



Shop space available with freeway visibility



Proximity to Paradise Valley Community College, Paradise Valley Hospital, and Paradise Valley High School



Signage available with freeway visibility



Great visibility and traffic counts

For further information

James DeCremer

480 423 7958

james.decremer@avisonyoung.com

Matt Milinovich

480 423 7959

matt.milinovich@avisonyoung.com

Alec Miller

480 423 7955

alec.miller@avisonyoung.com

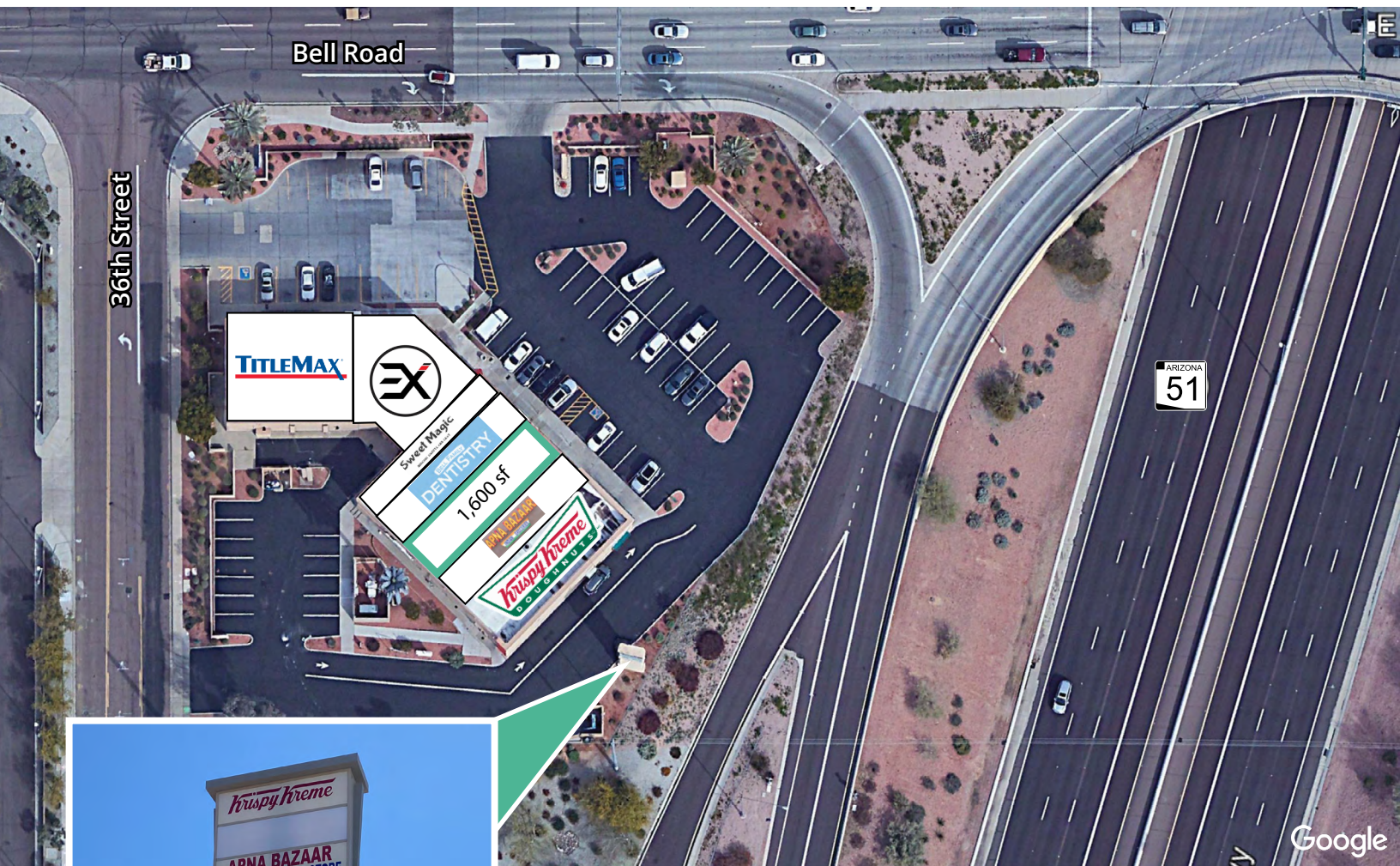
2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

© 2022 Avison Young - Arizona, Ltd. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

avisonyoung.com

Site plan

Shop space available
SWC Bell Rd & SR-51 Fwy



Availability

Space	Tenant	Size
1	Krispy Kreme	1,400 sf
2	Apna Bazaar Indian Grocery	1,600 sf
3	Available	1,600 sf
5	Bell Family Dental	1,732 sf
6	Sweet Magic Indo-Chinese restaurant	1,200 sf
7&8	Exodus Jiu Jitsu	2,107 sf
3605	Title Max	2,880 sf

James DeCremer
480 423 7958
james.decremer@avisonyoung.com

Matt Milinovich
480 423 7959
matt.milinovich@avisonyoung.com

Alec Miller
480 423 7955
alec.miller@avisonyoung.com

Location

Shop space available
SWC Bell Rd & SR-51 Fwy



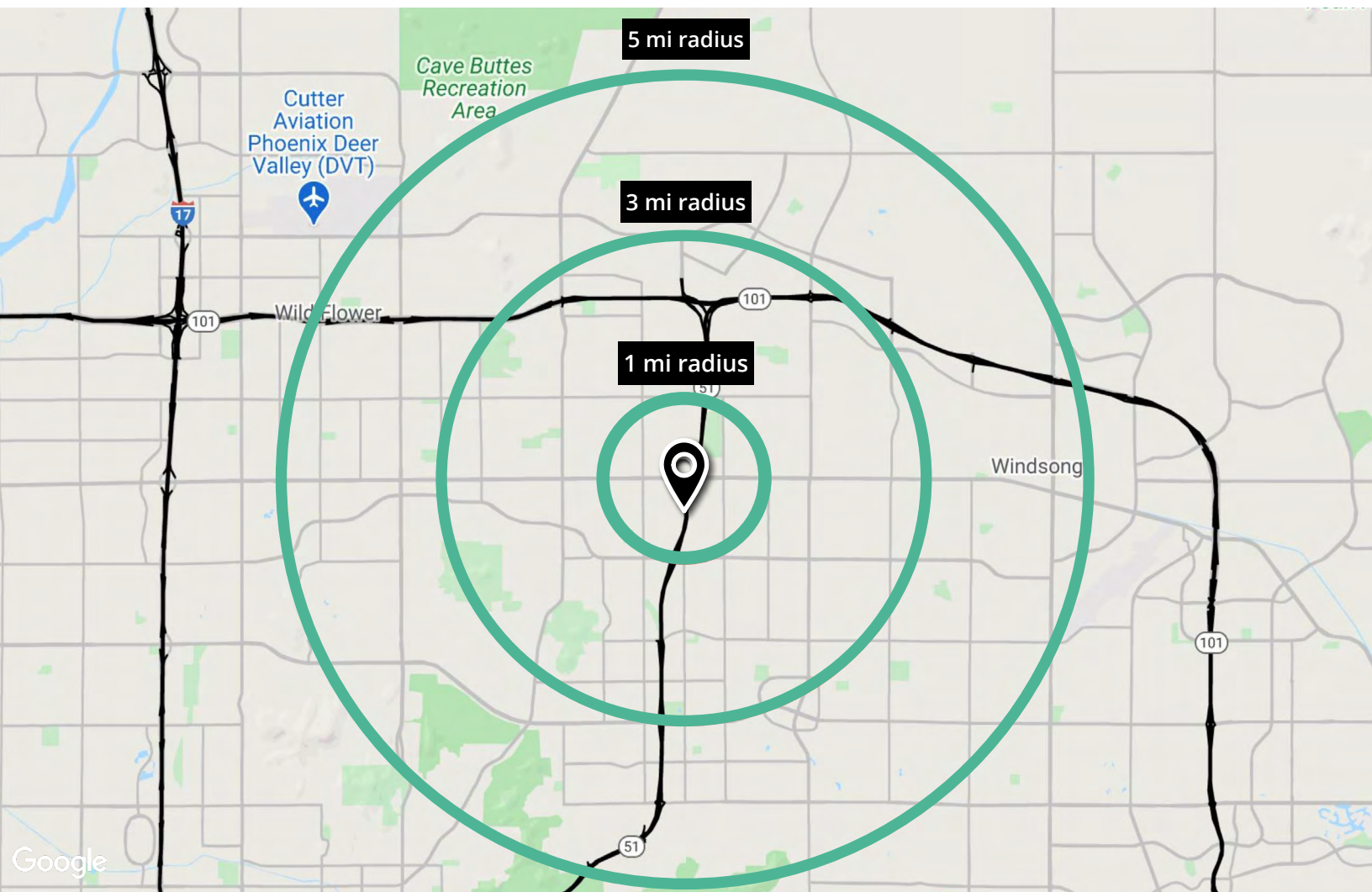
James DeCremer
480 423 7958
james.decremer@avisonyoung.com

Matt Milinovich
480 423 7959
matt.milinovich@avisonyoung.com

Alec Miller
480 423 7955
alec.miller@avisonyoung.com

Demographics

Shop space available
SWC Bell Rd & SR-51 Fwy



	1-mile radius	3-mile radius	5-mile radius
Population	14,698	133,712	279,160
Median age	36.7	38.2	39.6
Daytime employment	7,684	35,539	115,067
Avg. HH income	\$70,359	\$90,567	\$102,284
HH units	6,064	58,891	128,029

Traffic counts

SR-51 Freeway	±94,799 cpd
Bell Road	±46,840 cpd

James DeCremer
480 423 7958
james.decremer@avisonyoung.com

Matt Milinovich
480 423 7959
matt.milinovich@avisonyoung.com

Alec Miller
480 423 7955
alec.miller@avisonyoung.com