

28TH ST AND BELL RETAIL/OFFICE

2848-2948 EAST BELL ROAD, PHOENIX, AZ 85032
(ON BELL ROAD, EAST OF CAVE CREEK ROAD)

FOR LEASE

±600-1,080 SQUARE FEET - \$14.00 NNN PER SQUARE FOOT



FOR MORE INFORMATION CONTACT

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PATRIOT
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

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HIGHLIGHTS

Size: ±600 - 1,080 SF Suites

Term: 3-5 Years/Negotiable

Rental Rate: \$14.00 NNN/SF/YR

- On Bell Road, East of Cave Creek Road
- Excellent Visibility on Bell Road, High Traffic Area
- Monument and Building Signage
- Zoned C-2, Phoenix
- Well Maintained Center
- ± 1 Mile West of SR-51



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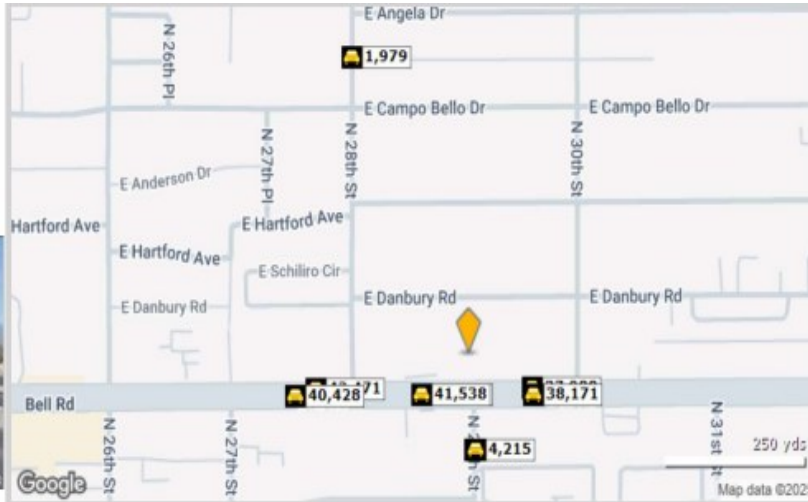
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Building Type: **General Retail**
 Secondary: -
 GLA: **16,244 SF**
 Year Built: **1984**
 Total Available: **1,770 SF**
 % Leased: **89.1%**
 Rent/SF/Yr: **\$14.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,316	149,197	313,918
2024 Estimate	24,459	138,440	290,374
2020 Census	24,710	138,571	285,408
Growth 2024 - 2029	7.59%	7.77%	8.11%
Growth 2020 - 2024	-1.02%	-0.09%	1.74%
2024 Population by Hispanic Origin			
2024 Population	24,459	138,440	290,374
White	10,897 44.55%	86,822 62.71%	195,928 67.47%
Black	1,053 4.31%	5,487 3.96%	10,369 3.57%
Am. Indian & Alaskan	410 1.68%	1,764 1.27%	3,242 1.12%
Asian	767 3.14%	8,320 6.01%	17,721 6.10%
Hawaiian & Pacific Island	28 0.11%	233 0.17%	447 0.15%
Other	11,304 46.22%	35,813 25.87%	62,666 21.58%
U.S. Armed Forces	44	79	89
Households			
2029 Projection	9,849	61,281	129,864
2024 Estimate	9,148	56,810	119,940
2020 Census	9,314	57,234	118,212
Growth 2024 - 2029	7.66%	7.87%	8.27%
Growth 2020 - 2024	-1.78%	-0.74%	1.46%
Owner Occupied	4,300 47.00%	33,031 58.14%	74,878 62.43%
Renter Occupied	4,848 53.00%	23,780 41.86%	45,062 37.57%
2024 Households by HH Income			
Income: <\$25,000	1,607 17.56%	7,591 13.36%	14,549 12.13%
Income: \$25,000 - \$50,000	2,461 26.90%	12,132 21.36%	22,095 18.42%
Income: \$50,000 - \$75,000	1,859 20.32%	9,337 16.44%	19,253 16.05%
Income: \$75,000 - \$100,000	1,396 15.26%	8,348 14.69%	16,181 13.49%
Income: \$100,000 - \$125,000	635 6.94%	6,361 11.20%	13,642 11.37%
Income: \$125,000 - \$150,000	504 5.51%	4,245 7.47%	9,275 7.73%
Income: \$150,000 - \$200,000	494 5.40%	4,191 7.38%	10,610 8.85%
Income: \$200,000+	193 2.11%	4,606 8.11%	14,334 11.95%
2024 Avg Household Income	\$69,671	\$94,123	\$106,541
2024 Med Household Income	\$55,070	\$73,056	\$81,292

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Bell Rd	N 29th St	0.05 E	2024	40,188	MPSI	.06
2 E Bell Rd	N 29th St	0.05 E	2025	41,538	MPSI	.06
3 E Bell Rd	N 30th St	0.05 E	2025	37,988	MPSI	.07
4 E Bell Rd	N 30th St	0.05 E	2024	38,171	MPSI	.08
5 N 29th St	E Juniper Ave	0.04 S	2025	4,236	MPSI	.08
6 N 29th St	E Juniper Ave	0.04 S	2024	4,215	MPSI	.08
7 E Bell Rd	N 28th St	0.04 E	2025	42,441	MPSI	.16
8 E Bell Rd	N 28th St	0.04 E	2024	42,471	MPSI	.16
9 E Bell Rd	N 28th St	0.06 E	2025	40,428	MPSI	.18
10 N 28th St	E Angela Dr	0.04 N	2025	1,979	MPSI	.29

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