

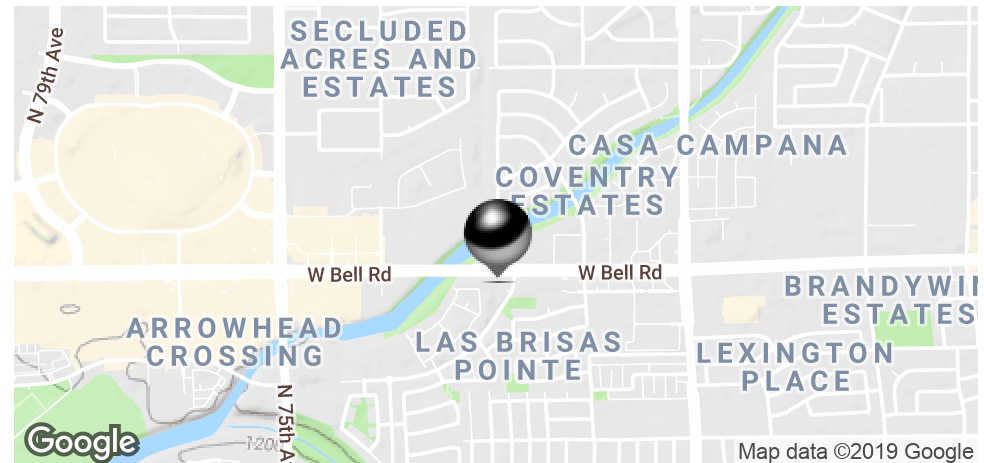


FOR LEASE | OFFICE SPACE

## BELL AMERICAN PLAZA

7111-7121 W Bell Rd, Glendale, AZ 85308

# BELL AMERICAN PLAZA



## OFFERING SUMMARY

Available SF:	810 - 3,541 SF
Lease Rate:	\$21.50 - 24.50 SF/yr (MG)
Lot Size:	1.69 Acres
Year Built:	2002
Building Size:	23,834/10,156
Zoning:	C-O
Market:	Phoenix
Submarket:	Arrowhead
Traffic Count:	34,400

## PROPERTY OVERVIEW

The subject property an Office/medical complex located in the Bell American Plaza. The property has a courtyard setting with exceptional access to 101 Loop and I-17 Fwy. The property has signage exposure to Bell Road and easy access to Arrowhead Mall. Surface and covered parking is available at 5 per 1000 sq. ft. Frontage, building and monument signage are available on Bell Road. The attractive conference room seats up to 49 people. The property is located less than ¼ mile from Arrowhead Mall (kitty-corner at 75th Avenue & Bell Road) and surrounded by area restaurants and retail.

## PROPERTY HIGHLIGHTS

- Signage Exposure on Bell Road
- Less Than a Quarter Mile from Arrowhead Mall
- Courtyard Setting
- Exceptional Access to Loop 101 and I-17 Freeway
- Two Buildings: 7111 (One-Story) and 7121 (Two-Story)

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LEASE TYPE | MG      TOTAL SPACE | 810 - 3,541 SF      LEASE TERM | NEGOTIABLE      LEASE RATE | -

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7111-101/102	Available	3,541 SF	Modified Gross	\$23.50 - \$24.50 SF/yr	Vacant
Suite 7121-135	Available	852 SF	Modified Gross	\$21.50 - \$23.50 SF/yr	Vacant
Suite 7121-210	Available	810 SF	Modified Gross	\$21.50 - \$23.50 SF/yr	Vacant

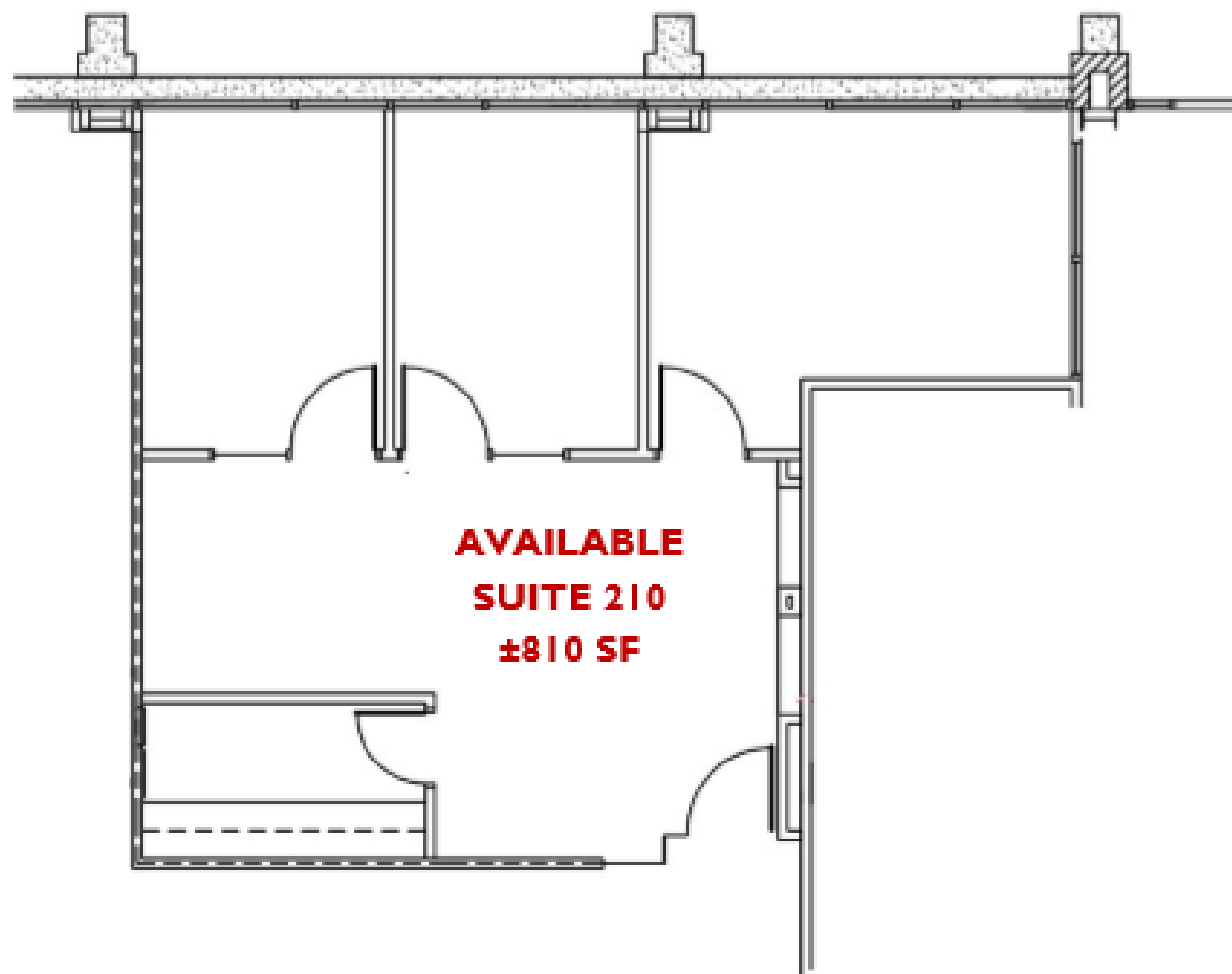
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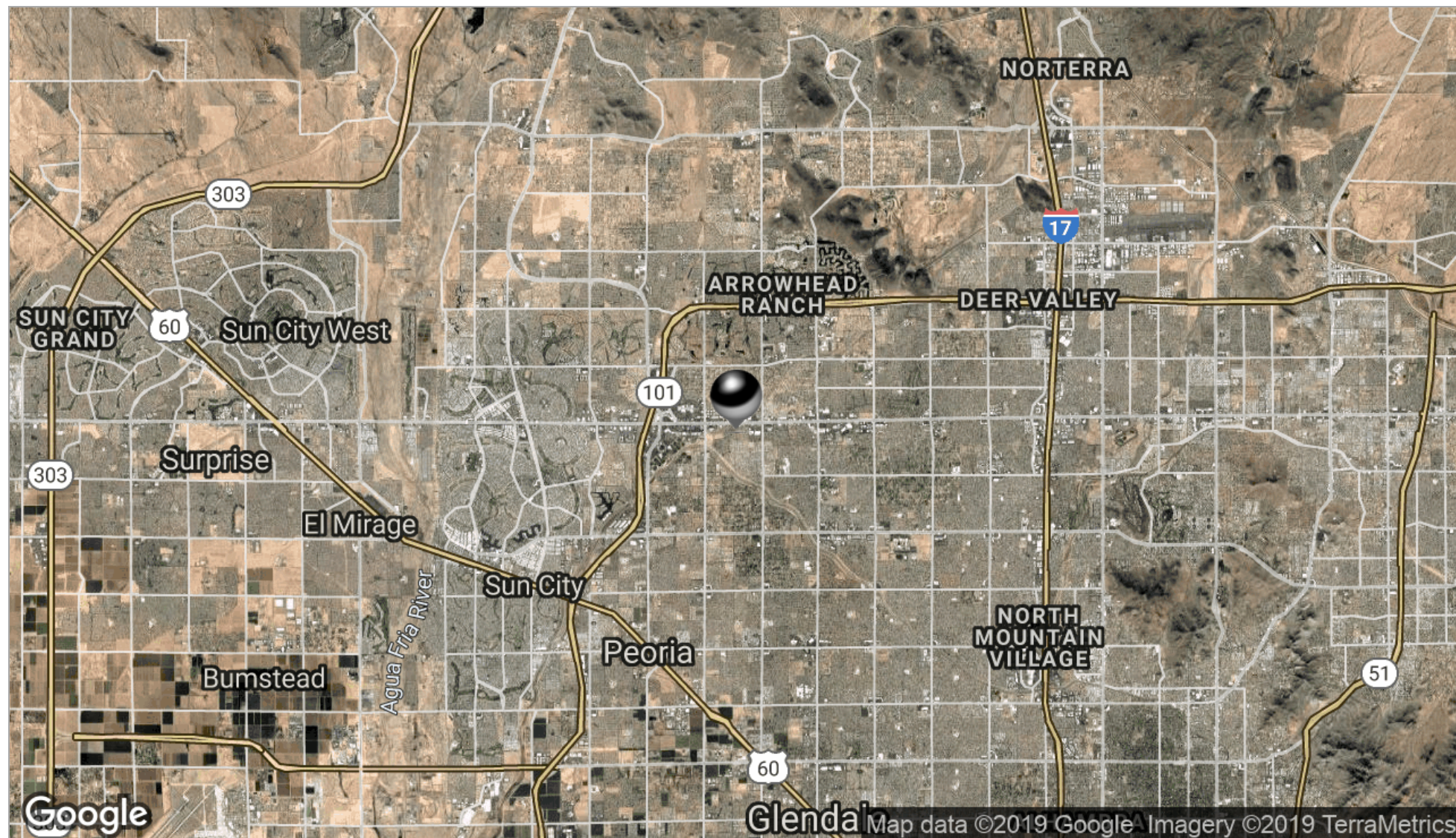
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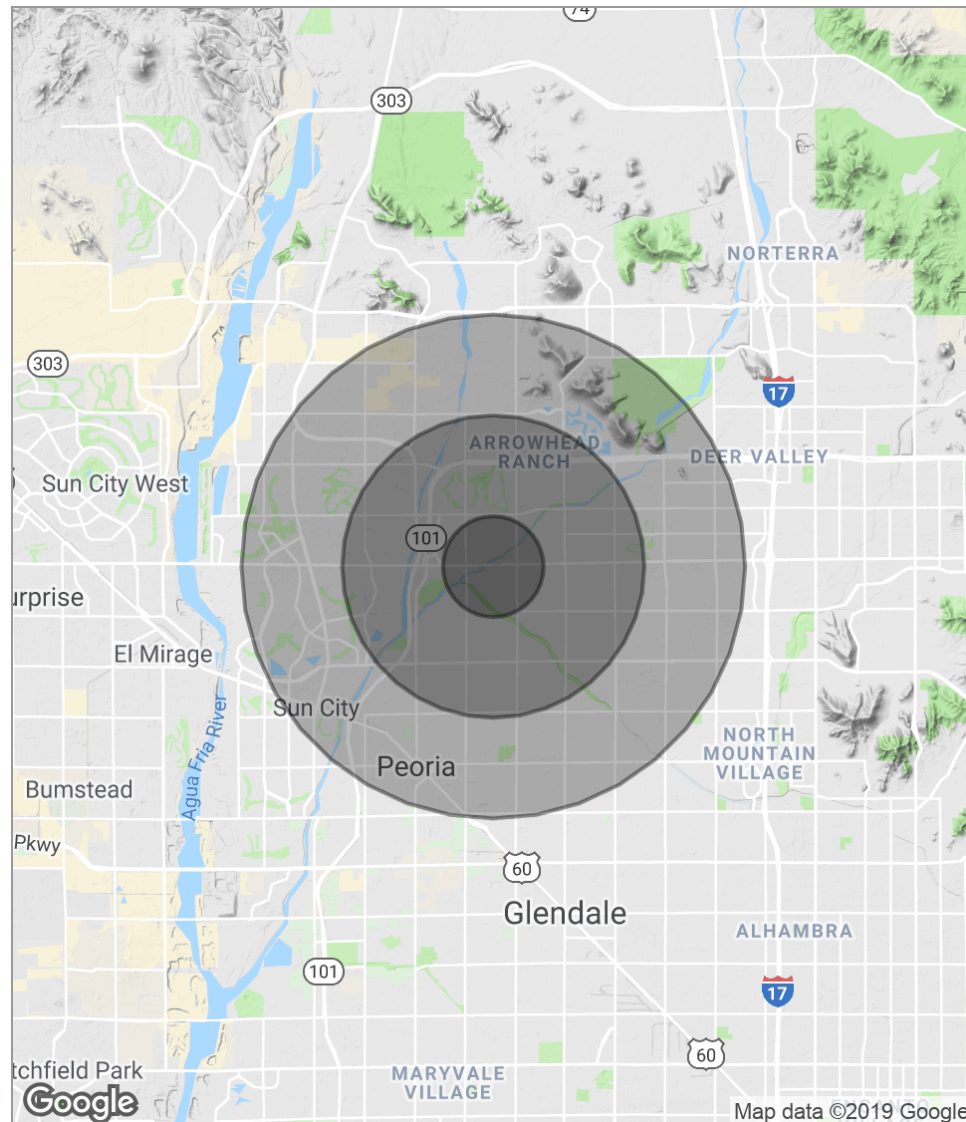
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## BELL AMERICAN PLAZA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,330	102,728	295,130
Median age	40.2	38.3	39.5
Median age (Male)	37.2	36.8	38.0
Median age (Female)	42.2	39.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,596	38,471	111,822
# of persons per HH	2.6	2.7	2.6
Average HH income	\$73,529	\$82,926	\$75,631
Average house value	\$399,259	\$329,972	\$259,472

\* Demographic data derived from 2010 US Census

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