



Medical Office for Lease



AVAILABILITY

- Suite 110 - 1,731 rsf

FEATURES

- The property is a well-maintained medical office building, that is located adjacent to a golf course in the Bellaire neighborhood of Phoenix
- Large monument sign on Bell Road
- Asking rent: \$21 psf - full service
- Retail and service amenities nearby

TRAFFIC COUNT

- 43rd Avenue: ±41,667 CPD
- Bell Road: ±36,902 CPD

NOTABLE TENANTS IN TRADE AREA

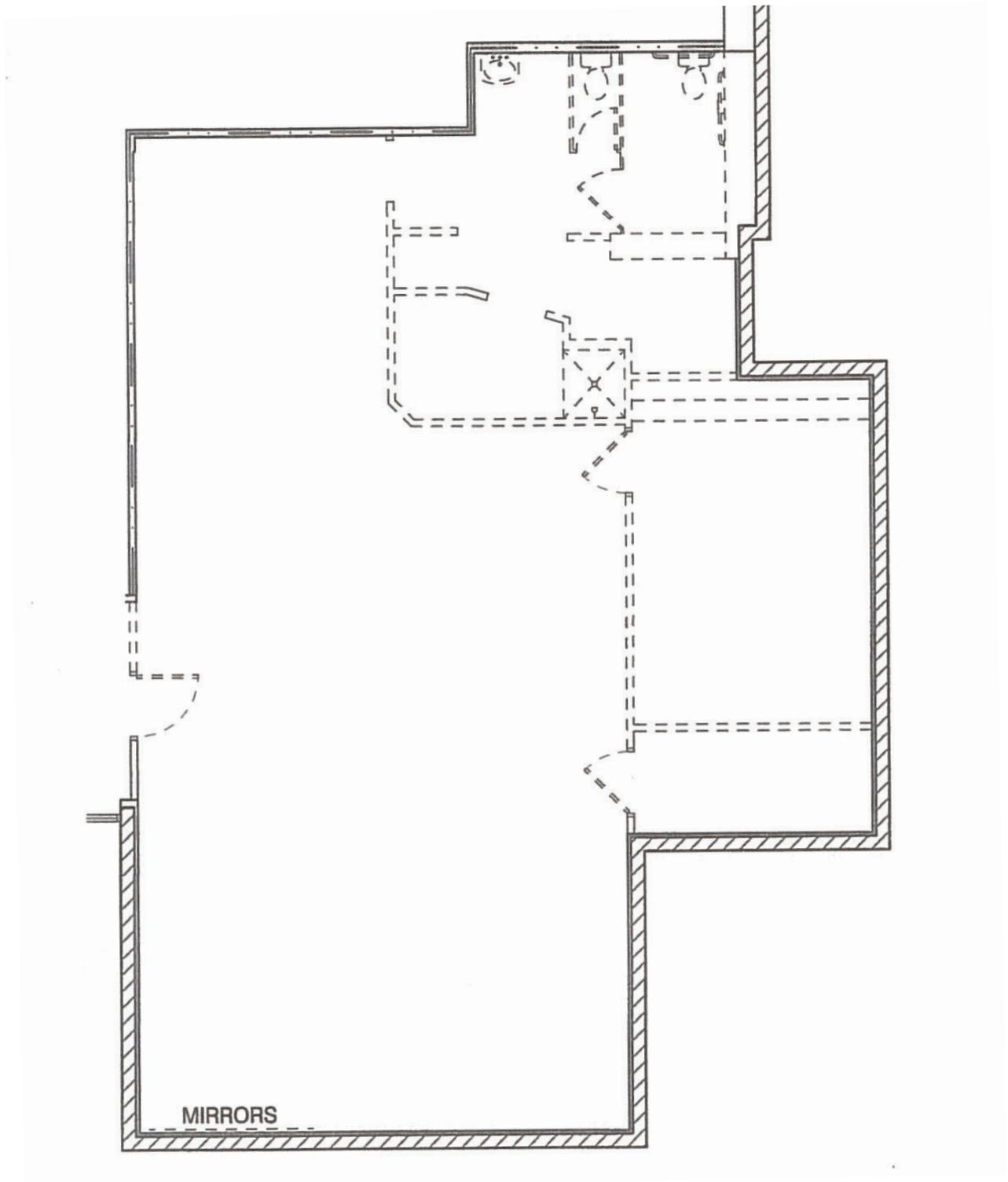


2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,108	134,401	344,423
Ave Household Income	\$93,903	\$80,405	\$83,085
Daytime Employment	2,573	57,546	133,833

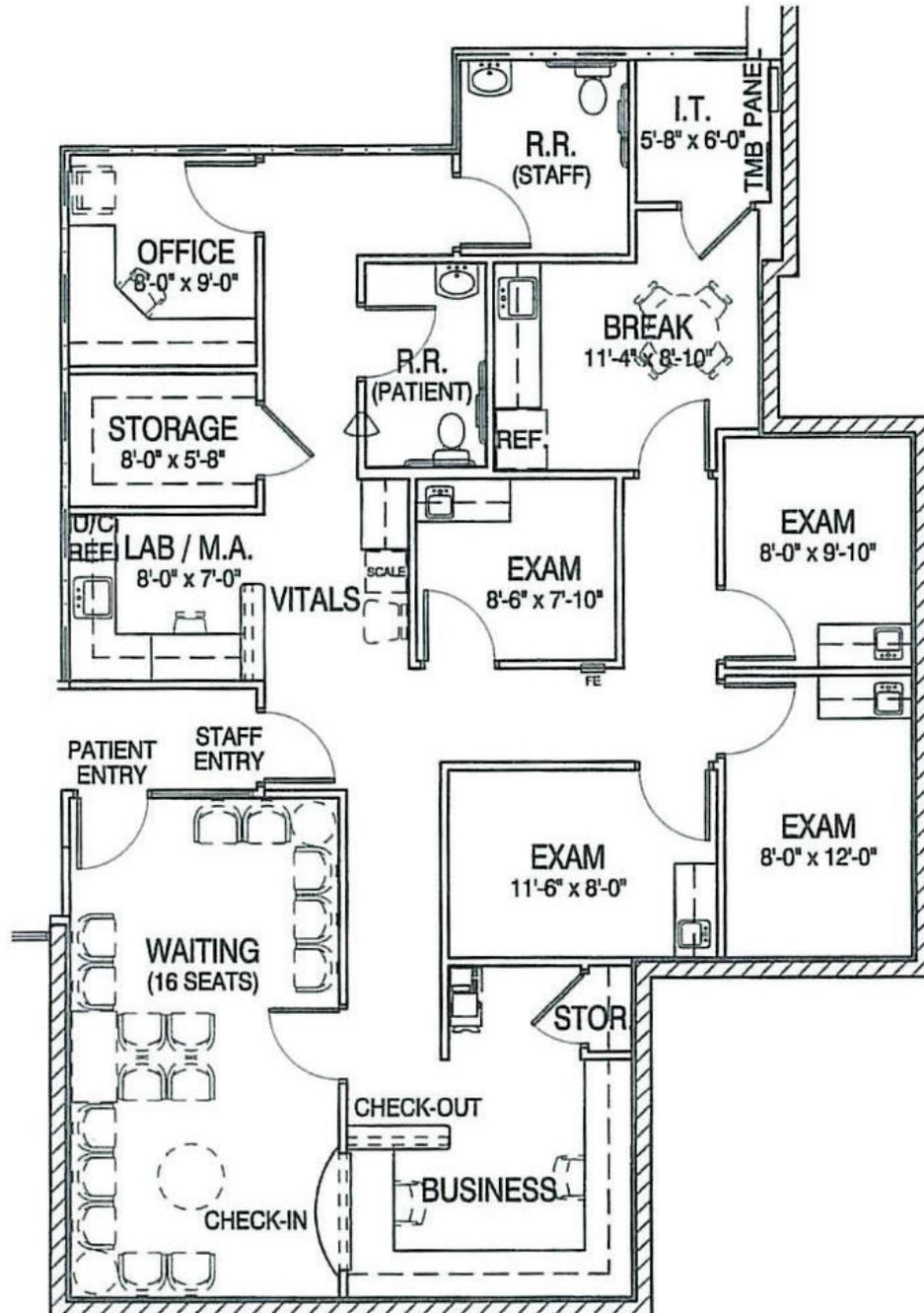
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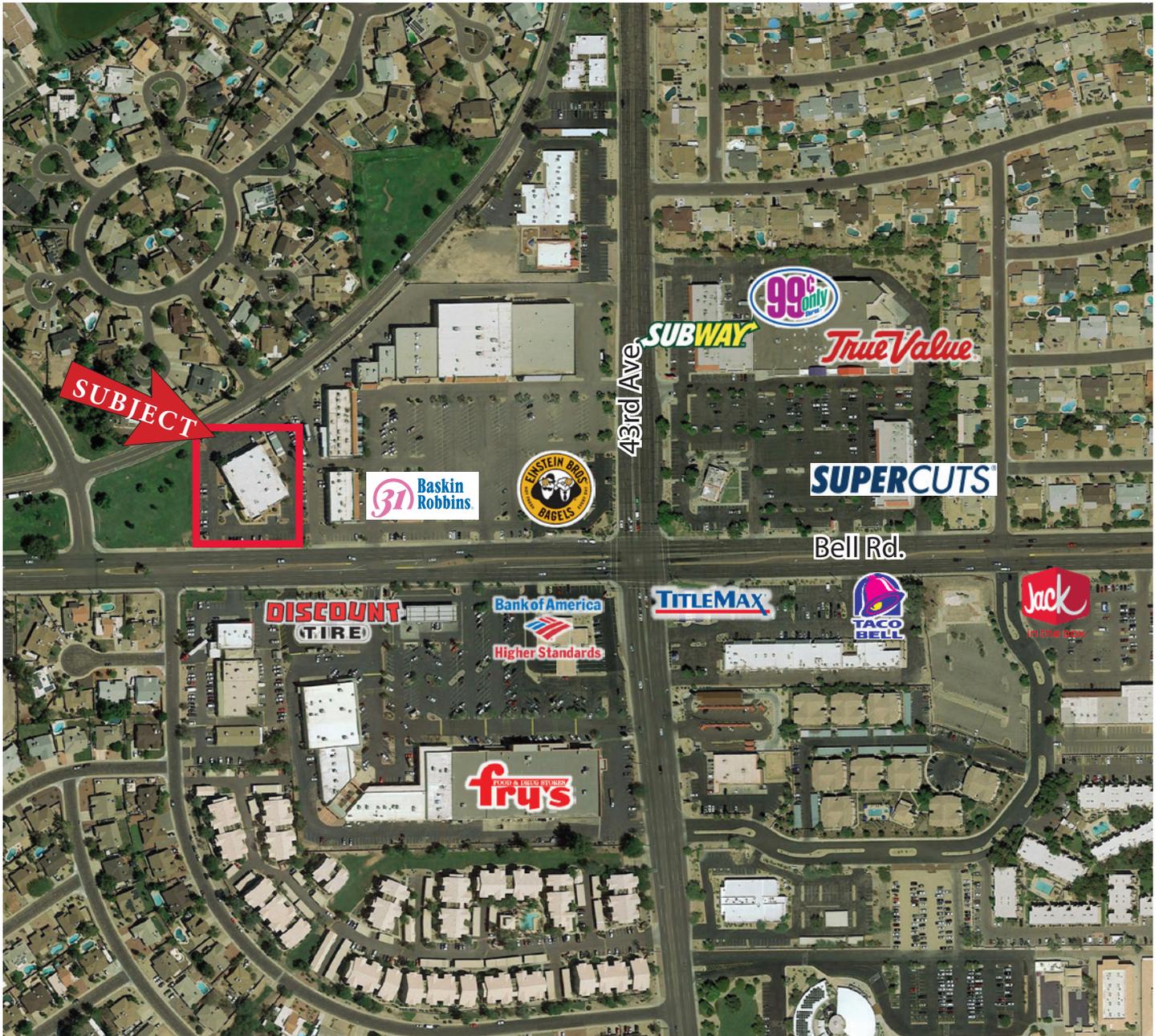
CURRENT FLOOR PLAN



PROPOSED FLOOR PLAN







4344 W Bell Rd		1 mi radius		3 mi radius		5 mi radius	
Glendale, AZ 85308							
Population							
Estimated Population (2019)		14,108		134,401		344,423	
Projected Population (2024)		15,303		146,074		375,118	
Census Population (2010)		13,362		124,029		318,477	
Census Population (2000)		14,079		126,051		324,547	
Projected Annual Growth (2019 to 2024)		1,195	1.7%	11,673	1.7%	30,695	1.8%
Historical Annual Growth (2010 to 2019)		746	0.6%	10,372	0.9%	25,946	0.8%
Historical Annual Growth (2000 to 2010)		-717	-0.5%	-2,022	-0.2%	-6,070	-0.2%
Estimated Population Density (2019)		4,493	psm	4,754	psm	4,387	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2019)		5,292		52,010		133,336	
Projected Households (2024)		5,523		54,394		139,693	
Census Households (2010)		4,960		47,282		121,387	
Census Households (2000)		4,847		46,067		118,981	
Estimated Households with Children (2019)		1,759	33.2%	16,644	32.0%	43,367	32.5%
Estimated Average Household Size (2019)		2.65		2.55		2.56	
Average Household Income							
Estimated Average Household Income (2019)		\$93,903		\$80,405		\$83,085	
Projected Average Household Income (2024)		\$105,735		\$90,123		\$93,203	
Estimated Average Family Income (2019)		\$108,020		\$95,355		\$98,041	
Median Household Income							
Estimated Median Household Income (2019)		\$79,305		\$69,409		\$71,633	
Projected Median Household Income (2024)		\$91,030		\$80,445		\$83,076	
Estimated Median Family Income (2019)		\$88,398		\$81,386		\$85,376	
Per Capita Income							
Estimated Per Capita Income (2019)		\$35,296		\$31,226		\$32,243	
Projected Per Capita Income (2024)		\$38,225		\$33,662		\$34,781	
Estimated Per Capita Income 5 Year Growth		\$2,929	8.3%	\$2,436	7.8%	\$2,538	7.9%
Estimated Average Household Net Worth (2019)		\$777,471		\$694,628		\$746,626	
Daytime Demos (2019)							
Total Businesses		346		4,716		11,853	
Total Employees		2,573		57,546		133,833	
Company Headquarter Businesses		-	-	10	0.2%	39	0.3%
Company Headquarter Employees		4	0.1%	7,341	12.8%	11,266	8.4%
Employee Population per Business		7.4		12.2		11.3	
Residential Population per Business		40.8		28.5		29.1	

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4344 W Bell Rd		1 mi radius		3 mi radius		5 mi radius	
Glendale, AZ 85308							
Race & Ethnicity							
White (2019)		11,260	79.8%	101,738	75.7%	257,034	74.6%
Black or African American (2019)		579	4.1%	6,531	4.9%	17,857	5.2%
American Indian or Alaska Native (2019)		190	1.3%	1,861	1.4%	5,209	1.5%
Asian (2019)		525	3.7%	7,669	5.7%	18,279	5.3%
Hawaiian or Pacific Islander (2019)		47	0.3%	257	0.2%	664	0.2%
Other Race (2019)		967	6.9%	10,633	7.9%	30,972	9.0%
Two or More Races (2019)		540	3.8%	5,712	4.2%	14,408	4.2%
Not Hispanic or Latino Population (2019)		11,413	80.9%	106,265	79.1%	264,666	76.8%
Hispanic or Latino Population (2019)		2,695	19.1%	28,136	20.9%	79,757	23.2%
Not Hispanic or Latino Population (2024)		12,206	79.8%	114,080	78.1%	284,761	75.9%
Hispanic or Latino Population (2024)		3,097	20.2%	31,994	21.9%	90,356	24.1%
Not Hispanic or Latino Population (2010)		11,558	86.5%	103,870	83.7%	258,611	81.2%
Hispanic or Latino Population (2010)		1,804	13.5%	20,159	16.3%	59,866	18.8%
Not Hispanic or Latino Population (2000)		12,763	90.6%	112,663	89.4%	286,320	88.2%
Hispanic or Latino Population (2000)		1,316	9.4%	13,389	10.6%	38,226	11.8%
Projected Hispanic Annual Growth (2019 to 2024)		402	3.0%	3,859	2.7%	10,600	2.7%
Historic Hispanic Annual Growth (2000 to 2019)		1,379	5.5%	14,747	5.8%	41,531	5.7%
Age Distribution (2019)							
Age Under 5		740	5.2%	7,782	5.8%	20,049	5.8%
Age 5 to 9 Years		814	5.8%	7,713	5.7%	20,362	5.9%
Age 10 to 14 Years		936	6.6%	8,722	6.5%	23,081	6.7%
Age 15 to 19 Years		943	6.7%	8,966	6.7%	23,726	6.9%
Age 20 to 24 Years		896	6.4%	9,480	7.1%	23,691	6.9%
Age 25 to 29 Years		974	6.9%	11,314	8.4%	27,490	8.0%
Age 30 to 34 Years		916	6.5%	9,739	7.2%	24,436	7.1%
Age 35 to 39 Years		869	6.2%	8,989	6.7%	22,988	6.7%
Age 40 to 44 Years		861	6.1%	8,447	6.3%	22,038	6.4%
Age 45 to 49 Years		1,011	7.2%	9,056	6.7%	23,833	6.9%
Age 50 to 54 Years		1,058	7.5%	9,072	6.8%	23,449	6.8%
Age 55 to 59 Years		1,060	7.5%	9,180	6.8%	23,552	6.8%
Age 60 to 64 Years		925	6.6%	7,864	5.9%	19,885	5.8%
Age 65 to 74 Years		1,283	9.1%	10,850	8.1%	27,688	8.0%
Age 75 to 84 Years		592	4.2%	5,151	3.8%	13,030	3.8%
Age 85 Years or Over		231	1.6%	2,075	1.5%	5,125	1.5%
Median Age		39.1		36.7		36.9	
Gender Age Distribution (2019)							
Female Population		7,174	50.8%	67,528	50.2%	174,117	50.6%
Age 0 to 19 Years		1,652	23.0%	16,014	23.7%	42,385	24.3%
Age 20 to 64 Years		4,385	61.1%	41,514	61.5%	106,295	61.0%
Age 65 Years or Over		1,138	15.9%	10,000	14.8%	25,438	14.6%
Female Median Age		40.9		38.2		38.1	
Male Population		6,934	49.2%	66,873	49.8%	170,306	49.4%
Age 0 to 19 Years		1,781	25.7%	17,169	25.7%	44,833	26.3%
Age 20 to 64 Years		4,185	60.4%	41,628	62.3%	105,068	61.7%
Age 65 Years or Over		968	14.0%	8,076	12.1%	20,405	12.0%
Male Median Age		37.3		35.2		35.6	

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4344 W Bell Rd

Glendale, AZ 85308

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2019)

HH Income \$200,000 or More	225	4.3%	2,372	4.6%	6,979	5.2%
HH Income \$150,000 to \$199,999	496	9.4%	3,409	6.6%	9,484	7.1%
HH Income \$100,000 to \$149,999	989	18.7%	7,869	15.1%	21,431	16.1%
HH Income \$75,000 to \$99,999	1,045	19.7%	9,149	17.6%	21,442	16.1%
HH Income \$50,000 to \$74,999	1,146	21.7%	11,102	21.3%	27,162	20.4%
HH Income \$35,000 to \$49,999	496	9.4%	6,690	12.9%	17,534	13.2%
HH Income \$25,000 to \$34,999	356	6.7%	4,306	8.3%	10,824	8.1%
HH Income \$15,000 to \$24,999	304	5.7%	3,487	6.7%	9,863	7.4%
HH Income Under \$15,000	235	4.4%	3,627	7.0%	8,615	6.5%
HH Income \$35,000 or More	4,398	83.1%	40,591	78.0%	104,034	78.0%
HH Income \$75,000 or More	2,755	52.1%	22,799	43.8%	59,337	44.5%

Housing (2019)

Total Housing Units	5,409		53,594		137,322	
Housing Units Occupied	5,292	97.8%	52,010	97.0%	133,336	97.1%
Housing Units Owner-Occupied	3,910	73.9%	33,248	63.9%	84,136	63.1%
Housing Units, Renter-Occupied	1,383	26.1%	18,762	36.1%	49,200	36.9%
Housing Units, Vacant	117	2.2%	1,584	3.0%	3,986	3.0%

Marital Status (2019)

Never Married	3,310	28.5%	37,438	34.0%	94,368	33.6%
Currently Married	5,515	47.5%	47,659	43.3%	120,654	42.9%
Separated	411	3.5%	4,740	4.3%	12,431	4.4%
Widowed	583	5.0%	5,718	5.2%	14,699	5.2%
Divorced	1,799	15.5%	14,628	13.3%	38,778	13.8%

Household Type (2019)

Population Family	12,040	85.3%	108,552	80.8%	281,787	81.8%
Population Non-Family	1,996	14.1%	24,036	17.9%	59,808	17.4%
Population Group Quarters	72	0.5%	1,813	1.3%	2,828	0.8%
Family Households	3,802	71.8%	33,934	65.2%	87,512	65.6%
Non-Family Households	1,490	28.2%	18,075	34.8%	45,824	34.4%
Married Couple with Children	1,091	19.8%	9,956	20.9%	26,173	21.7%
Average Family Household Size	3.2		3.2		3.2	

Household Size (2019)

1 Person Households	1,097	20.7%	13,611	26.2%	35,017	26.3%
2 Person Households	1,910	36.1%	17,464	33.6%	44,058	33.0%
3 Person Households	961	18.2%	8,831	17.0%	22,363	16.8%
4 Person Households	739	14.0%	6,614	12.7%	17,439	13.1%
5 Person Households	352	6.6%	3,263	6.3%	8,639	6.5%
6 or More Person Households	234	4.4%	2,227	4.3%	5,820	4.4%

Household Vehicles (2019)

Households with 0 Vehicles Available	205	3.9%	2,358	4.5%	6,322	4.7%
Households with 1 Vehicles Available	1,415	26.7%	18,004	34.6%	45,022	33.8%
Households with 2 or More Vehicles Available	3,672	69.4%	31,648	60.8%	81,991	61.5%
Total Vehicles Available	11,016		98,528		253,635	
Average Vehicles Per Household	2.1		1.9		1.9	

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4344 W Bell Rd

Glendale, AZ 85308

1 mi radius

3 mi radius

5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	11,431		108,513		276,459	
Estimated Civilian Employed	7,339	64.2%	69,081	63.7%	179,323	64.9%
Estimated Civilian Unemployed	274	2.4%	2,777	2.6%	7,216	2.6%
Estimated in Armed Forces	12	0.1%	118	0.1%	342	0.1%
Estimated Not in Labor Force	3,806	33.3%	36,537	33.7%	89,579	32.4%
Unemployment Rate	2.4%		2.6%		2.6%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	7,339		69,081		179,323	
Management, Business, Financial Operations	1,286	17.5%	11,381	16.5%	29,266	16.3%
Professional, Related	1,356	18.5%	14,391	20.8%	37,516	20.9%
Service	1,272	17.3%	11,403	16.5%	30,033	16.7%
Sales, Office	2,079	28.3%	19,833	28.7%	51,166	28.5%
Farming, Fishing, Forestry	-	-	71	0.1%	246	0.1%
Construct, Extraction, Maintenance	676	9.2%	6,123	8.9%	15,535	8.7%
Production, Transport Material Moving	671	9.1%	5,879	8.5%	15,561	8.7%
White Collar Workers	4,721	64.3%	45,605	66.0%	117,947	65.8%
Blue Collar Workers	2,618	35.7%	23,476	34.0%	61,375	34.2%

Consumer Expenditure (2019)

Total Household Expenditure	\$358.39 M		\$3.14 B		\$8.19 B	
Total Non-Retail Expenditure	\$188.18 M	52.5%	\$1.65 B	52.6%	\$4.31 B	52.6%
Total Retail Expenditure	\$170.2 M	47.5%	\$1.49 B	47.4%	\$3.88 B	47.4%
Apparel	\$12.62 M	3.5%	\$110.29 M	3.5%	\$288.6 M	3.5%
Contributions	\$11.53 M	3.2%	\$100.08 M	3.2%	\$263.51 M	3.2%
Education	\$10.42 M	2.9%	\$90.15 M	2.9%	\$239.81 M	2.9%
Entertainment	\$20.39 M	5.7%	\$176.78 M	5.6%	\$462.74 M	5.7%
Food and Beverages	\$52.94 M	14.8%	\$464.58 M	14.8%	\$1.21 B	14.8%
Furnishings and Equipment	\$12.69 M	3.5%	\$110.01 M	3.5%	\$287.85 M	3.5%
Gifts	\$8.55 M	2.4%	\$74.78 M	2.4%	\$197.6 M	2.4%
Health Care	\$30.53 M	8.5%	\$267.23 M	8.5%	\$694.03 M	8.5%
Household Operations	\$14 M	3.9%	\$122.15 M	3.9%	\$319.73 M	3.9%
Miscellaneous Expenses	\$6.77 M	1.9%	\$59.11 M	1.9%	\$154.53 M	1.9%
Personal Care	\$4.82 M	1.3%	\$42.1 M	1.3%	\$109.91 M	1.3%
Personal Insurance	\$2.54 M	0.7%	\$21.76 M	0.7%	\$57.32 M	0.7%
Reading	\$777.97 K	0.2%	\$6.79 M	0.2%	\$17.75 M	0.2%
Shelter	\$74.96 M	20.9%	\$659.95 M	21.0%	\$1.72 B	21.0%
Tobacco	\$2.15 M	0.6%	\$19.52 M	0.6%	\$50.05 M	0.6%
Transportation	\$66.22 M	18.5%	\$577.05 M	18.4%	\$1.5 B	18.4%
Utilities	\$26.48 M	7.4%	\$234.42 M	7.5%	\$607.12 M	7.4%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	9,779		91,738		233,514	
Elementary (Grade Level 0 to 8)	231	2.4%	2,666	2.9%	7,213	3.1%
Some High School (Grade Level 9 to 11)	401	4.1%	4,882	5.3%	13,015	5.6%
High School Graduate	2,703	27.6%	22,998	25.1%	59,023	25.3%
Some College	2,721	27.8%	25,522	27.8%	61,548	26.4%
Associate Degree Only	1,109	11.3%	9,209	10.0%	24,166	10.3%
Bachelor Degree Only	1,733	17.7%	17,295	18.9%	44,852	19.2%
Graduate Degree	881	9.0%	9,166	10.0%	23,697	10.1%

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4344 W Bell Rd		1 mi radius		3 mi radius		5 mi radius	
Glendale, AZ 85308							
Units In Structure (2019)							
1 Detached Unit		4,277	86.2%	36,652	77.5%	93,269	76.8%
1 Attached Unit		227	4.6%	1,870	4.0%	4,510	3.7%
2 to 4 Units		161	3.2%	1,896	4.0%	5,217	4.3%
5 to 9 Units		249	5.0%	2,847	6.0%	7,447	6.1%
10 to 19 Units		127	2.6%	3,106	6.6%	7,775	6.4%
20 to 49 Units		36	0.7%	1,019	2.2%	3,215	2.6%
50 or More Units		181	3.7%	2,799	5.9%	7,358	6.1%
Mobile Home or Trailer		34	0.7%	1,734	3.7%	4,333	3.6%
Other Structure		2	-	87	0.2%	212	0.2%
Homes Built By Year (2019)							
Homes Built 2010 or later		160	3.2%	1,817	3.8%	4,805	4.0%
Homes Built 2000 to 2009		485	9.8%	5,345	11.3%	14,151	11.7%
Homes Built 1990 to 1999		587	11.8%	10,346	21.9%	31,070	25.6%
Homes Built 1980 to 1989		1,636	33.0%	14,506	30.7%	34,233	28.2%
Homes Built 1970 to 1979		2,174	43.8%	15,681	33.2%	36,312	29.9%
Homes Built 1960 to 1969		139	2.8%	2,962	6.3%	9,210	7.6%
Homes Built 1950 to 1959		81	1.6%	980	2.1%	2,564	2.1%
Homes Built Before 1949		31	0.6%	373	0.8%	991	0.8%
Home Values (2019)							
Home Values \$1,000,000 or More		12	0.3%	145	0.5%	434	0.6%
Home Values \$500,000 to \$999,999		138	3.8%	1,408	4.5%	4,335	5.5%
Home Values \$400,000 to \$499,999		126	3.4%	1,650	5.3%	5,268	6.7%
Home Values \$300,000 to \$399,999		513	14.0%	4,059	13.1%	12,271	15.6%
Home Values \$200,000 to \$299,999		1,548	42.2%	11,209	36.1%	26,684	33.9%
Home Values \$150,000 to \$199,999		983	26.8%	7,940	25.6%	18,585	23.6%
Home Values \$100,000 to \$149,999		353	9.6%	3,920	12.6%	9,096	11.6%
Home Values \$70,000 to \$99,999		60	1.6%	1,066	3.4%	2,722	3.5%
Home Values \$50,000 to \$69,999		17	0.5%	409	1.3%	1,005	1.3%
Home Values \$25,000 to \$49,999		24	0.7%	295	0.9%	937	1.2%
Home Values Under \$25,000		127	3.5%	1,036	3.3%	2,466	3.1%
Owner-Occupied Median Home Value		\$224,674		\$217,781		\$229,484	
Renter-Occupied Median Rent		\$967		\$923		\$908	
Transportation To Work (2019)							
Drive to Work Alone		5,432	78.5%	50,781	77.3%	130,654	77.6%
Drive to Work in Carpool		617	8.9%	6,920	10.5%	17,465	10.4%
Travel to Work by Public Transportation		248	3.6%	1,442	2.2%	3,859	2.3%
Drive to Work on Motorcycle		38	0.5%	318	0.5%	790	0.5%
Walk or Bicycle to Work		123	1.8%	1,869	2.8%	3,832	2.3%
Other Means		56	0.8%	495	0.8%	1,526	0.9%
Work at Home		402	5.8%	3,888	5.9%	10,204	6.1%
Travel Time (2019)							
Travel to Work in 14 Minutes or Less		1,502	21.7%	15,133	23.0%	37,450	22.2%
Travel to Work in 15 to 29 Minutes		2,569	37.1%	23,569	35.9%	63,784	37.9%
Travel to Work in 30 to 59 Minutes		2,390	34.6%	22,255	33.9%	56,877	33.8%
Travel to Work in 60 Minutes or More		440	6.4%	3,950	6.0%	10,000	5.9%
Average Minutes Travel to Work		24.2		23.6		23.8	

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