



.81 ACRE PREMIER PAD OPPORTUNITY IN GLENDALE ARIZONA

NEC OF W BELL RD & N 57TH AVE | GLENDALE, AZ

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PROPERTY HIGHLIGHTS

- 35,466 SF / .81 AC Pad Site
- Located in the heart of one of the top retail trade areas in the West Valley
- Major anchors nearby include Walmart Super Center, WinCo Foods, ALDI, Dollar Tree, Floor and Décor, Esporta Fitness, Kohl's and many others
- Frontage on Bell Rd with exposure to 40,000+ VPD - Bell Rd is considered one of the top retail arteries in Metro Phoenix
- Excellent ingress/egress with easy access to a signalized 4-way intersection
- Exceptionally strong daytime and residential demographics

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **344,875**

DAYTIME POPULATION **316,140**

TRAFFIC COUNTS

BELL ST **56,490 VPD**

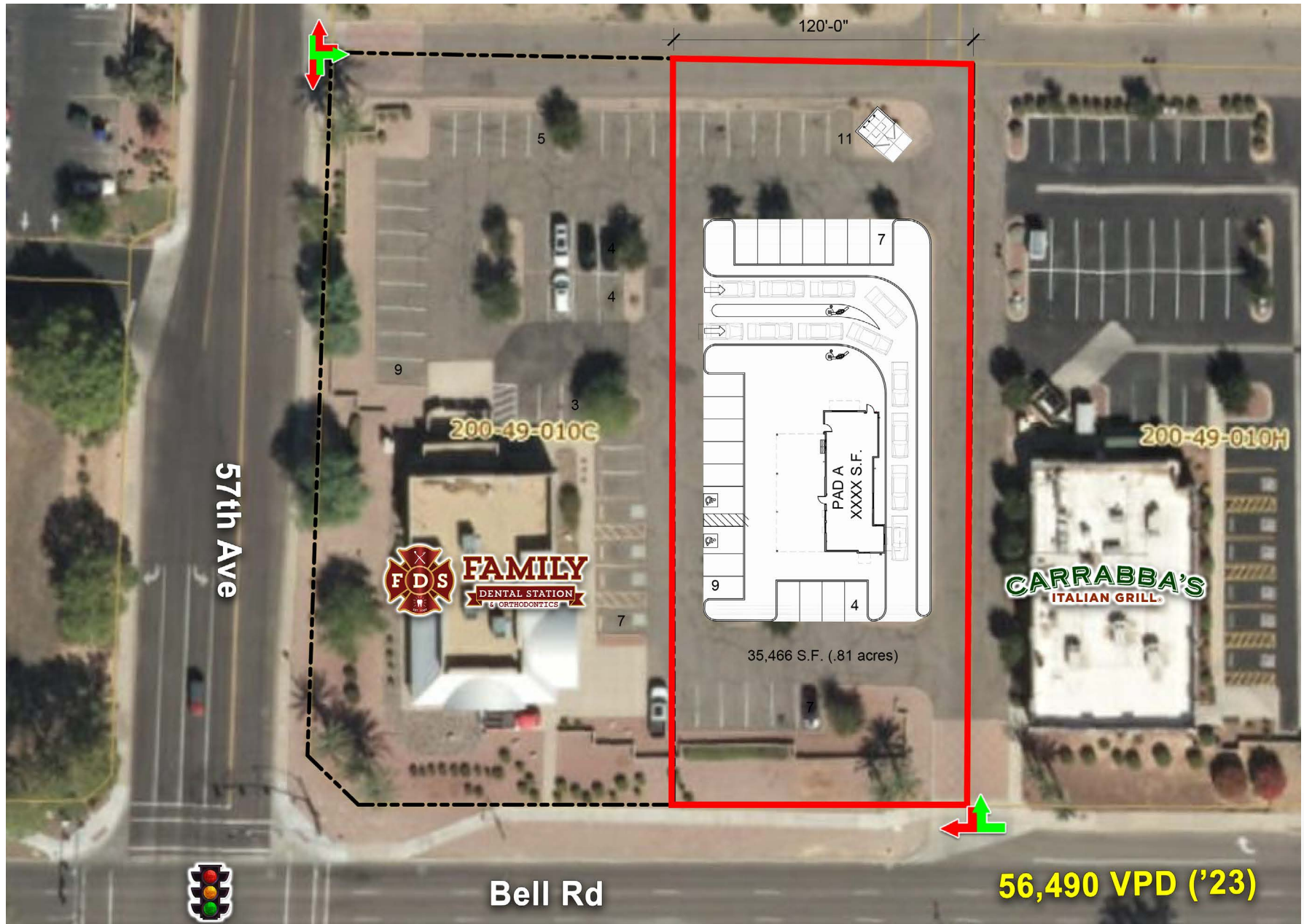
(ADOT '23)

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SITE PLAN



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DRONE IMAGE



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	10,756	117,103	344,875
Daytime Population	13,473	109,646	316,140



	1 MILE	3 MILE	5 MILE
Average HH Income	\$110,086	\$106,487	\$100,761
Median HH Income	\$90,029	\$82,381	\$77,049



	1 MILE	3 MILE	5 MILE
Daytime Employees	8,389	54,306	146,769
Daytime Residents	5,084	55,340	169,371



	1 MILE	3 MILE	5 MILE
2023 Households	3,896	44,307	131,308
2028 Households	4,170	44,300	130,901



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	82.5%	64.7%	64.4%
Renter Occupied Housing	15.2%	31.5%	30.6%



	1 MILE	3 MILE	5 MILE
2023 Median Age	41.7	39.7	39.4
2028 Median Age	41.6	40.3	39.9

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