



GATEWAY VILLAGE
Southwest Corner of Bell Rd and 59th Ave
Glendale, Arizona

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PREMIER RETAIL SPACE AVAILABLE



◆ MULTIPLE SHOP SPACES AVAILABLE

Property Highlights

- Motivated ownership with aggressive rates
- Prime shop space available with visibility from Bell Road, which is one of Phoenix's busiest arterials
- Located in a highly dense trade area – 128,000+ people within a 5-mile radius of site
- In the heart of the dominant retail node in the West Valley with over 2 million SF of retail within a 3-mile radius

Traffic Counts

Bell Rd	49,257 CPD
59th Ave	24,629 CPD
Total	73,886 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	12,468	109,269	326,957
Estimated Households	4,756	42,356	127,426
Avg Household Income	\$116,013	\$121,687	113,584
Daytime Population	6,276	38,342	94,711

Source: SitesUSA

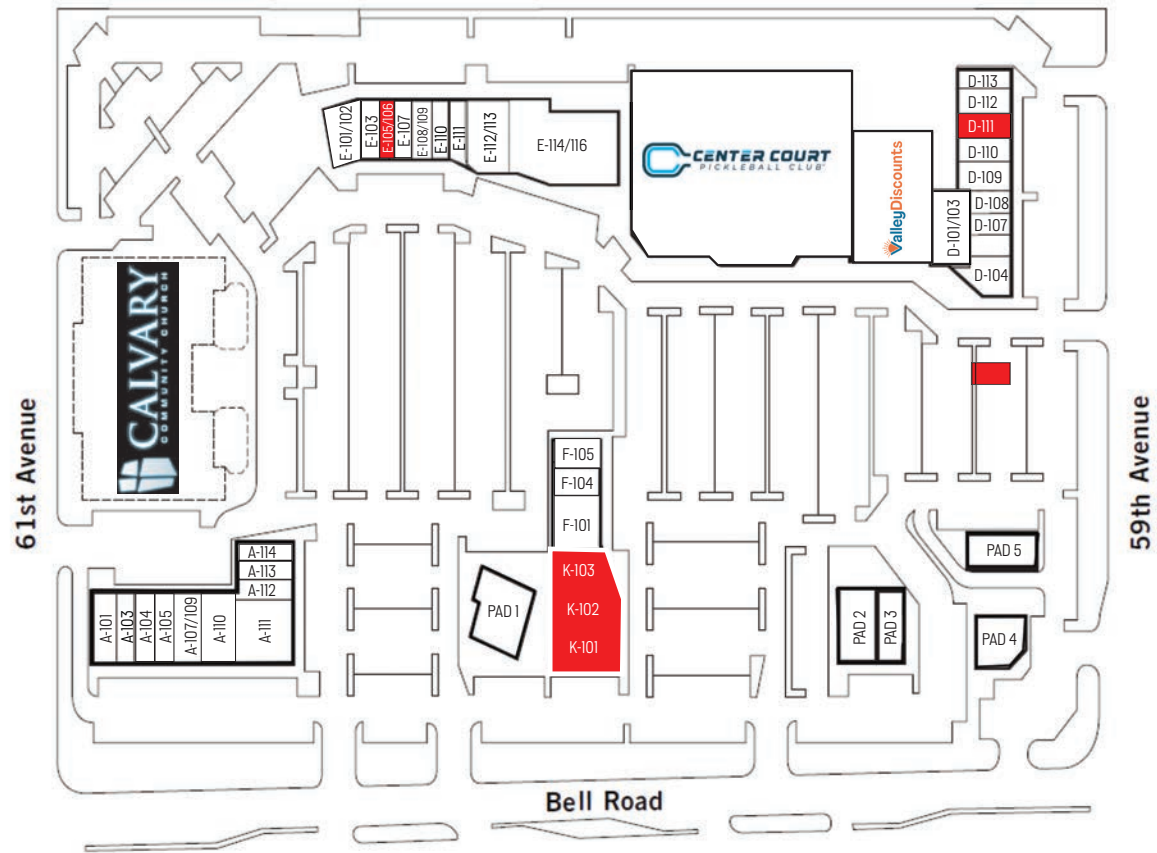
Nearby Tenants

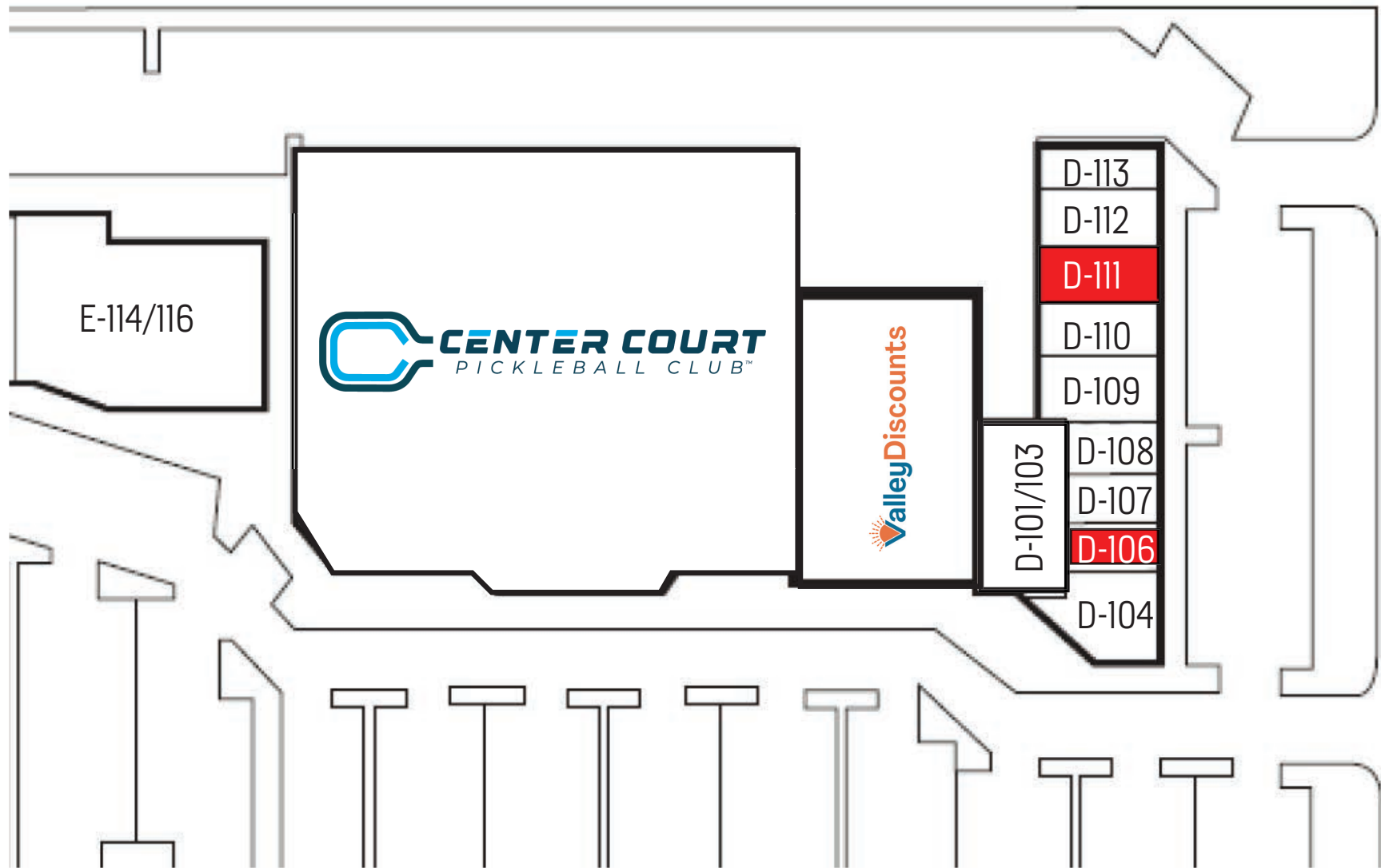


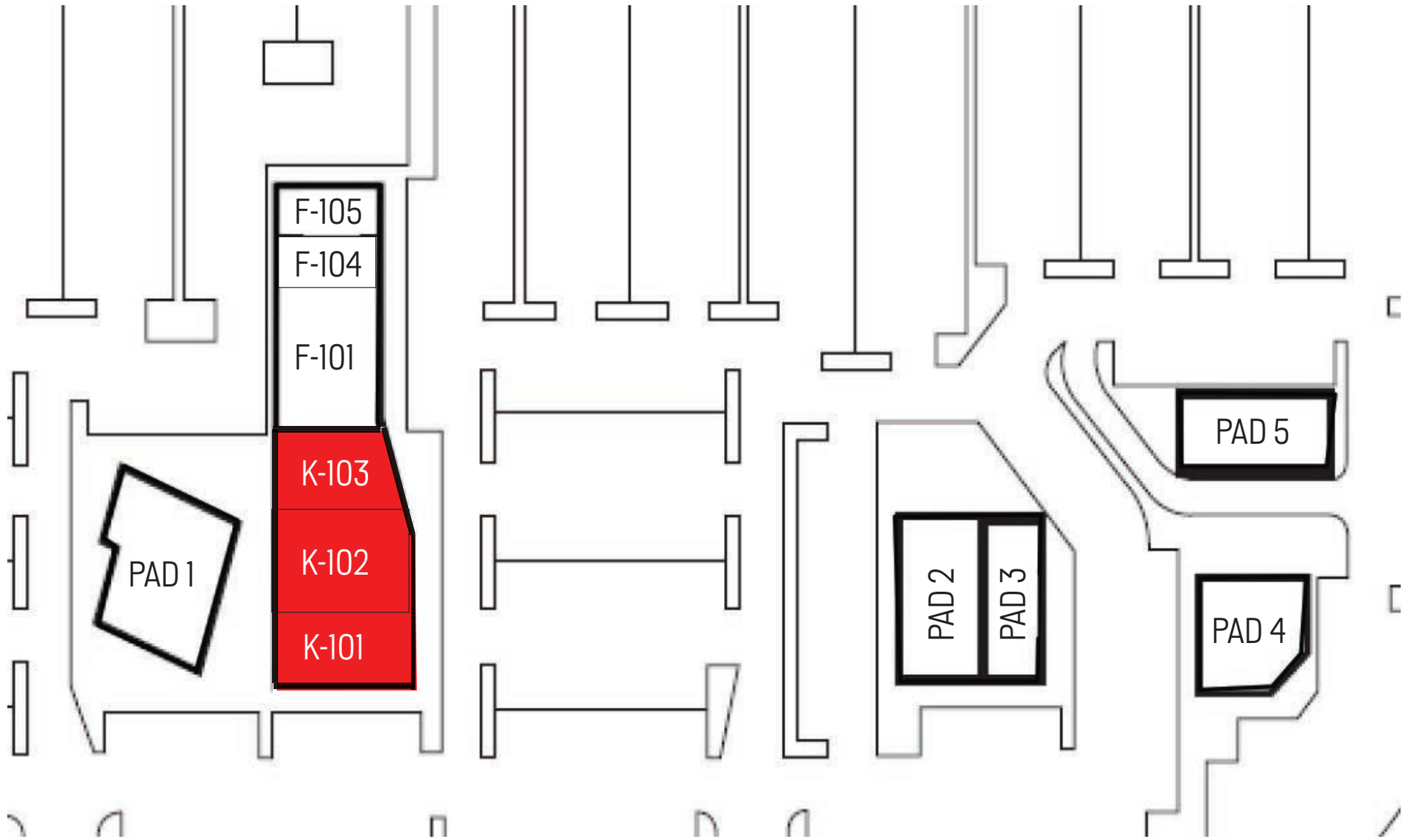
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SUITE	TENANTS	SF
A-101	Little Caesars Pizza	1,400
A-103	Athletico PT	2,800
A-104	Poki Maki	1,490
A-105	Lendmark Financial Services	2,010
A-107/109	Tailgaters Sports Bar	4,620
A-110	Paradise Bodyworks	1,080
A-111	Cox Communications	2,400
A-112	Red Wing Shoes	1,400
A-113	Sublime Salon	1,400
A-114	Presto Loans	1,400
	Center Court Pickleball Club	47,142
	Valley Discounts	13,260
D-101/103	Green Zone Fitness	4,034
D-104	Subway	1,200
D-106	AVAILABLE	1,020
D-107	Tiffany's Nails	1,250
D-108	Reflexology	1,400
D-109	Chicago Gyro	1,400
D-110	Dahn Yoga	1,400
D-111	AVAILABLE	1,672
D-112	Island Teriyaki	1,610
D-113	Express Cleaners	1,750
E-101/102	Fast Signs	4,000
E-103	The Cleaning Authority	1,590
E-105/106	AVAILABLE	922
E-107	Maricopa Ambulance	900
E-108/109	Sonoran Wellness	1,800
E-110/111	Tiger Rock Martial Arts	2,600
E-112/113	United Beauty	2,800
E-114/116		8,600
F-101	Valley Medical Weightloss	3,850
F-104	Valley Medical Weightloss	1,118
F-105	Rawhide Travel (month-to-month)	1,382
K-101	AVAILABLE	2,500
K-102	AVAILABLE	2,720
K-103	AVAILABLE	2,100
PAD 1	Macayo's Mexican Kitchen	PAD
PAD 2	Arby's	PAD
PAD 3	Silver lounge Hookah	PAD
PAD 4	Circle K	PAD
PAD 5	Wendy's	PAD







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DEMOGRAPHICS



2025 POPULATION

1 MILE: 12,468
3 MILES: 109,269
5 MILES: 326,957



MEDIAN HOUSEHOLD INCOME

1 MILE: \$116,013
3 MILES: \$121,687
5 MILES: \$113,584



2025 TOTAL HOUSEHOLDS

1 MILE: 4,756
3 MILES: 42,356
5 MILES: 127,426



TOTAL BUSINESSES

1 MILE: 817
3 MILES: 5,582
5 MILES: 12,818



MEDIAN HOME VALUE

1 MILE: \$416,093
3 MILES: \$446,533
5 MILES: \$423,168



NUMBER OF EMPLOYEES

1 MILE: 6,276
3 MILES: 38,342
5 MILES: 94,711



**VELOCITY
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