

FOR LEASE

# SUNSET PLAZA

3414-3436 W. BELL ROAD | PHOENIX, AZ 85023  
NEC 35TH AVENUE & BELL ROAD



**1,200 SF FULLY BUILT OUT HAIR SALON | 1,419 SF RETAIL**



### FEATURES:

- PROJECT SIZE: 82,100 SF
- Located within two miles of the I-17 and Loop 101
- Excellent visibility from Bell Road
- Zoning: PSC, City of Phoenix
- Population within 5 miles is 340,120

### DEMOS:

	1 Mile	3 Mile	5 Mile
2020 Population	18,434	145,176	340,120
Avg HH Income	\$72,137	\$76,107	\$80,631
Traffic Counts:	W Bell Rd & N 33rd Dr		44,934
	N 35th Ave & W Bell Rd		22,893

### JOIN:



**DONNA REECE**  
RETAIL LEASING SPECIALIST  
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**DENA ZELL**  
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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.

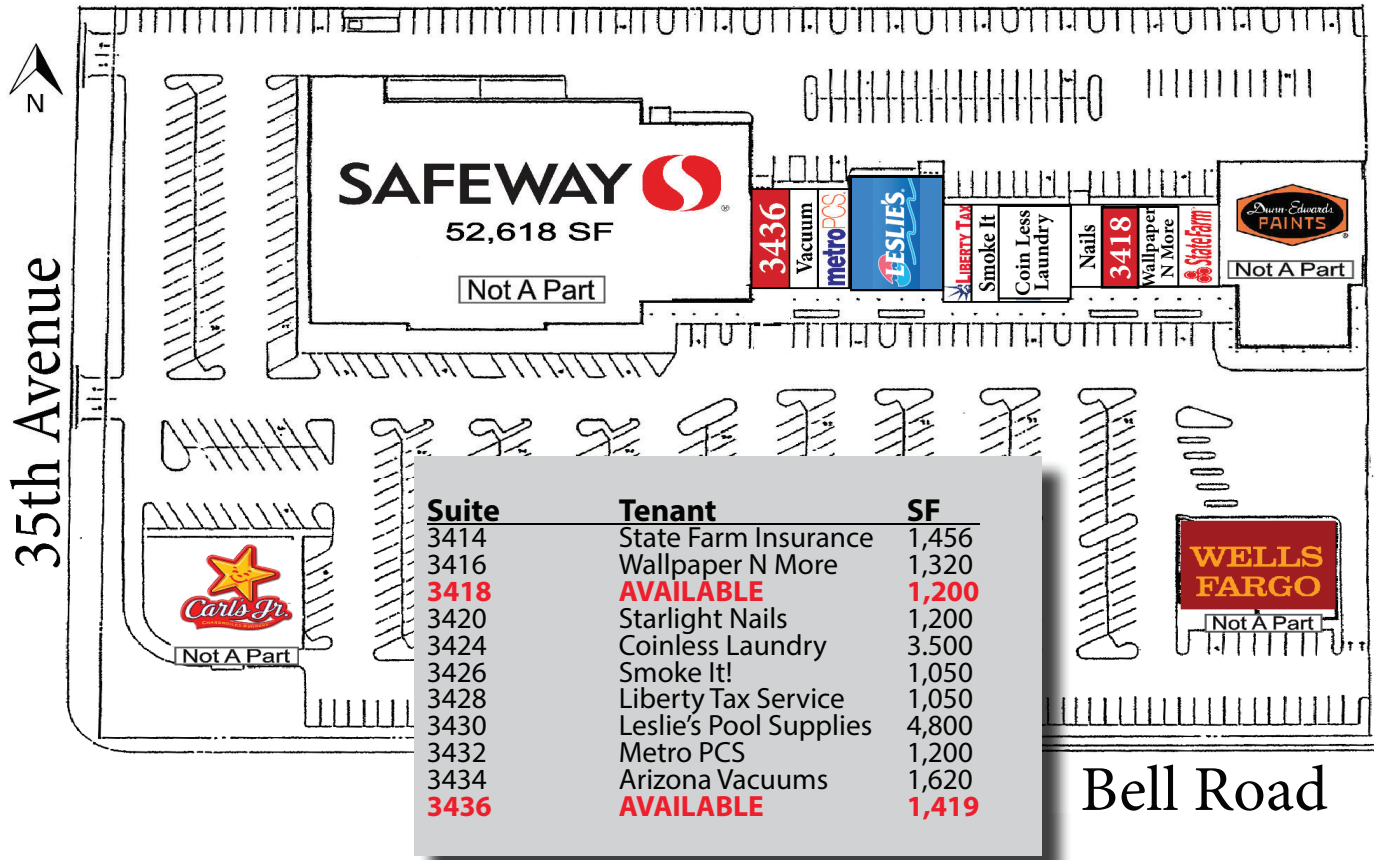
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