

FOR LEASE

# MOUNTAIN VISTA PLAZA

15557-15609 W BELL ROAD | SURPRISE, AZ 85374

SWC BELL ROAD & REEMS ROAD



PRIME SPACES AVAILABLE | 1,200 SF & 1,240 SF

## COMING SOON The Wax Room



### FEATURES:

- Anchored by Planet Fitness
- One mile from Loop 303
- Busy Bell Road Location
- Let's make a deal!

### DEMOS:

2020	1 Mile	3 Mile	5 Mile
Population	14,068	99,307	188,438
Avg HH Income	\$79,863	\$84,687	\$82,360

Traffic Counts:	Street	Cross Street	VPD
	N Reems Rd	W Bell Rd	36,115
	W Bell Rd	N Reems Rd	59,845

### NEARBY TENANTS:



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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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Shop	Tenant	SF
100	Richi's Diner	4,200
104	Edward Jones	1,200
105	Surprise Nail & Salon	1,800
106-107	Salon Centric	2,000
108	Berkshire Diamonds	887
109-111	Salon 4 Suites	4,770
201	Interdent Service Corp	3,587
204	Purrfurred Pets Veterinary	2,395
206	Daffy's Grooming & Boarding	2,000
208	Yogurtini	1,600
<b>401</b>	<b>AVAILABLE (do not disturb tenant)</b>	<b>1,200</b>
402	Chef Panda	1,200
<b>403</b>	<b>AVAILABLE</b>	<b>1,240</b>
404	Booty's Bar & Grill	3,560
407	Papa Murphy's	1,200
408	The Wax Room	1,200
409-410	Dungeon Gaming Center	2,973
569	Planet Fitness	27,059

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