



SEC 51st Ave & Bell Rd

4913 W Bell Rd | Glendale, Arizona 85308

Property Features

- Retail and Office Suites Available
- Monument signage available on both 51st Ave & Bell Rd
- Good Ingress/Egress on both major roads
- 2020 NNNs: \$3.84/SF
- Zoning: PCSOD - Phoenix Jurisdiction
- Recently renovated
- Anchored by:

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Average Age: | 39.6 | 36.1 | 35.8 |
| Population: | 12,386 | 117,421 | 332,909 |
| Average HH Income: | \$75,970 | \$72,308 | \$72,004 |
| Daytime Employment: | 5,206 | 47,295 | 137,559 |

Traffic Counts

| | VPD |
|------------|--------|
| W Bell Rd | 51,568 |
| N 51st Ave | 22,812 |

Owned & Managed By:



Fully Invested in the Future



Contact Agent(s) For Pricing

For more information:

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For Lease

SEC 51st Ave & Bell

Site Plan



| Suite | Tenant | Size (SF) | Suite | Tenant | Size (SF) |
|-------|-----------------------------------|-----------|--------|---------------------------------|-----------|
| A-1 | Walgreens Drug | 14,820 | D-2 | UR Middle Eastern Market | 2,310 |
| B-1 | Audio Express | 5,850 | D-3 | What Ale's Ya | 1,920 |
| B-2 | AVAILABLE | 1,081 | D-4 | AVAILABLE | 1,550 |
| B-3 | American Freight Furniture | 25,700 | E-1 | Planet Fitness | 26,061 |
| B-4 | Hair Designers | 1,045 | F-101 | Cash Time | 2,066 |
| B-5 | AVAILABLE | 2,455 | F-102 | Kitchen AZ | 2,449 |
| B-6A | AVAILABLE | 1,578 | F-103 | AVAILABLE (divisible) | 6,991 |
| B-6 | TruGrocer Credit Union | 984 | F-200 | ASDA, Inc. (Dental School) | 2,500 |
| B-7 | Stela Tech | 1,000 | F-200A | Allstate | 1,069 |
| B-9 | Intelli-School | 4,471 | F-201 | DeLisle Consulting | 1,551 |
| C-5 | AVAILABLE | 1,705 | F-202 | Embracing Change | 758 |
| C-6 | Sundanser Window Tinting | 3,000 | F-203 | AVAILABLE | 1,320 |
| C-6A | AVAILABLE | 5,036 | F-204 | Shick Law Offices | 1,080 |
| C-07 | Incredible Escape Rooms | 7,200 | F-205 | ZipWorld Realty, LLC | 1,230 |
| C-8 | Harbor Freight Tools | 15,078 | F-209 | Milesbrook Senior Care | 1,297 |
| C-9 | AVAILABLE | 3,600 | G-1 | Chilly Bombers | 2,566 |
| C-10 | Lifetouch National School Studios | 9,870 | H-1 | Freddy's Custard & Steak Burger | 3,293 |
| D-1 | Tacos Tijuana | 3,100 | | | |

OFFICE

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Site Aerial



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