

FOR LEASE

END-CAP RESTAURANT

7407 W BELL ROAD | PEORIA, AZ 85382
SEC BELL ROAD & 75TH AVENUE



2,007 SF END-CAP RESTAURANT AVAILABLE



FEATURES:

- ZONING: C2, City of Peoria
- Project Size: 96,400 SF
- Located 1 mile east of Loop 101
- Directly across from Arrowhead Towne Center
- Close proximity to Bell Road, highly visible, patio & signage on three elevations.

DEMOS:

2020	1 Mile	3 Mile	5 Mile
Population	9,155	111,614	303,855
Avg HH Income	\$105,184	\$91,876	\$85,244

Traffic Counts:	Street	Cross Street	VPD
	W Bell Rd	N 75th Ave W	40,997
	N 75th Ave E	W Bell Rd	19,750

JOIN:



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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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MAJORS & SHOPS A & B

Suite	Tenant	SF
MAJOR A	Cost Plus World Market	18,300
MAJOR B	AVAILABLE	10,600
MAJOR C	buy buy BABY	22,115
A1	Zoom Room	3,933
A2	Clothes Mentor	4,037
A3	Soccer Post	2,423
B1	Hand & Stone Massage	2,700

PAD 3 & PAD 4

Suite	Tenant	SF
3-1	AVAILABLE	2,007
3-2	Coffee Bean & Tea Leaf	1,760
4-1	Panda Express	1,944
4-2	Jamba Juice	1,188
4-3	The Joint	1,188
4-4	The Greek Wrap	1,517
4-5	U Break I Fix	913
4-6	Love Kim Nails	1,134
4-7	New Balance Store	1,890

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