

For Lease

1427 E Bell Road | Phoenix, AZ



MATTHEW MURRAY

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ALAN HOUSTON

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For Lease

1427 E Bell Road
Phoenix, AZ

Property Specifications

SPACE AVAILABLE

2,854 SF

PARKING SPACES

41 (4.5 / 1000)

ZONING

C-2, Commercial



About the Property

- Prime ±2,854 SF opportunity with direct frontage on Bell Road — one of the Valley's most heavily traveled corridors spanning Scottsdale, Phoenix, Glendale, Peoria, and Surprise.
- Exceptional visibility with over 45,000 vehicles per day passing the site.
- Strategically positioned next to high-traffic national retailers including Aldi and Fry's, and anchored by Sunrise Preschool, driving consistent daily traffic.
- Monument signage available on Bell Road for maximum brand exposure.
- 5 mile population exceeds 315,000 residents.

Nearby National Tenants



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Lowe's
BEST BUY
THE HOME DEPOT

BANNER
ASU WEST THUNDERBIRD
VALLEY CAMPUS MEDICAL
(5,000 STUDENTS) CENTER
(595 BEDS)

Walmart
Supercenter
sam's club

Target
SPROUTS
FARMERS MARKET
LAIFITNESS
BELL TOWNE PLAZA

WinCo
FOODS
PET SMART
ROSS
DRESS FOR LESS

COSTCO
WHOLESALE

HONORHEALTH
DEER VALLEY
MEDICAL CENTER
(204 BEDS)

Albertsons

fry's
ROSS
DRESS FOR LESS

NORTH MOUNTAIN
VILLAGE

fry's

HOBBY LOBBY
Michaels
MOON VALLEY
TOWNE CENTER

BUFFALO WILD WINGS

KOHL'S

SAFeway
RAC
planet fitness

FOUNTAIN SQUARE

Target
ROSS
DRESS FOR LESS
PET SMART
amc
THEATRES
Michaels
five BELOW

DEER VALLEY TOWNE CENTER

GREENWAY PKWY.
SAN PEDREGAL
(348 UNITS)

29,900
VEHICLES PER DAY

VIA BELLEZZA
(125+ CONDOS)

SUNRISE
PLAZA

ALDI

BURGER KING

SARATOGA RIDGE
(856 UNITS)

E. BELL RD.

TASTE of THAI

N. 15TH ST.

DriveTime

45,100
VEHICLES PER DAY



2026 Estimated Population

1 Mile	23,481
3 Miles	140,574
5 Miles	325,105

Avg Household Income

1 Mile	\$104,556
3 Miles	\$114,865
5 Miles	\$123,110

Total Residential Population

1 Mile	23,481
3 Miles	140,574
5 Miles	325,105



Area Snapshot

1 MILE

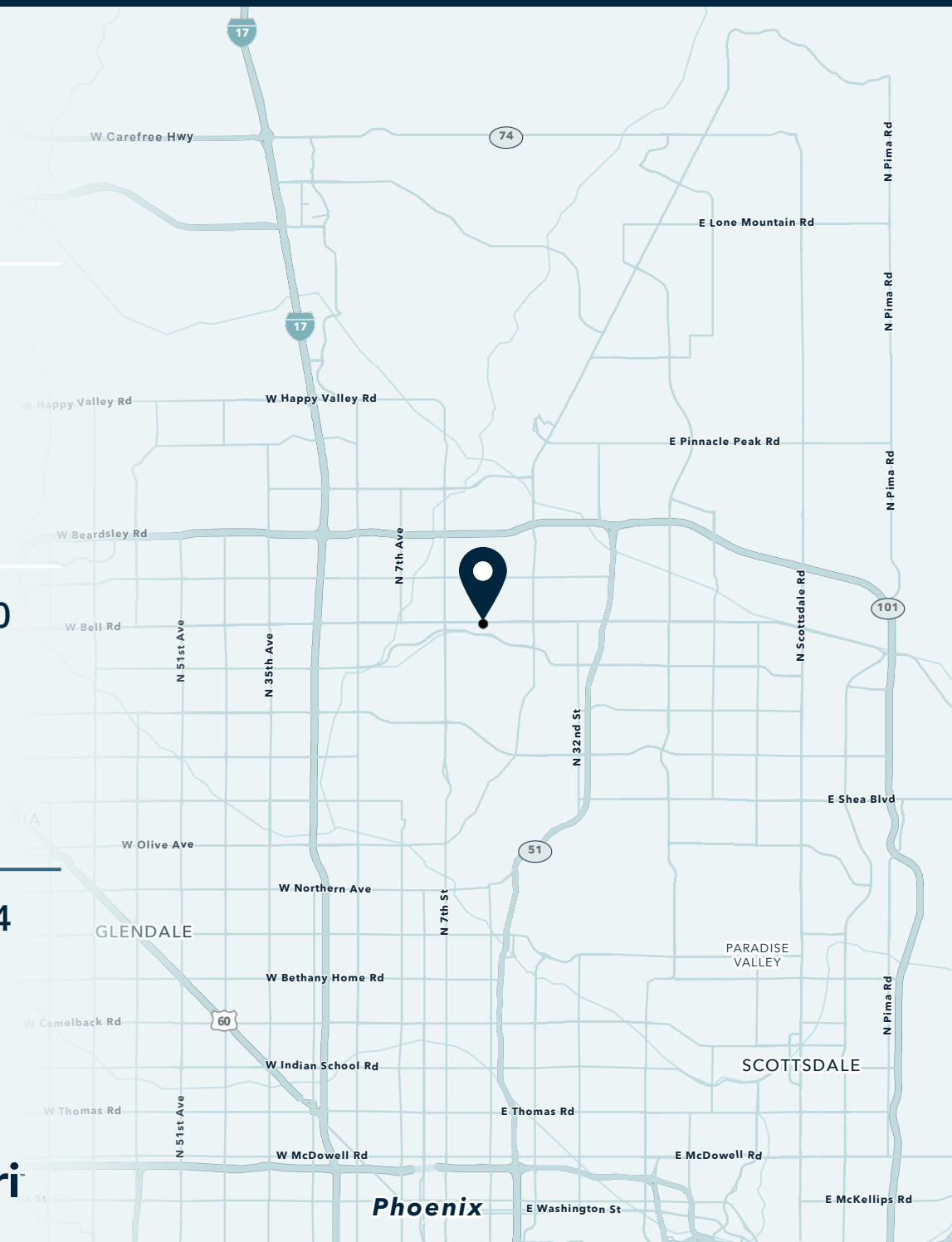
23,481	23,734	\$104,556	16,811
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

140,574	142,220	\$114,865	112,970
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

325,105	330,528	\$123,110	318,404
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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