



RETAIL PROPERTY FOR LEASE

TIERRA DEL SOL

1606 E Bell Rd Phoenix, AZ 85022



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LOCATION DESCRIPTION

NEC Bell Rd & 16th St
1606 E Bell Road

PROPERTY HIGHLIGHTS

- FULLY BUILT OUT RESTAURANT AVAILABLE - 2,800 SF
- ADDITIONAL SPACES AVAILABLE FROM 874 SF
- Over 61,000 ADT along Bell Road
- More than 150 parking spaces

AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	874 - 2,800 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1606 - 101-104	TACOS CALAFIA	4,485 SF	NNN	-	-
BLDG 1606 - 105	ALTERATIONS	1,173 SF	NNN	-	-
BLDG 1606 - 106-107	BRILLIANT BRIDAL	5,059 SF	NNN	-	-
BLDG 1606 - 108	Available	1,228 SF	NNN	CALL FOR PRICING	-
BLDG 1606 - 109	MARYAM NAILS AND LASHES	1,500 SF	NNN	-	-
BLDG 1610 - 101	RENOVATION & DESIGN CONCEPTS	1,063 SF	NNN	-	-
BLDG 1610 102-103	Available	2,754 SF	NNN	CALL FOR PRICING	-
BLDG 1610 - 104	Available	1,155 SF	NNN	CALL FOR PRICING	-
BLDG 1610 - 105-106	COSMO PROF	2,442 SF	NNN	-	-
BLDG 1610 - 107-109	NORTH PHOENIX ANIMAL CLINIC	3,126 SF	NNN	-	-
BLDG 1614 - 101-102	Available	1,872 SF	NNN	CALL FOR PRICING	-
BLDG 1614 - 103-105	Available	2,800 SF	NNN	CALL FOR PRICING	FULLY BUILT OUT PIZZA RESTAURANT
BLDG 1614 - 106-108	DOG GROOMER	3,107 SF	NNN	-	-
BLDG 1614 - 109-110	AZ JR / SR HIGH SCHOOL	2,153 SF	NNN	-	-
BLDG 1618 - 101-103	HORNBILL SUSHI	2,920 SF	NNN	-	-
BLDG 1618 - 104	NY HAIR BARBER	1,035 SF	NNN	-	-

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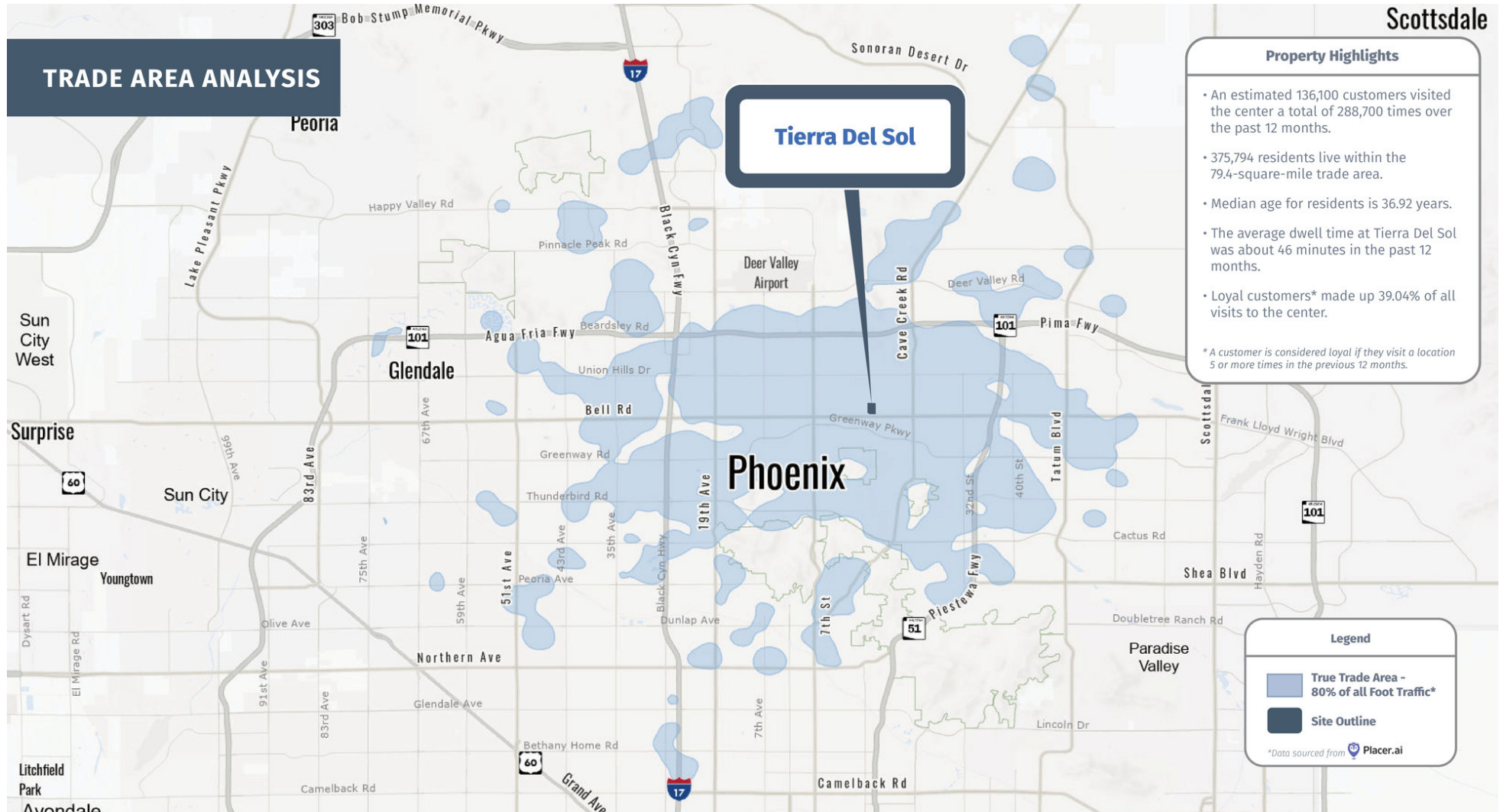
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1618 - 105	ALLSTATE INSURANCE	1,159 SF	NNN	-	-
BLDG 1618 - 106	Available	874 SF	NNN	CALL FOR PRICING	-
BLDG 1618 - 107	KARMA TATTOO	883 SF	NNN	-	-
BLDG 1618 - 108-109	LOOKOUT MOUNTAIN FAMILY DENTISTRY	2,079 SF	NNN	-	-
BLDG 1618 - 110	FASTEST LABS	1,048 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	22,241	140,047	318,269
Median Age	37.1	39.3	39.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$77,793	\$82,286	\$85,093
Average	\$104,026	\$110,764	\$117,517



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	414	3,574	9,383
Employees	3,270	34,615	119,557
Daytime Population	15,004	113,412	305,443



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	50.6%	46.4%	48.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.0%	63.2%	66.1%
Services	18.6%	18.3%	16.5%
Blue Collar	17.4%	18.5%	17.4%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	10,058	59,105	132,894
Median Home Value	\$424,247	\$435,718	\$463,298

*2025 Demographic data derived from ESRI

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