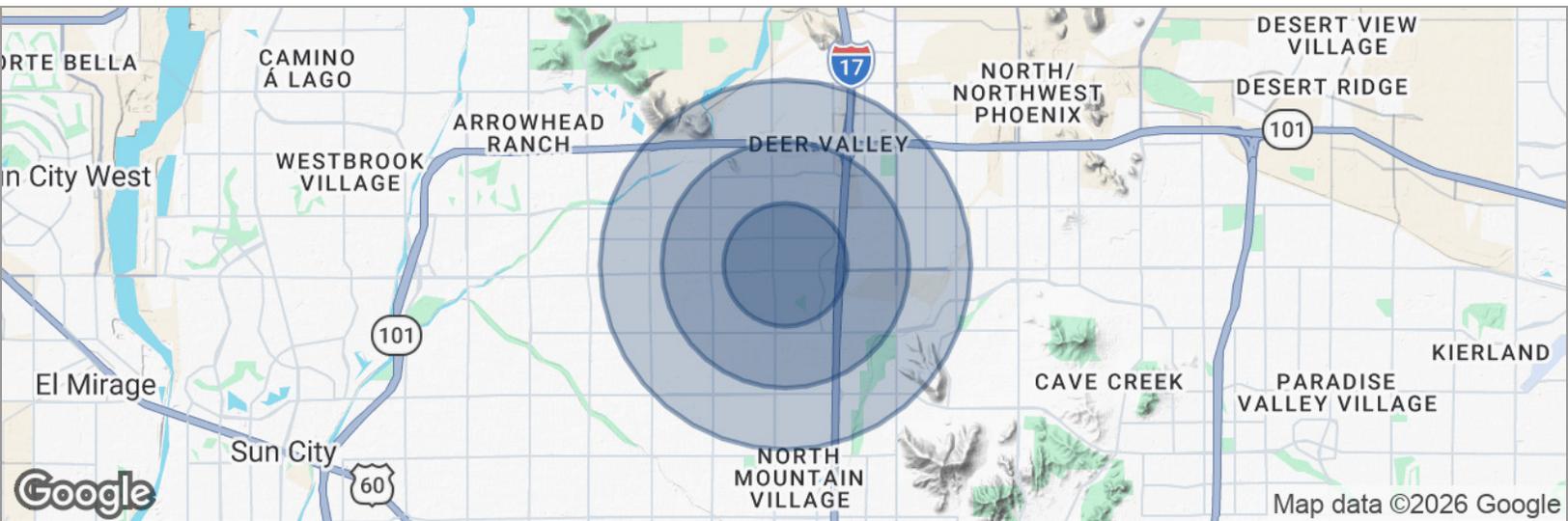
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	16,949	62,799	141,768
Median age	33.0	34.5	34.2
Median age (Male)	31.6	32.8	32.9
Median age (Female)	34.8	36.6	36.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,571	23,730	53,931
# of persons per HH	2.6	2.6	2.6
Average HH income	\$62,946	\$63,779	\$63,496
Average house value	\$180,839	\$201,313	\$202,058

* Demographic data derived from 2020 ACS - US Census



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