



# AVAILABLE ANCHOR SPACE ± 23,796 SF



**FOR LEASE**

## Arrowhead Crossing

SWC Bell Rd & 77th Ave | 7759 W Bell Rd Peoria, AZ 85382



# Arrowhead Crossing

SWC Bell Rd & 77th Ave | Peoria, AZ



**AVAILABLE**



**FOR LEASE**

± 23,796 SF  
ANCHOR

± 60,546 SF  
GLA

PAD  
ZONING

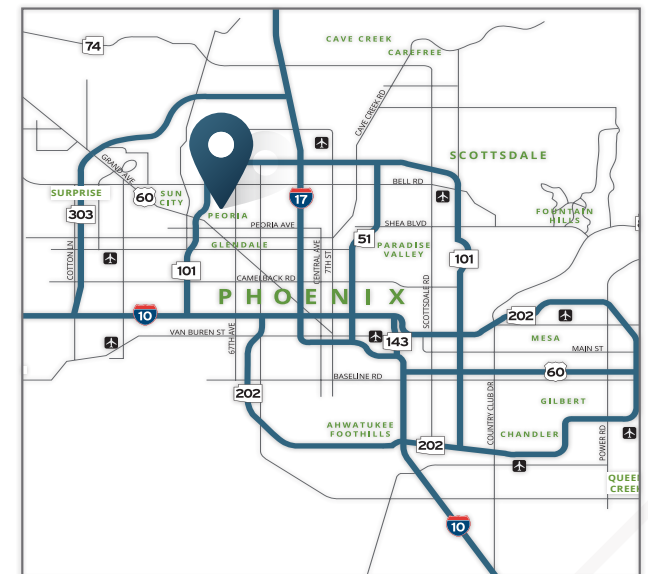
## CONTACT

**STEPHANIE DAVIS**  
602.682.6054  
stephanie.davis@srsre.com

**ED BEEH**  
602.682.6040  
ed.beeh@srsre.com

## ABOUT THE PROPERTY

- Outstanding junior anchor box opportunity for grocery, retail, or fitness in one of the fastest growing trade areas
- Located across the street from prominent Arrowhead Towne Center, the leading shopping destination in the west valley
- Adjacent to Target anchored power center and in close proximity to Peoria Sports Complex
- Excellent endcap visibility with high Bell Road traffic counts
- Established dense retail corridor and high-average surrounding household incomes over \$100,000 per year
- Monument signage available on Bell Rd and 77th Ave
- Neighboring tenants include:



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## SITE PLAN - ± 23,796 SF





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## INTERIOR & EXTERIOR PHOTOS - 7759 W BELL RD PEORIA, AZ



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## DEMOGRAPHIC HIGHLIGHTS (2024)

### 1 MILE

10,201	11,369	\$110,082	18,801
2024 Population	2029 Population	Avg Household Income	Daytime Population

### 3 MILES

112,006	114,046	\$111,906	117,728
2024 Population	2029 Population	Avg Household Income	Daytime Population

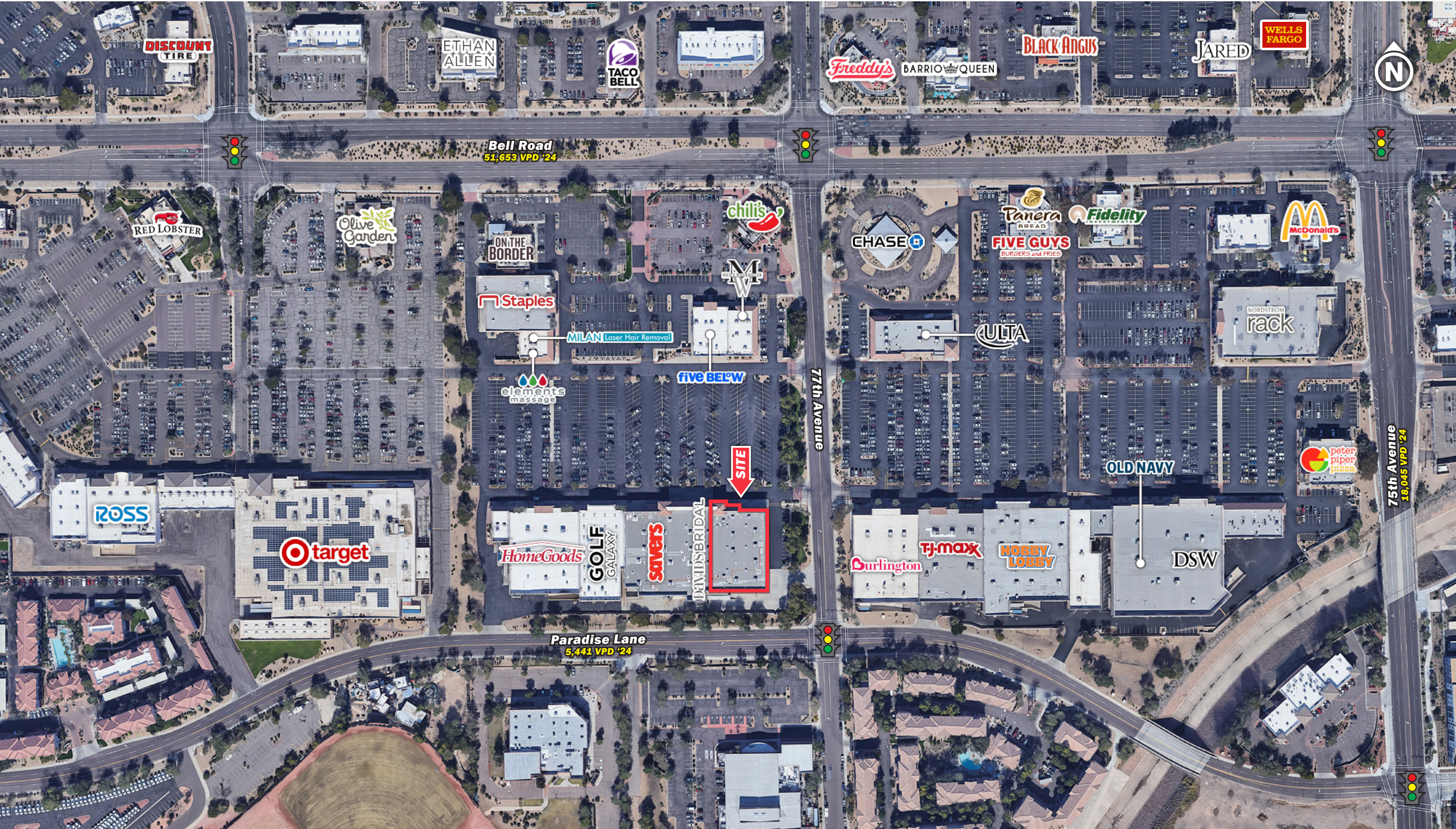
### 5 MILES

304,018	307,235	\$107,312	284,296
2024 Population	2029 Population	Avg Household Income	Daytime Population



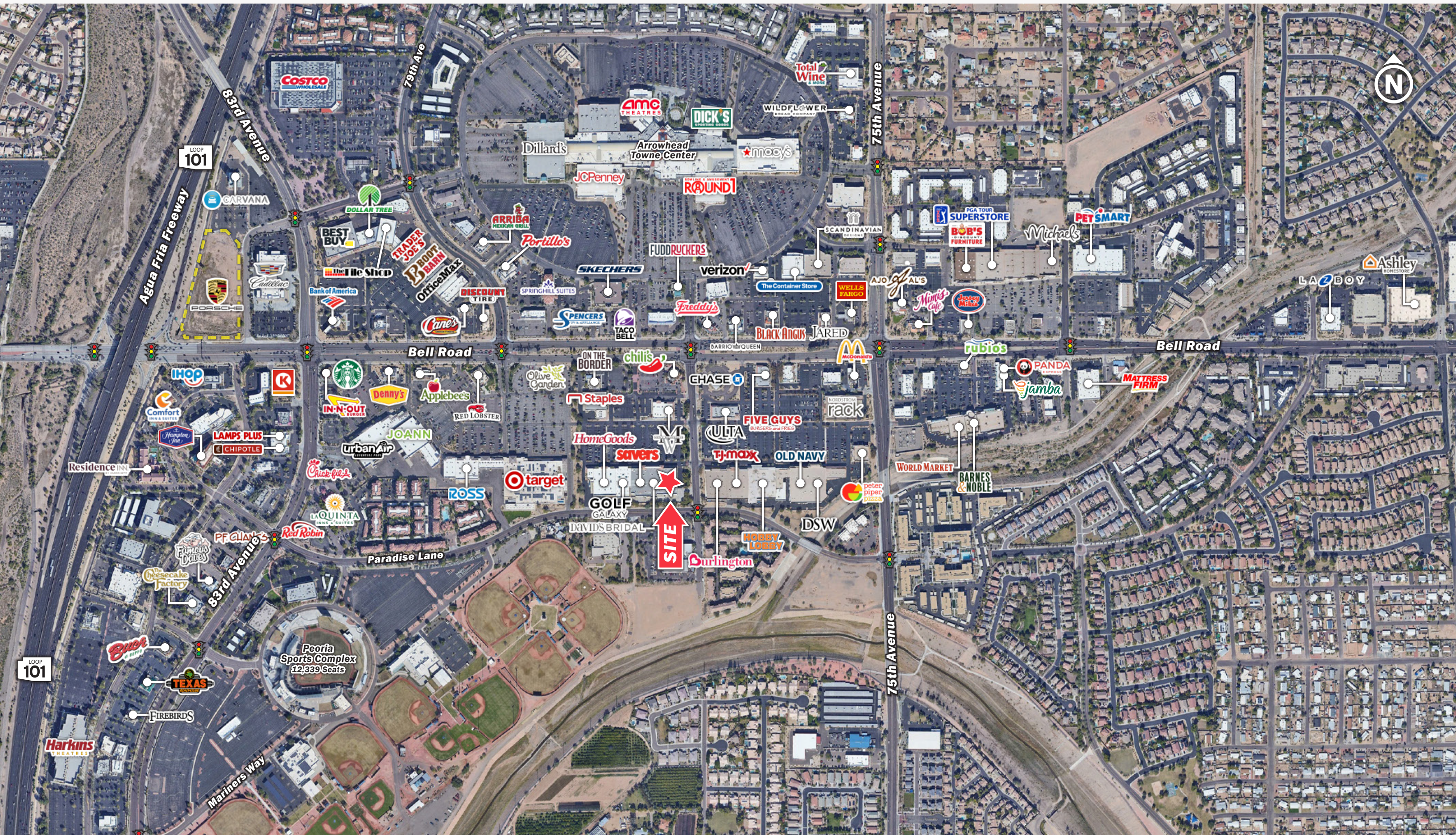
# Arrowhead Crossing

7759 West Bell Road, Suite 300 | Peoria, Arizona 85382



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SWC Bell Rd & 77th Ave | Peoria, AZ





**SRS**  
3131 E Camelback Road, Suite 110  
Phoenix, AZ 85016  
602.682.6000

**STEPHANIE DAVIS**  
602.682.6054  
stephanie.davis@srsre.com

**ED BEEH**  
602.682.6040  
ed.beeh@srsre.com

**SRSRE.COM**

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