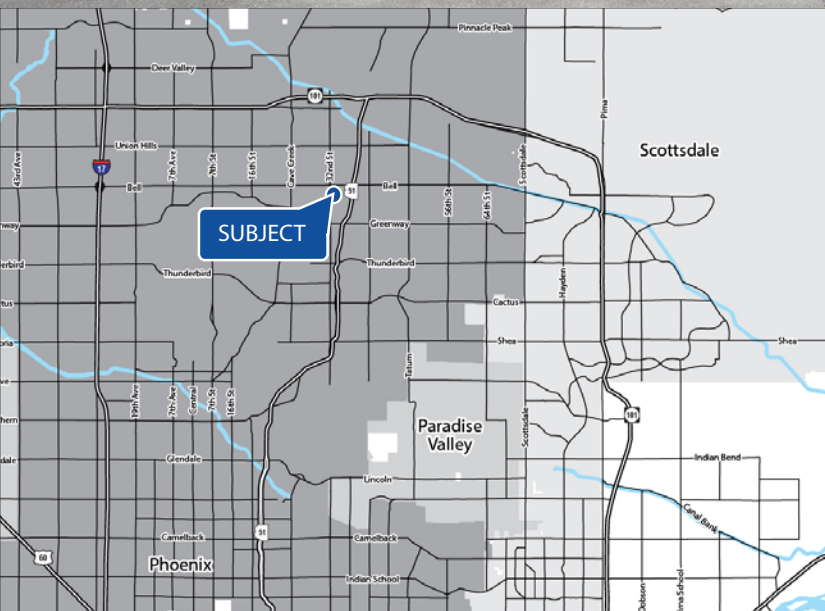




\$18 PSF Full Service, Turn-Key Delivery for 2nd Story Office Space



SHOP SPACES AVAILABLE

ADDRESS

• 3227 E Bell Road | Phoenix, AZ 85032

AVAILABLE

- SHOPS B - Up to 10,863 sf contiguous (See Site Plan)
- SHOPS D - Office space up to 20,000 sf
- D120 - 2,554 sf built out dental space

FEATURES

- Mixed-use retail and office project
- 0.5-mile from SR-51 Freeway
- Large parking field with multiple points of access
- Monument signage available

NOTABLE TENANTS

- LA Fitness
- Starbucks
- Harbor Freight Tools
- Dollar Tree
- Denny's
- OneStop Nutrition
- PainStop
- Jimmy Johns

2020 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	22,776	142,464	293,493
Avg. Household Income	\$63,868	\$88,520	\$102,360
Daytime Employment	6,735	29,476	88,556

Matt Milinovich
D 480 423 7959
C 602 885 9393
matt.milinovich@avisonyoung.com

James DeCremer
D 480 423 7958
C 602 909 0957
james.decremer@avisonyoung.com

Drew Sampson
D 480 423 7943
C 602 820 3877
drew.sampson@avisonyoung.com

2720 E Camelback Road
Suite 150
Phoenix, AZ 85016
avisonyoung.com

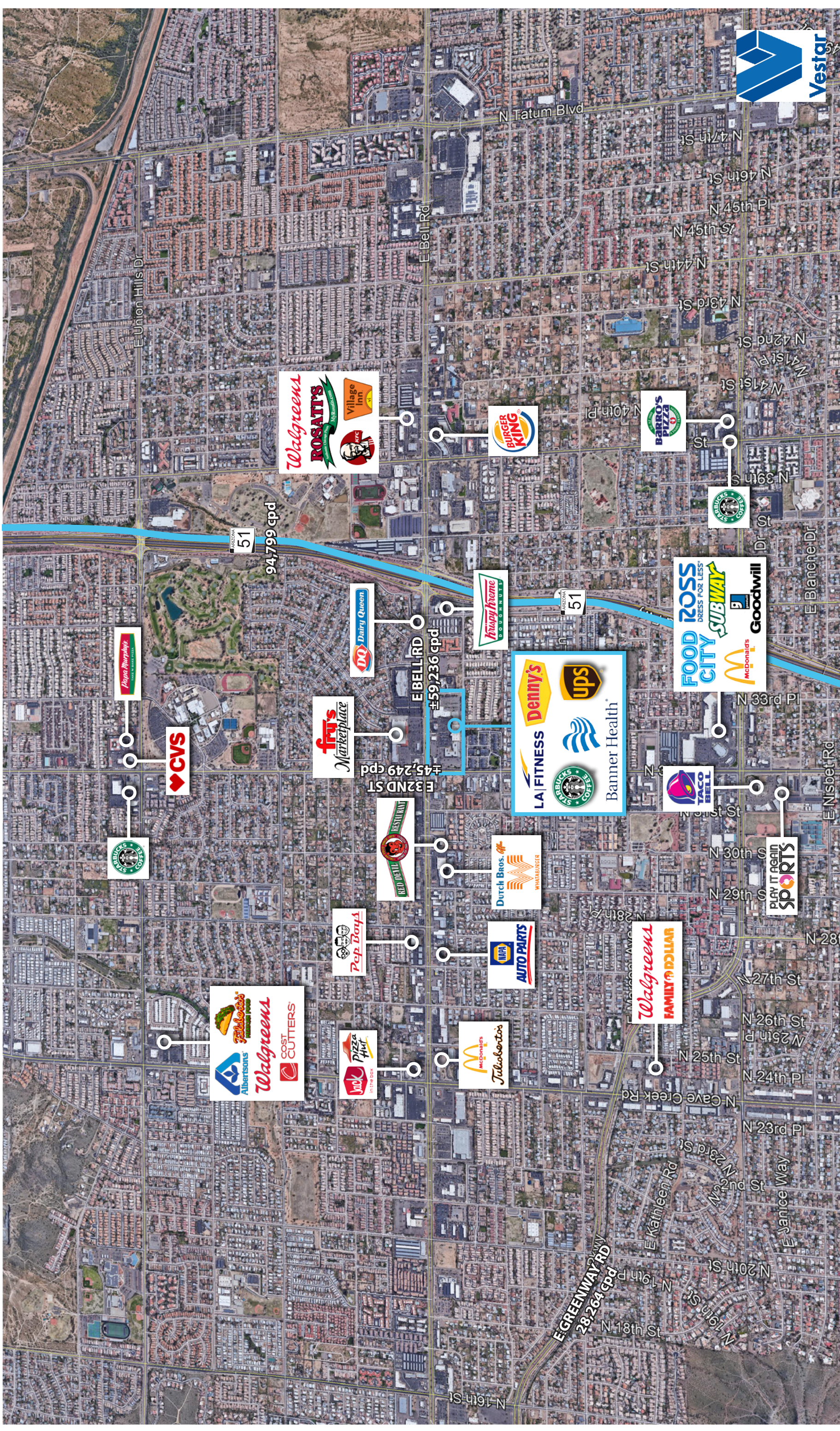




#	TENANT	SQ. FT.
A1-5	PainStop Clinic	9,623 sf
A7-A11	Harbor Freight Tools	13,429 sf
A12	Checksmart	2,335 sf
A14	Vaporice	918 sf
A15	Goldberg & Osborne	929 sf
A16	Subway	929 sf
A17	One Stop Nutrition	929 sf
A18	Nice Cuts	929 sf
A19	Ramiro's	929 sf
A20	Domino's Pizza	1,559 sf
A21	Goldberg & Osborne	1,200 sf
B4	Available	3,000 sf
B5	Available	3,593 sf

#	TENANT	SQ. FT.
B8	Available	1,085 sf
B9	Available	1,085 sf
B10B	Available	2,100 sf
B10	Eye Doctors of Arizona	5,841 sf
C1	LA Fitness	34,879 sf
D105-115	Angry Crab	6,524 sf
D120	Available-Former Dental	2,554 sf
D145	PV Animal Hospital	2,333 sf
D151	Halo Animal Rescue	8,600 sf
D160-D290	SW Network	20,648 sf
D201	Available	13,186 sf
D260	Available	7,831 sf
D280	Sun Network	2,686 sf

#	TENANT	SQ. FT.
PA1	Denny's	4,400 sf
PB1	Urgent Care Extra	5,000 sf
PC1	Dollar Tree	10,000 sf
PD100	Starbucks	1,500 sf
PD101	UPS Store	1,512 sf
PD102	Jimmy John's	2,046 sf



N 32nd St & E Bell Rd						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	22,776		142,464		293,493	
Projected Population (2025)	24,802		155,115		319,495	
Census Population (2010)	18,991		127,143		258,194	
Census Population (2000)	19,487		127,384		255,461	
Projected Annual Growth (2020 to 2025)	2,026	1.8%	12,651	1.8%	26,002	1.8%
Historical Annual Growth (2010 to 2020)	3,785	2.0%	15,321	1.2%	35,299	1.4%
Historical Annual Growth (2000 to 2010)	-496	-0.3%	-241	-	2,733	0.1%
Estimated Population Density (2020)	7,253 psm		5,041 psm		3,738 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2020)	8,223		58,040		122,936	
Projected Households (2025)	8,732		61,286		129,552	
Census Households (2010)	6,923		51,754		107,185	
Census Households (2000)	6,925		49,069		100,194	
Estimated Households with Children (2020)	2,933	35.7%	17,085	29.4%	34,104	27.7%
Estimated Average Household Size (2020)	2.75		2.44		2.37	
Average Household Income						
Estimated Average Household Income (2020)	\$63,868		\$88,520		\$102,360	
Projected Average Household Income (2025)	\$70,114		\$98,230		\$114,533	
Estimated Average Family Income (2020)	\$63,474		\$103,913		\$124,915	
Median Household Income						
Estimated Median Household Income (2020)	\$52,961		\$73,527		\$82,875	
Projected Median Household Income (2025)	\$60,986		\$86,086		\$97,491	
Estimated Median Family Income (2020)	\$58,505		\$88,943		\$102,910	
Per Capita Income						
Estimated Per Capita Income (2020)	\$23,109		\$36,110		\$42,928	
Projected Per Capita Income (2025)	\$24,729		\$38,853		\$46,490	
Estimated Per Capita Income 5 Year Growth	\$1,620	7.0%	\$2,743	7.6%	\$3,562	8.3%
Estimated Average Household Net Worth (2020)	\$569,921		\$847,671		\$1,052,110	
Daytime Demos (2020)						
Total Businesses	843		4,287		10,184	
Total Employees	6,735		29,476		88,556	
Company Headquarter Businesses	3	0.3%	7	0.2%	40	0.4%
Company Headquarter Employees	867	12.9%	1,035	3.5%	4,884	5.5%
Employee Population per Business	8.0		6.9		8.7	
Residential Population per Business	27.0		33.2		28.8	

N 32nd St & E Bell Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	15,473	67.9%	107,688	75.6%	229,462	78.2%
Black or African American (2020)	1,155	5.1%	6,539	4.6%	12,585	4.3%
American Indian or Alaska Native (2020)	347	1.5%	1,773	1.2%	3,339	1.1%
Asian (2020)	637	2.8%	7,050	4.9%	14,533	5.0%
Hawaiian or Pacific Islander (2020)	55	0.2%	239	0.2%	435	0.1%
Other Race (2020)	4,324	19.0%	13,944	9.8%	22,230	7.6%
Two or More Races (2020)	785	3.4%	5,231	3.7%	10,909	3.7%
Not Hispanic or Latino Population (2020)	12,159	53.4%	106,597	74.8%	231,366	78.8%
Hispanic or Latino Population (2020)	10,617	46.6%	35,867	25.2%	62,127	21.2%
Not Hispanic or Latino Population (2025)	13,118	52.9%	114,493	73.8%	248,328	77.7%
Hispanic or Latino Population (2025)	11,684	47.1%	40,622	26.2%	71,167	22.3%
Not Hispanic or Latino Population (2010)	10,392	54.7%	100,370	78.9%	215,588	83.5%
Hispanic or Latino Population (2010)	8,599	45.3%	26,773	21.1%	42,606	16.5%
Not Hispanic or Latino Population (2000)	12,751	65.4%	108,729	85.4%	226,743	88.8%
Hispanic or Latino Population (2000)	6,736	34.6%	18,656	14.6%	28,718	11.2%
Projected Hispanic Annual Growth (2020 to 2025)	1,067	2.0%	4,756	2.7%	9,039	2.9%
Historic Hispanic Annual Growth (2000 to 2020)	3,881	2.9%	17,211	4.6%	33,410	5.8%
Age Distribution (2020)						
Age Under 5	1,616	7.1%	8,236	5.8%	15,909	5.4%
Age 5 to 9 Years	1,594	7.0%	8,360	5.9%	16,519	5.6%
Age 10 to 14 Years	1,556	6.8%	8,790	6.2%	17,759	6.1%
Age 15 to 19 Years	1,479	6.5%	8,560	6.0%	17,327	5.9%
Age 20 to 24 Years	1,619	7.1%	8,892	6.2%	17,171	5.9%
Age 25 to 29 Years	2,144	9.4%	11,507	8.1%	22,269	7.6%
Age 30 to 34 Years	1,859	8.2%	10,857	7.6%	21,420	7.3%
Age 35 to 39 Years	1,656	7.3%	9,842	6.9%	20,073	6.8%
Age 40 to 44 Years	1,444	6.3%	9,331	6.5%	19,325	6.6%
Age 45 to 49 Years	1,416	6.2%	9,605	6.7%	19,906	6.8%
Age 50 to 54 Years	1,280	5.6%	9,524	6.7%	20,255	6.9%
Age 55 to 59 Years	1,213	5.3%	9,423	6.6%	20,467	7.0%
Age 60 to 64 Years	1,111	4.9%	8,513	6.0%	18,745	6.4%
Age 65 to 74 Years	1,594	7.0%	12,288	8.6%	27,334	9.3%
Age 75 to 84 Years	862	3.8%	6,290	4.4%	13,733	4.7%
Age 85 Years or Over	332	1.5%	2,446	1.7%	5,283	1.8%
Median Age	33.7		37.8		39.3	
Gender Age Distribution (2020)						
Female Population	11,275	49.5%	72,413	50.8%	149,822	51.0%
Age 0 to 19 Years	3,028	26.9%	16,507	22.8%	32,912	22.0%
Age 20 to 64 Years	6,650	59.0%	43,971	60.7%	90,933	60.7%
Age 65 Years or Over	1,597	14.2%	11,934	16.5%	25,977	17.3%
Female Median Age	35.0		39.2		40.5	
Male Population	11,501	50.5%	70,051	49.2%	143,671	49.0%
Age 0 to 19 Years	3,217	28.0%	17,439	24.9%	34,602	24.1%
Age 20 to 64 Years	7,092	61.7%	43,522	62.1%	88,696	61.7%
Age 65 Years or Over	1,192	10.4%	9,090	13.0%	20,373	14.2%
Male Median Age	32.5		36.5		38.0	



N 32nd St & E Bell Rd						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	308	3.7%	4,290	7.4%	13,178	10.7%
HH Income \$150,000 to \$199,999	401	4.9%	3,835	6.6%	9,255	7.5%
HH Income \$100,000 to \$149,999	808	9.8%	9,615	16.6%	21,822	17.8%
HH Income \$75,000 to \$99,999	1,074	13.1%	9,016	15.5%	18,933	15.4%
HH Income \$50,000 to \$74,999	1,760	21.4%	11,913	20.5%	23,042	18.7%
HH Income \$35,000 to \$49,999	1,294	15.7%	6,905	11.9%	13,699	11.1%
HH Income \$25,000 to \$34,999	962	11.7%	4,547	7.8%	8,377	6.8%
HH Income \$15,000 to \$24,999	787	9.6%	3,730	6.4%	6,943	5.6%
HH Income Under \$15,000	830	10.1%	4,188	7.2%	7,687	6.3%
HH Income \$35,000 or More	5,645	68.6%	45,575	78.5%	99,929	81.3%
HH Income \$75,000 or More	2,591	31.5%	26,756	46.1%	63,189	51.4%
Housing (2020)						
Total Housing Units	8,641		60,727		129,404	
Housing Units Occupied	8,223	95.2%	58,040	95.6%	122,936	95.0%
Housing Units Owner-Occupied	4,078	49.6%	35,432	61.0%	77,259	62.8%
Housing Units, Renter-Occupied	4,146	50.4%	22,608	39.0%	45,677	37.2%
Housing Units, Vacant	418	5.1%	2,687	4.6%	6,468	5.3%
Marital Status (2020)						
Never Married	6,968	38.7%	38,532	32.9%	77,317	31.8%
Currently Married	5,852	32.5%	49,777	42.5%	109,489	45.0%
Separated	1,221	6.8%	5,078	4.3%	9,644	4.0%
Widowed	874	4.9%	5,709	4.9%	11,713	4.8%
Divorced	3,095	17.2%	17,982	15.4%	35,143	14.4%
Household Type (2020)						
Population Family	18,360	80.6%	111,941	78.6%	229,177	78.1%
Population Non-Family	4,261	18.7%	29,781	20.9%	62,712	21.4%
Population Group Quarters	155	0.7%	742	0.5%	1,604	0.5%
Family Households	5,124	62.3%	35,283	60.8%	73,973	60.2%
Non-Family Households	3,099	37.7%	22,757	39.2%	48,963	39.8%
Married Couple with Children	1,603	27.4%	10,245	20.6%	21,399	19.5%
Average Family Household Size	3.6		3.2		3.1	
Household Size (2020)						
1 Person Households	2,299	28.0%	17,290	29.8%	37,968	30.9%
2 Person Households	2,301	28.0%	19,343	33.3%	42,162	34.3%
3 Person Households	1,196	14.5%	9,178	15.8%	18,595	15.1%
4 Person Households	1,106	13.4%	6,845	11.8%	14,271	11.6%
5 Person Households	685	8.3%	3,171	5.5%	6,185	5.0%
6 or More Person Households	636	7.7%	2,213	3.8%	3,755	3.1%
Household Vehicles (2020)						
Households with 0 Vehicles Available	634	7.7%	2,953	5.1%	5,549	4.5%
Households with 1 Vehicles Available	3,094	37.6%	21,395	36.9%	43,596	35.5%
Households with 2 or More Vehicles Available	4,495	54.7%	33,692	58.0%	73,791	60.0%
Total Vehicles Available	14,150		103,986		224,900	
Average Vehicles Per Household	1.7		1.8		1.8	

N 32nd St & E Bell Rd		1 mi radius		3 mi radius		5 mi radius	
Labor Force (2020)							
Estimated Labor Population Age 16 Years or Over		17,740		115,444		239,876	
Estimated Civilian Employed		11,377	64.1%	75,026	65.0%	154,292	64.3%
Estimated Civilian Unemployed		710	4.0%	4,623	4.0%	9,598	4.0%
Estimated in Armed Forces		11	-	32	-	75	-
Estimated Not in Labor Force		5,642	31.8%	35,764	31.0%	75,910	31.6%
Unemployment Rate		4.0%		4.0%		4.0%	
Occupation (2020)							
Occupation: Population Age 16 Years or Over		11,377		75,026		154,292	
Management, Business, Financial Operations		1,632	14.3%	12,943	17.3%	29,460	19.1%
Professional, Related		1,817	16.0%	16,803	22.4%	37,615	24.4%
Service		3,264	28.7%	15,231	20.3%	27,579	17.9%
Sales, Office		2,394	21.0%	17,659	23.5%	37,010	24.0%
Farming, Fishing, Forestry		72	0.6%	241	0.3%	339	0.2%
Construct, Extraction, Maintenance		1,099	9.7%	5,224	7.0%	9,241	6.0%
Production, Transport Material Moving		1,099	9.7%	6,925	9.2%	13,048	8.5%
White Collar Workers		5,843	51.4%	47,406	63.2%	104,085	67.5%
Blue Collar Workers		5,534	48.6%	27,620	36.8%	50,207	32.5%
Consumer Expenditure (2020)							
Total Household Expenditure		\$422.43 M		\$3.72 B		\$8.72 B	
Total Non-Retail Expenditure		\$222.71 M	52.7%	\$1.97 B	52.8%	\$4.61 B	52.9%
Total Retail Expenditure		\$199.72 M	47.3%	\$1.76 B	47.2%	\$4.11 B	47.1%
Apparel		\$14.85 M	3.5%	\$131.45 M	3.5%	\$309.26 M	3.5%
Contributions		\$13.14 M	3.1%	\$121.65 M	3.3%	\$292.94 M	3.4%
Education		\$11.85 M	2.8%	\$111.43 M	3.0%	\$272.94 M	3.1%
Entertainment		\$23.42 M	5.5%	\$210.99 M	5.7%	\$498.3 M	5.7%
Food and Beverages		\$62.99 M	14.9%	\$548.7 M	14.7%	\$1.28 B	14.6%
Furnishings and Equipment		\$14.56 M	3.4%	\$131.16 M	3.5%	\$309.22 M	3.5%
Gifts		\$9.86 M	2.3%	\$91.96 M	2.5%	\$223.01 M	2.6%
Health Care		\$36 M	8.5%	\$314.42 M	8.4%	\$727.77 M	8.3%
Household Operations		\$16.33 M	3.9%	\$146.12 M	3.9%	\$344.95 M	4.0%
Miscellaneous Expenses		\$7.91 M	1.9%	\$70.47 M	1.9%	\$165.51 M	1.9%
Personal Care		\$5.65 M	1.3%	\$50.01 M	1.3%	\$116.99 M	1.3%
Personal Insurance		\$2.82 M	0.7%	\$26.23 M	0.7%	\$62.97 M	0.7%
Reading		\$906.94 K	0.2%	\$8.12 M	0.2%	\$19.11 M	0.2%
Shelter		\$89.88 M	21.3%	\$784.58 M	21.1%	\$1.83 B	21.0%
Tobacco		\$2.79 M	0.7%	\$22.43 M	0.6%	\$49.95 M	0.6%
Transportation		\$77.22 M	18.3%	\$681.04 M	18.3%	\$1.59 B	18.2%
Utilities		\$32.24 M	7.6%	\$274.08 M	7.4%	\$628.26 M	7.2%
Educational Attainment (2020)							
Adult Population Age 25 Years or Over		14,911		99,626		208,808	
Elementary (Grade Level 0 to 8)		1,834	12.3%	4,596	4.6%	6,675	3.2%
Some High School (Grade Level 9 to 11)		1,466	9.8%	6,356	6.4%	10,772	5.2%
High School Graduate		3,649	24.5%	20,563	20.6%	38,739	18.6%
Some College		3,497	23.5%	23,104	23.2%	46,985	22.5%
Associate Degree Only		1,400	9.4%	9,253	9.3%	18,361	8.8%
Bachelor Degree Only		1,941	13.0%	22,755	22.8%	55,091	26.4%
Graduate Degree		1,124	7.5%	12,999	13.0%	32,187	15.4%



N 32nd St & E Bell Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	3,672	53.0%	35,547	68.7%	77,077	71.9%
1 Attached Unit	422	6.1%	2,468	4.8%	5,243	4.9%
2 to 4 Units	1,186	17.1%	3,205	6.2%	6,060	5.7%
5 to 9 Units	554	8.0%	3,266	6.3%	6,615	6.2%
10 to 19 Units	481	6.9%	3,429	6.6%	6,289	5.9%
20 to 49 Units	334	4.8%	1,940	3.7%	4,235	4.0%
50 or More Units	500	7.2%	3,937	7.6%	10,498	9.8%
Mobile Home or Trailer	1,064	15.4%	4,162	8.0%	6,759	6.3%
Other Structure	10	0.1%	85	0.2%	160	0.1%
Homes Built By Year (2020)						
Homes Built 2010 or later	364	5.3%	2,816	5.4%	6,745	6.3%
Homes Built 2000 to 2009	1,129	16.3%	7,069	13.7%	16,063	15.0%
Homes Built 1990 to 1999	1,260	18.2%	14,262	27.6%	28,155	26.3%
Homes Built 1980 to 1989	2,696	38.9%	16,259	31.4%	32,702	30.5%
Homes Built 1970 to 1979	1,729	25.0%	12,450	24.1%	28,072	26.2%
Homes Built 1960 to 1969	729	10.5%	3,347	6.5%	7,505	7.0%
Homes Built 1950 to 1959	267	3.9%	1,341	2.6%	2,500	2.3%
Homes Built Before 1949	49	0.7%	497	1.0%	1,193	1.1%
Home Values (2020)						
Home Values \$1,000,000 or More	17	0.4%	143	0.4%	685	0.9%
Home Values \$500,000 to \$999,999	186	4.6%	3,022	8.5%	10,232	13.2%
Home Values \$400,000 to \$499,999	169	4.1%	3,069	8.7%	9,853	12.8%
Home Values \$300,000 to \$399,999	370	9.1%	7,748	21.9%	18,093	23.4%
Home Values \$200,000 to \$299,999	1,523	37.4%	12,254	34.6%	21,480	27.8%
Home Values \$150,000 to \$199,999	743	18.2%	3,984	11.2%	7,681	9.9%
Home Values \$100,000 to \$149,999	301	7.4%	1,740	4.9%	3,199	4.1%
Home Values \$70,000 to \$99,999	139	3.4%	734	2.1%	1,243	1.6%
Home Values \$50,000 to \$69,999	96	2.3%	408	1.2%	754	1.0%
Home Values \$25,000 to \$49,999	93	2.3%	543	1.5%	880	1.1%
Home Values Under \$25,000	411	10.1%	1,643	4.6%	2,669	3.5%
Owner-Occupied Median Home Value	\$203,818		\$274,075		\$317,948	
Renter-Occupied Median Rent	\$809		\$965		\$1,030	
Transportation To Work (2020)						
Drive to Work Alone	7,593	69.8%	50,701	74.6%	105,988	75.9%
Drive to Work in Carpool	1,623	14.9%	7,169	10.6%	13,396	9.6%
Travel to Work by Public Transportation	411	3.8%	1,808	2.7%	3,057	2.2%
Drive to Work on Motorcycle	32	0.3%	250	0.4%	429	0.3%
Walk or Bicycle to Work	281	2.6%	1,135	1.7%	2,255	1.6%
Other Means	279	2.6%	1,202	1.8%	2,117	1.5%
Work at Home	654	6.0%	5,655	8.3%	12,466	8.9%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	2,076	19.1%	14,630	21.5%	30,177	21.6%
Travel to Work in 15 to 29 Minutes	4,668	42.9%	30,851	45.4%	62,353	44.6%
Travel to Work in 30 to 59 Minutes	3,295	30.3%	20,118	29.6%	41,578	29.8%
Travel to Work in 60 Minutes or More	618	5.7%	2,948	4.3%	5,877	4.2%
Average Minutes Travel to Work	23.9		22.5		22.6	

