

W BELL RD | VPD: ±34,526

N 19TH AVE

FOR LEASE

1728 W Bell Rd

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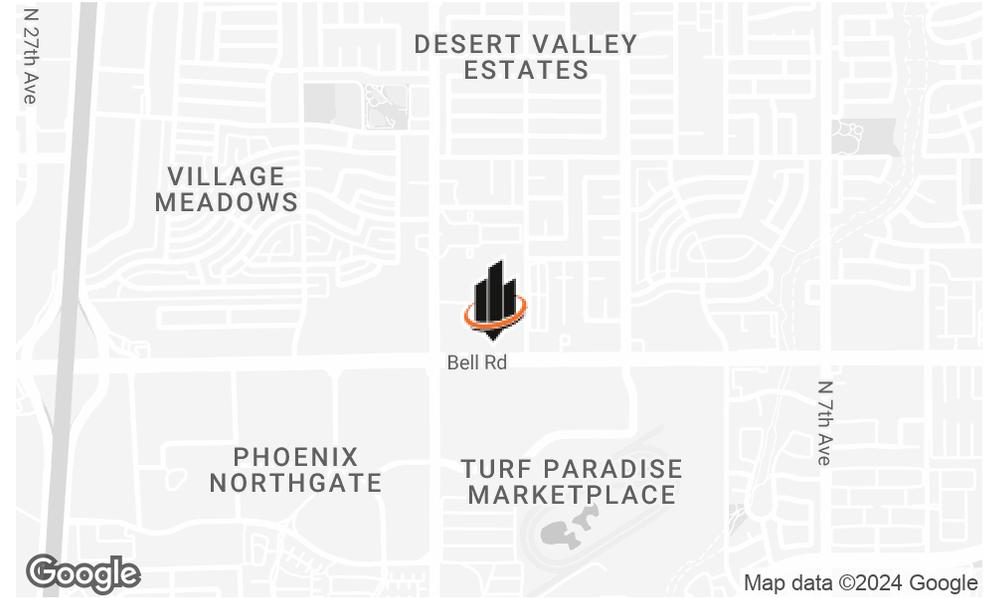
Phoenix, AZ 85023

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Withheld
BUILDING SIZE:	14,400 SF
AVAILABLE SF:	1720 SF
LOT SIZE:	1.407 Acres
YEAR BUILT:	1980
ZONING:	C-2
APN:	208-08-011D

PROPERTY OVERVIEW

SVN Desert Commercial is pleased to present for lease this end cap unit with a roll-up door. The space is approximately 1,720 square feet with a reception and office in the front of the suite, with easy access to the roll-up door on the west side of the space. C-2 zoning allows for general retail in the City of Phoenix.

PROPERTY HIGHLIGHTS

- Roll up door facing the west side of the building
- Reception and office space in front of the suite
- Visibility from Signalized intersection.

LOCATION DESCRIPTION



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This prime property boasts an impressive daily traffic count of 42,321 vehicles passing by, making it the ideal choice for businesses seeking outstanding exposure. The location offers easy access, being just 4 minutes from Interstate 17 to the west and 8 minutes from the Loop 101 to the north.

Key Highlights:

Situated across the street from the proposed industrial park to have eight industrial buildings totaling $\pm 1,847,000$ SF, two data center buildings totaling $\pm 796,000$ SF, and future commercial development, all on ± 155.1 total acres

High Population Density: The immediate area features a robust population density, with over 2,500 multi-family units within a 1-mile radius.

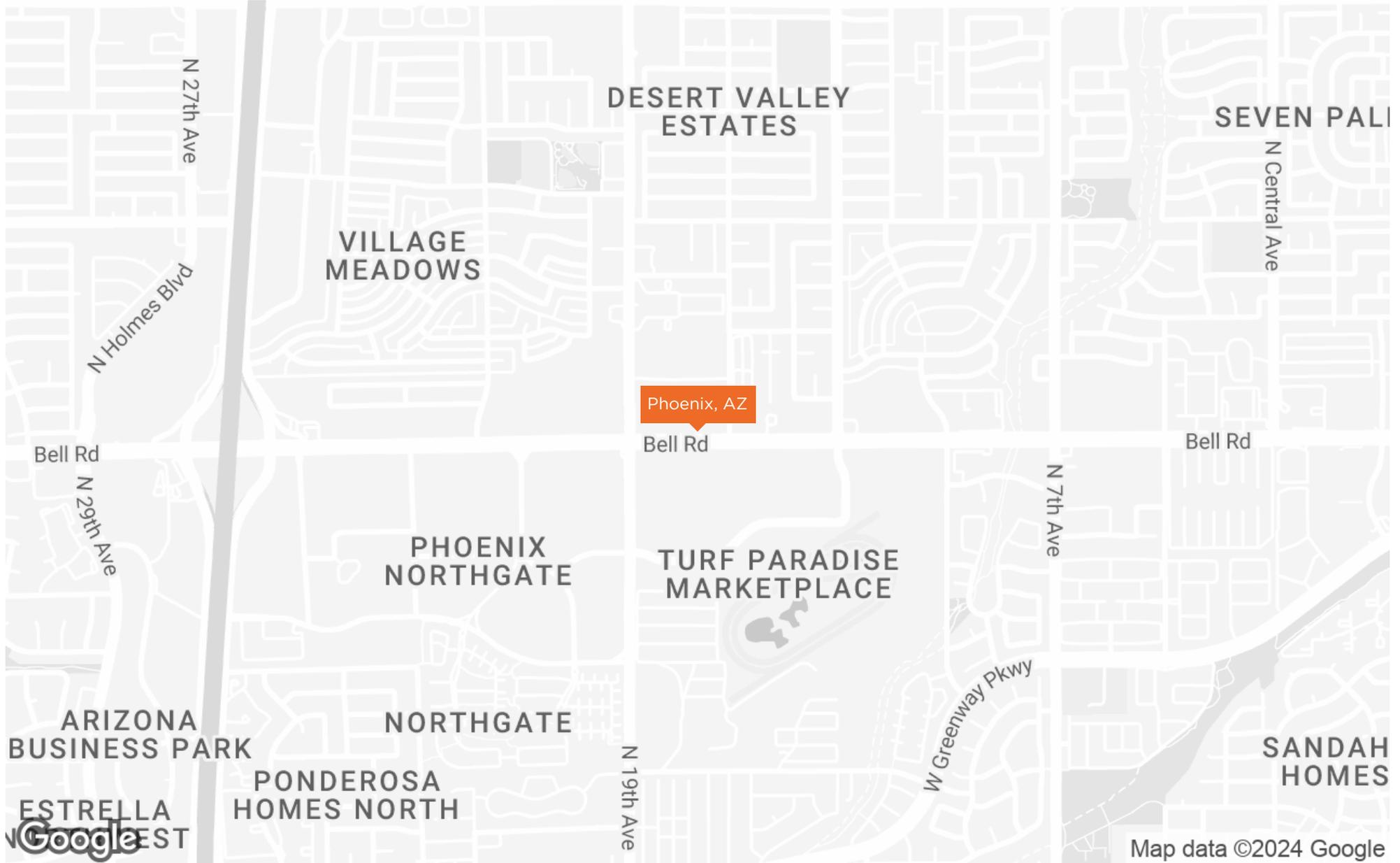
Proximity to Turf Paradise: Situated just 2 minutes away from Turf Paradise, a 1,400-acre parcel currently in discussions for repurposing by a prominent developer.

Don't miss out on this remarkable commercial real estate opportunity. Contact us today to learn more and secure your business's success!

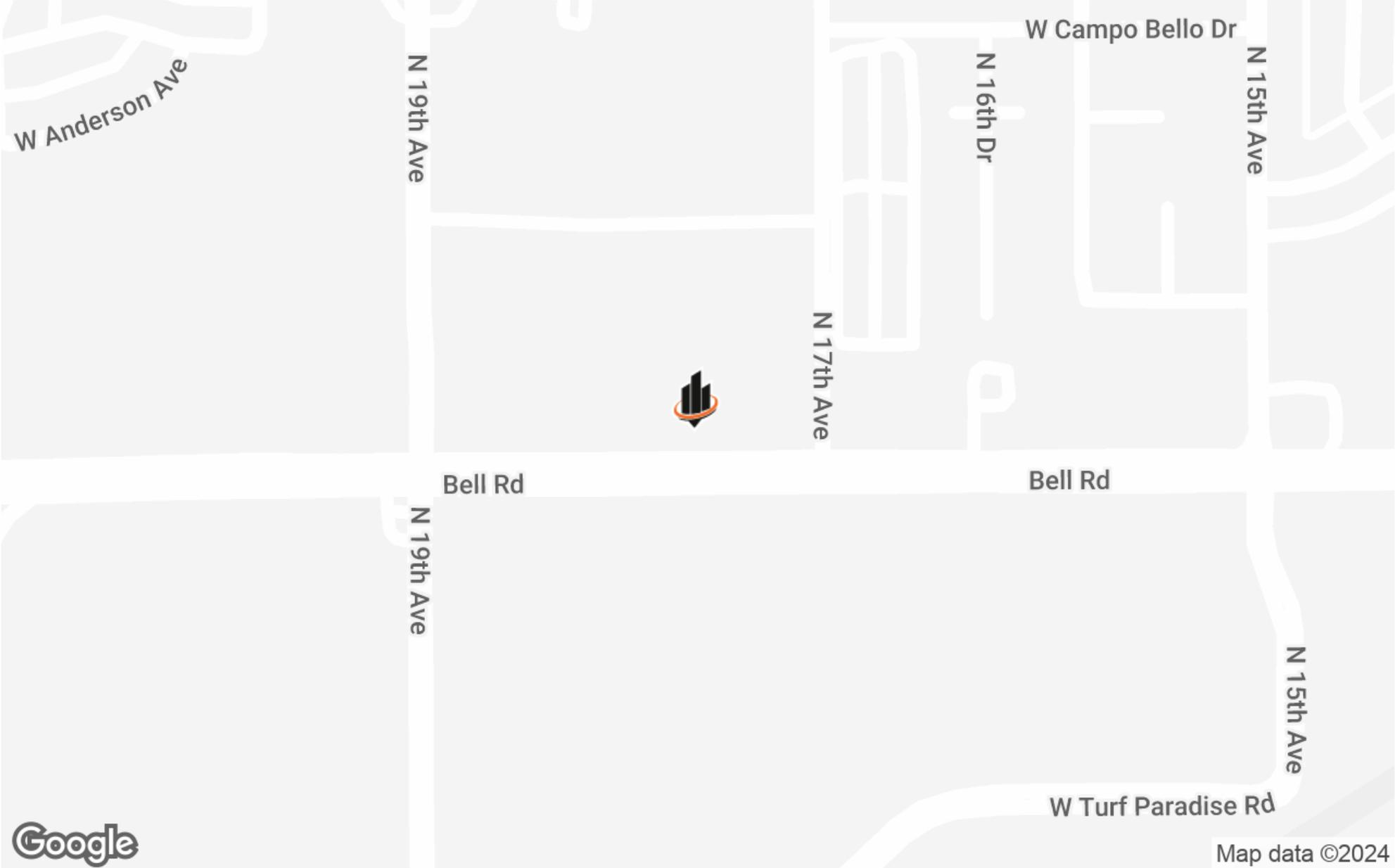
ADDITIONAL PHOTOS



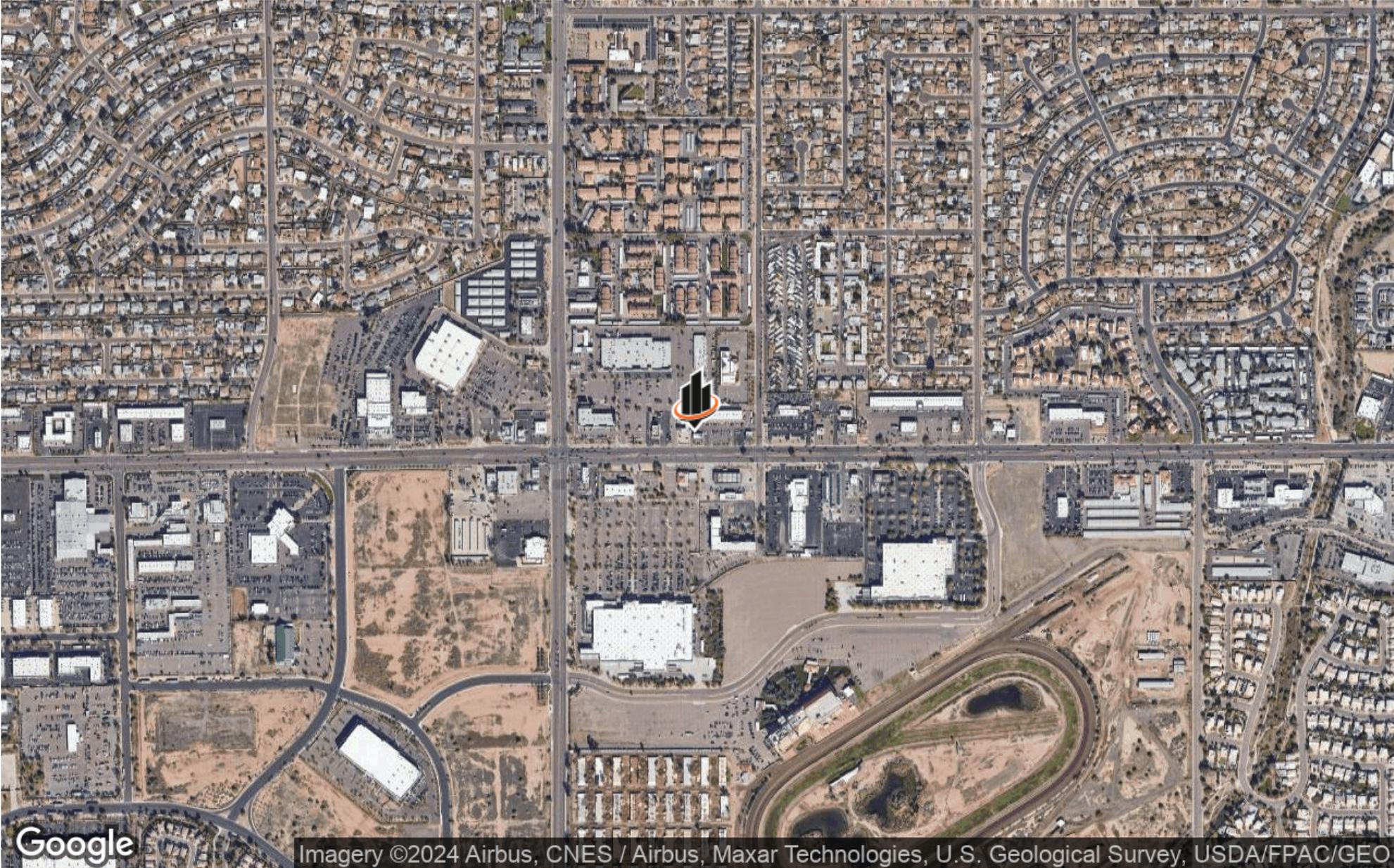
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	16,979	1,095,648	3,931,916
AVERAGE AGE	33.0	38.2	37.8
AVERAGE AGE (MALE)	30.9	36.9	36.9
AVERAGE AGE (FEMALE)	36.9	39.3	38.7

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	6,757	445,870	1,582,136
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$60,632	\$81,935	\$82,801
AVERAGE HOUSE VALUE	\$177,161	\$261,551	\$286,492

2020 American Community Survey (ACS)

