



2nd generation in-line restaurant space available



Join Walmart, Petco, Big Lots,
Mattress Firm, and Starbucks



Great visibility and
traffic counts



Located near Loop-101
and SR-51 freeways

Get more information

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

Tate Blalock

D 480 423 7925

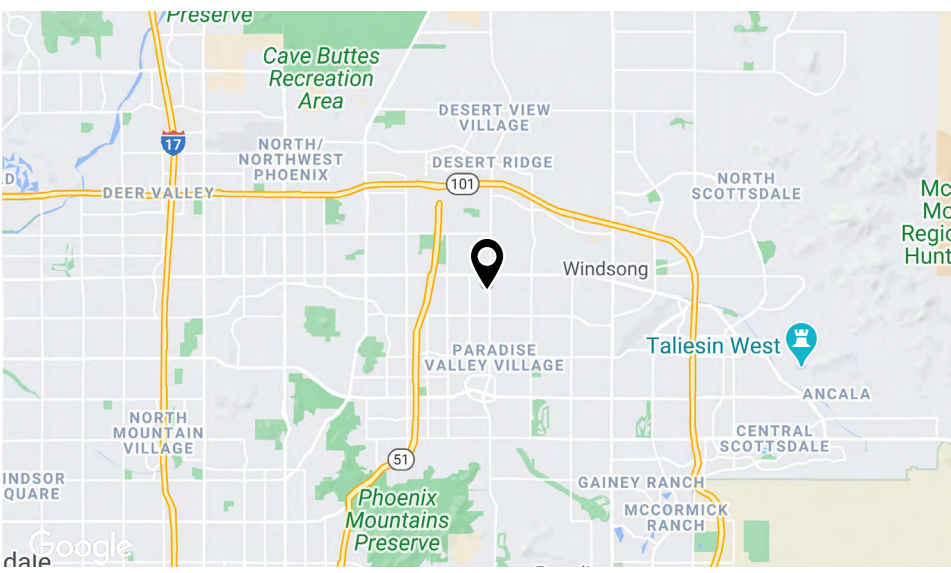
C 602 510 1816

tate.blalock@avisonyoung.com

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | www.avisonyoung.com

Location

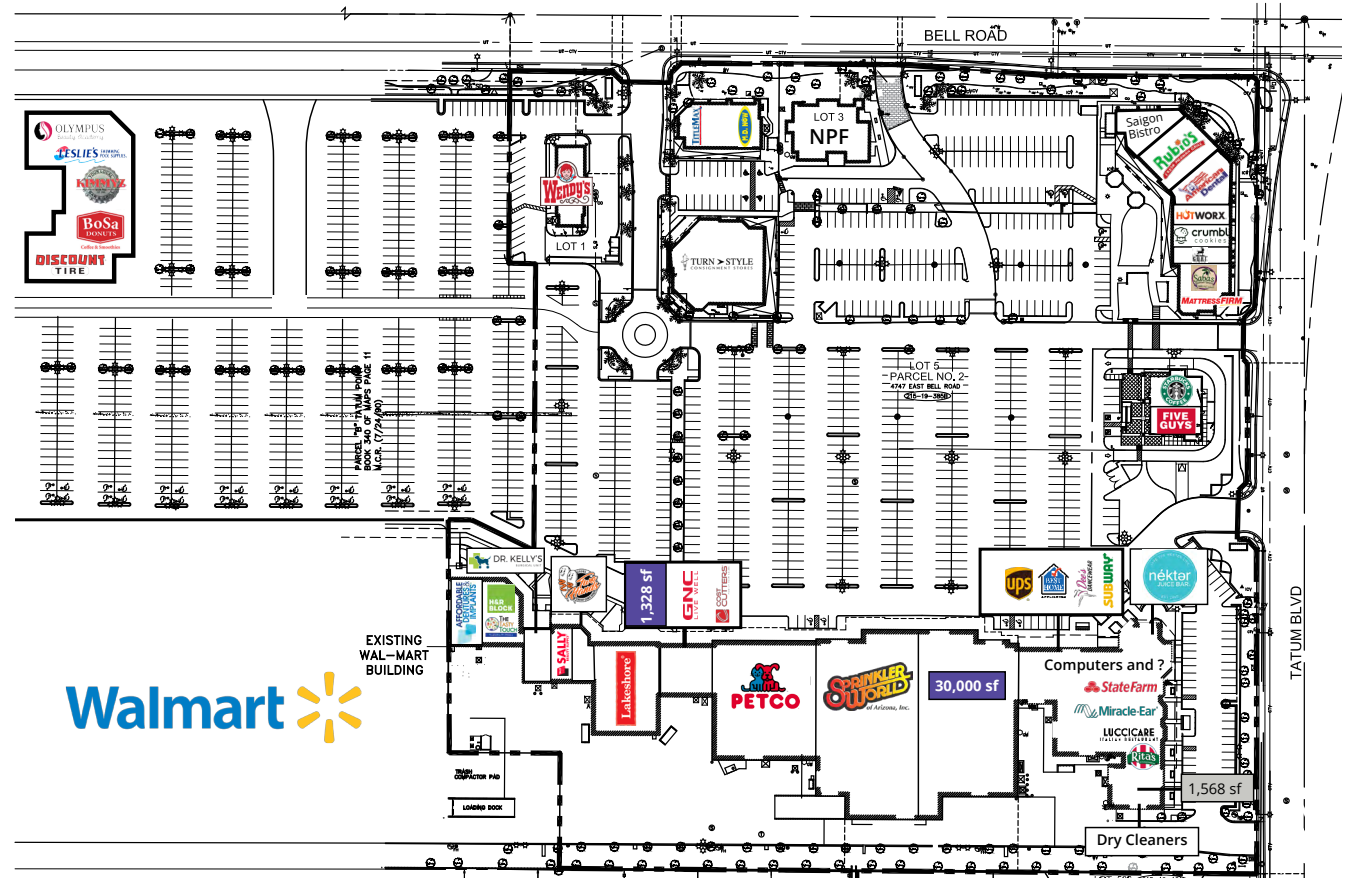
Shop space available
SWC Tatum Blvd & Bell Rd



Site plan & availability

Shop space available
SWC Tatum Blvd & Bell Rd

#	Tenant	Size
1	Affordable Dentures	3,200 sf
3	H&R Block	2,027 sf
5	The Tasty Touch Flavors of India	1,400 sf
11	Dr. Kelly's Vet Surgery	2,083 sf
13	Sally Beauty	1,608 sf
15	Two Hands Korean Corn Dogs	1,668 sf
25	Lakeshore Learning Materials	8,800 sf
31	Available - 2nd gen restaurant	1,328 sf
33	GNC	1,306 sf
35	Cost Cutters	1,328 sf
37	Petco	16,560 sf
38	Sprinkler World of Arizona	16,394 sf
39	Coming available - Do not disturb	30,000 sf
43	Love Polish	1,307 sf
45	UPS	1,307 sf
47	Best Home Appliances	6,558 sf
49	Dee's Dancewear	2,400 sf
53	Dry Cleaners	1,830 sf
55	At lease	1,568 sf
57	Rita's Italian Ice	1,200 sf
59	Luccicare Italian Restaurant	1,824 sf
61	Miracle Ear	1,251 sf
63	State Farm Insurance	1,200 sf
65	Computers and ?	848 sf
67	Nekter	1,509 sf
69	Subway	1,240 sf
A-1	Discount Tire	6,889 sf
A-5	Bosa Donuts	1,845 sf
A-9	Kimmyz	3,691 sf
A-13	Leslie's	3,642 sf
A-15	Olympus Beauty Academy	3,064 sf
C-1	TitleMax of Arizona	2,854 sf
C-2	Above and Beyond Nails	1,003 sf



#	Tenant	Size
C-3	My Dr Now	1,250 sf
E-1	Mattress Firm	3,737 sf
E-5	Saba's Mediterranean	1,493 sf
E-7	GOAT Haircuts	1,493 sf
E-9	Crumble Cookies	1,493 sf
E-11	Hotworx	1,903 sf
E-15	American Dental Companies	3,635 sf






#	Tenant	Size
E-17	Rubio's	2,435 sf
E-19	Saigon Bistro	1,997 sf
4701	Wendy's	4,000 sf
4711	Turn Style	10,116 sf
4617	Walmart	-
16900-10	Five Guys	2,329 sf
16900-11	Starbucks Coffee	1,964 sf

Trade area


Shop space available
SWC Tatum Blvd & Bell Rd

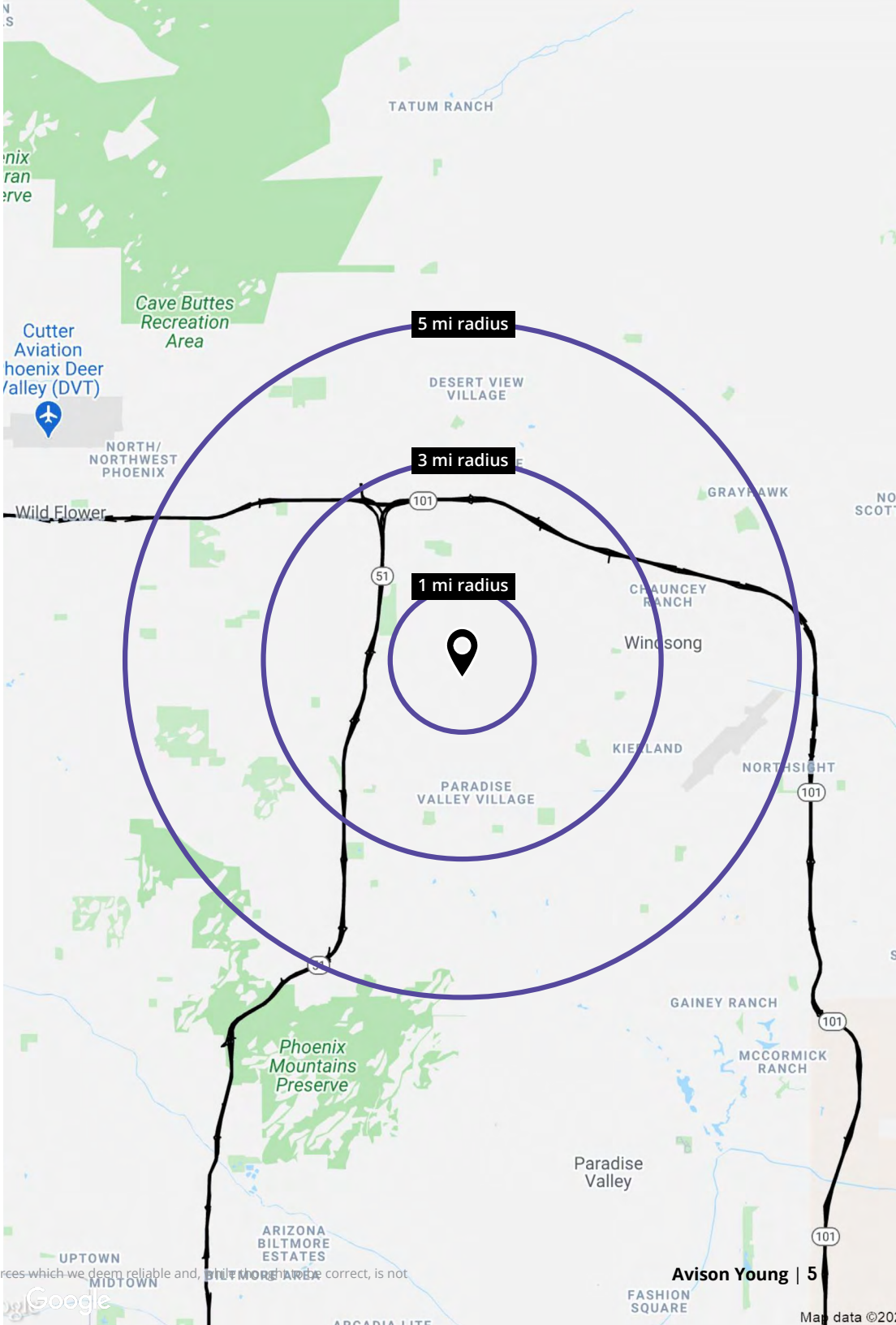


Demographics

 Population	1-mile 17,467	3-miles 117,505	5-miles 251,080
 Median age	1-mile 40.0	3-miles 39.1	5-miles 40.2
 Daytime employment	1-mile 3,396	3-miles 40,027	5-miles 144,181
 Avg. HH income	1-mile \$155,916	3-miles \$129,475	5-miles \$136,010
 HH units	1-mile 7,329	3-miles 53,137	5-miles 116,508

Traffic counts

	Tatum Boulevard	±71,004 cpd
	Bell Road	±65,681 cpd





Contact us

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

Visit us online
avisonyoung.com

© 2024 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.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

**AVISON
YOUNG**