

9,965 SF FOR LEASE IN 2-TENANT FREESTANDING BUILDING

NEC OF LOOP 101 & BELL RD | GLENDALE, AZ

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PROPERTY HIGHLIGHTS

- A+ Site on Dense Retail Corridor – Highly Desired Trade Area
- Pad located in front of Arrowhead Towne Center, 3rd highest volume regional mall in Arizona
- Outparcel shared with Skechers
- Excellent access from Loop 101, Bell Road and 75th Ave.
- Heavily trafficked with over 50,000 VPD at 77th Ave & Bell Rd.
- Major Retailers in the area include: Costco, Dick's Sporting Goods, Target, AMC Theatres, Nordstrom Rack, Ethan Allen

2023 DEMOS (5-MILE RADIUS)

| | |
|--------------------|----------------|
| TOTAL POPULATION | 299,755 |
| DAYTIME POPULATION | 279,763 |

TRAFFIC COUNTS

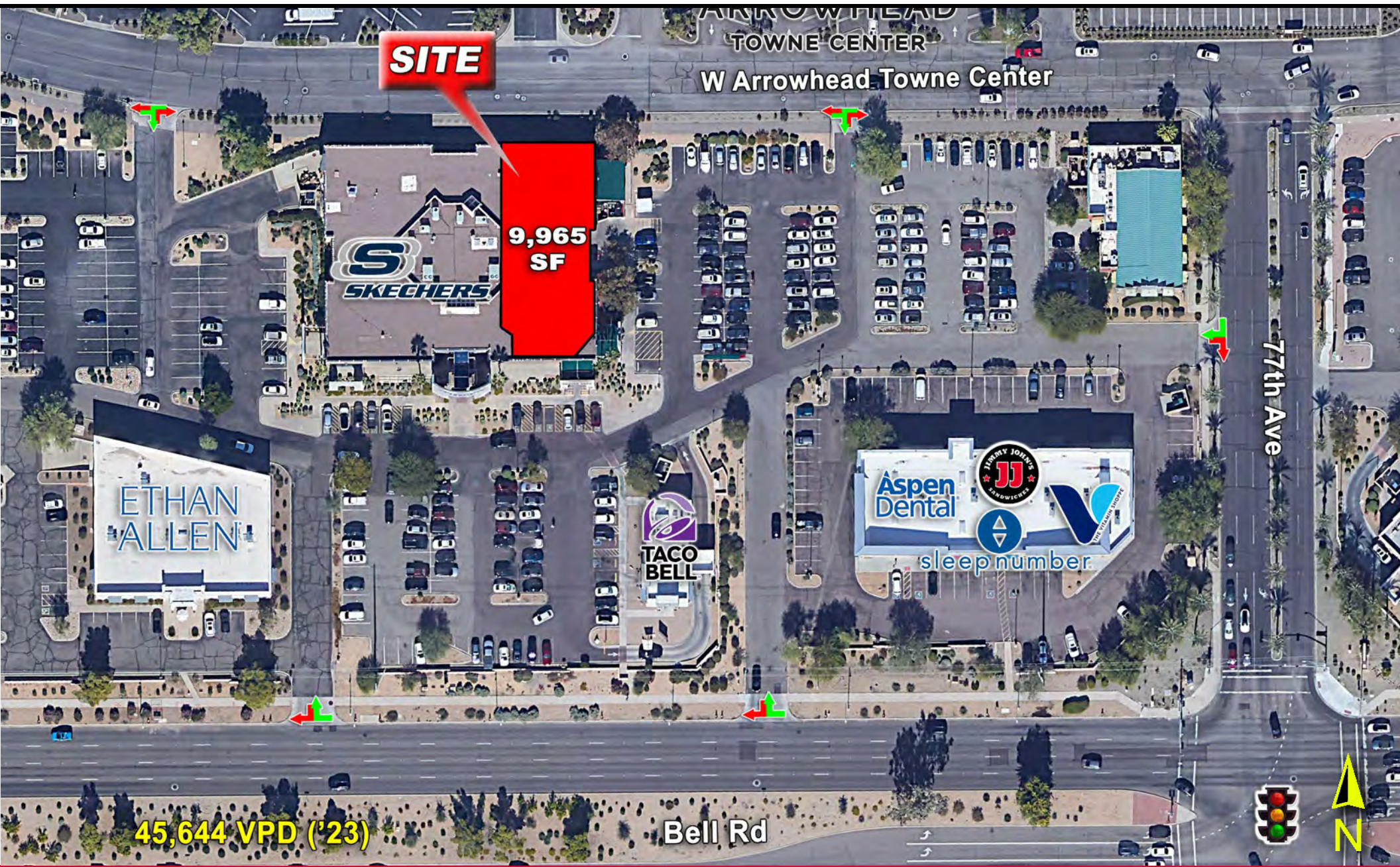
| | |
|-------------|--------------------|
| BELL ROAD | 50,740 VPD |
| 75TH AVENUE | 17,880 VPD |
| LOOP 101 | 104,649 VPD |

(ADOT '23)

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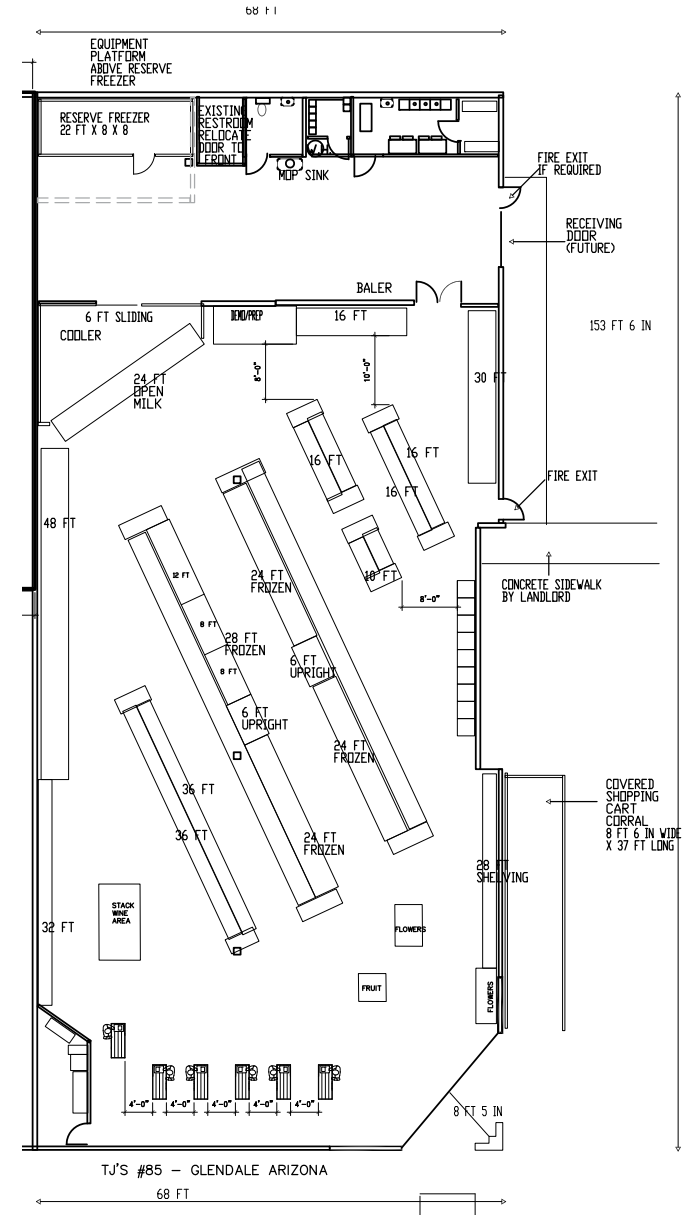
SITE AERIAL



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PROPERTY PHOTOS

FLOOR PLAN



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DRONE VIEW



Peoria Sports Complex

Arrowhead Crossing

Bell Rd

50,740 VPD ('23)

TACO BELL

ETHAN ALLEN

TRADER JOE'S

SKECHERS

SITE

104,649 VPD ('22)

SPRINGHILL SUITES MARRIOTT

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DRONE VIEW

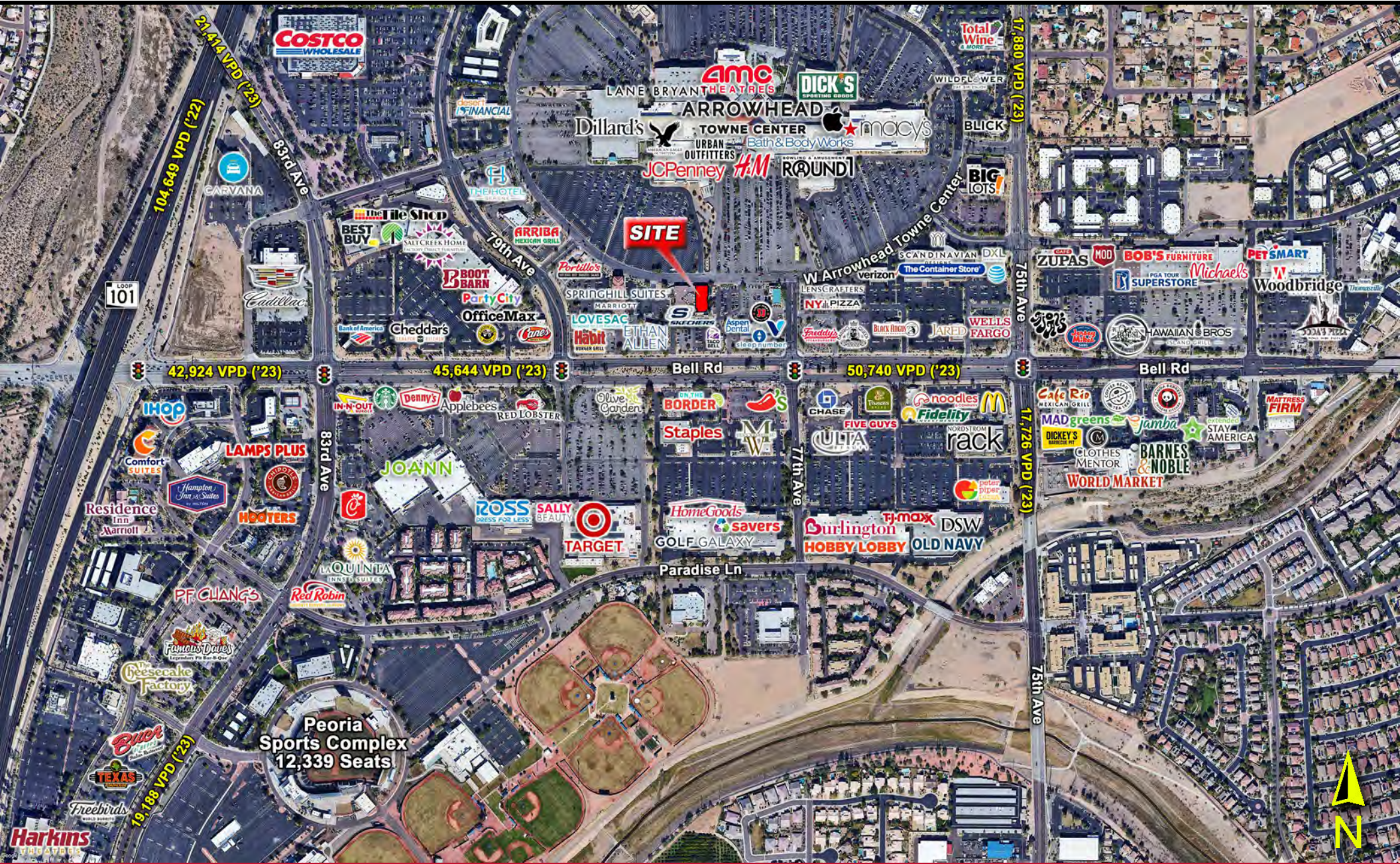


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INTERSECTION AERIAL



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DEMOGRAPHIC SNAPSHOT



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|--------|---------|---------|
| 2023 Total Population | 9,638 | 111,642 | 299,755 |
| Daytime Population | 20,272 | 114,911 | 279,763 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$104,209 | \$106,596 | \$101,382 |
| Median HH Income | \$81,123 | \$81,514 | \$76,782 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|--------|--------|---------|
| Daytime Employees | 15,896 | 58,186 | 119,751 |
| Daytime Residents | 4,376 | 56,725 | 160,012 |



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|---------|
| 2023 Households | 4,088 | 45,928 | 120,624 |
| 2028 Households | 4,093 | 46,370 | 121,004 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| Owner Occupied Housing | 40.4% | 64.4% | 68.9% |
| Renter Occupied Housing | 52.0% | 28.0% | 24.4% |



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|--------|
| 2023 Median Age | 36.4 | 45.8 | 45.7 |
| 2028 Median Age | 37.0 | 46.2 | 46.0 |

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