

# FOR SALE & LEASE

4236 W Bell Road | Glendale, AZ 85308



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# PROPERTY OVERVIEW



**PRICING DETAILS:**  
Call for Pricing



**PARCEL:**  
207-18-589C



**LOT SIZE:**  
±96,523 SF



**BUILDING SIZE:**  
±23,601 SF



**AVAILABILITY:**  
±23,601 SF



**ZONING:**  
PSC

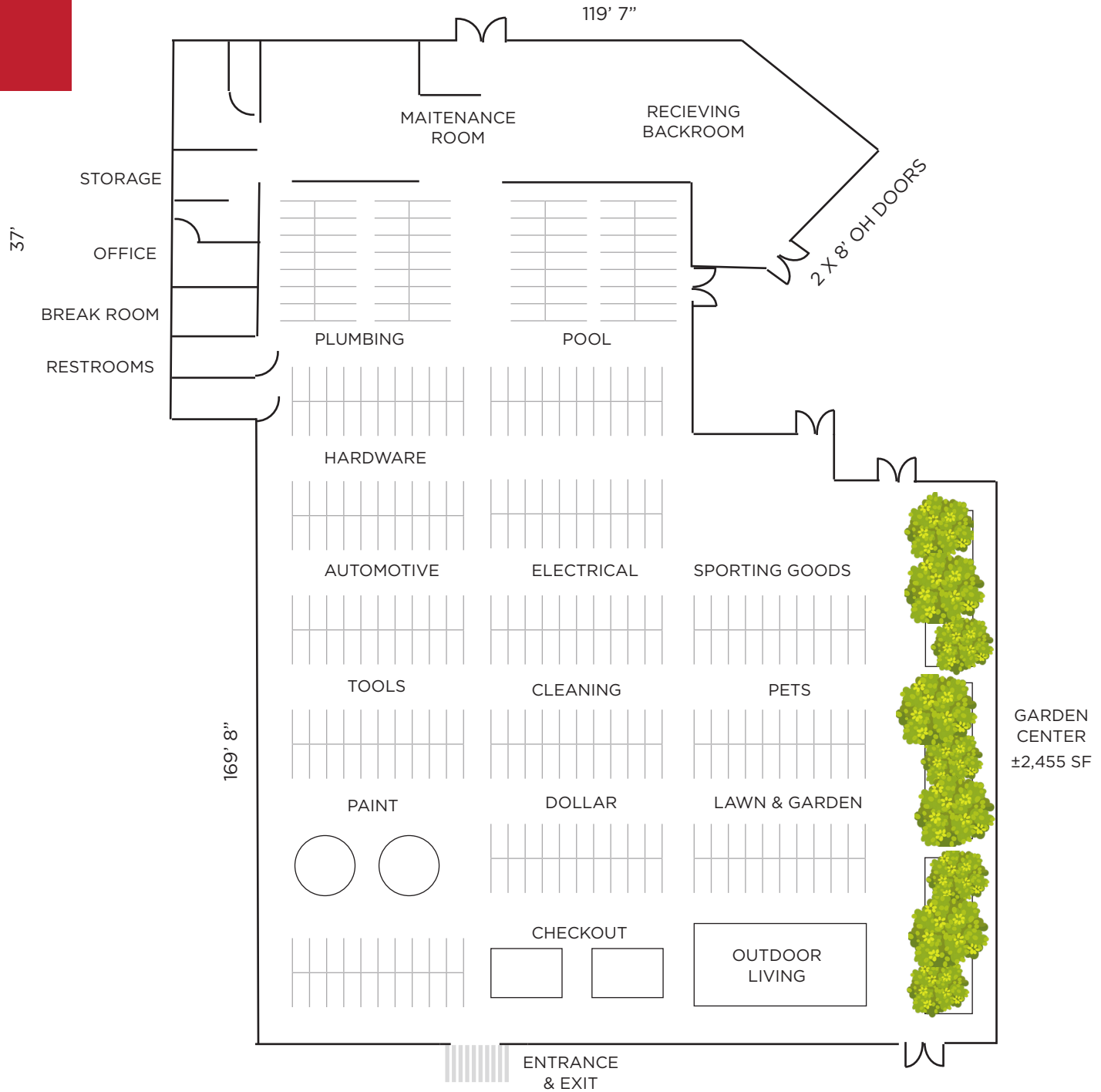
## PROPERTY HIGHLIGHTS

- Strong Owner User or Anchor to Lease Opportunity on Bell Road
- Co-Tenants with 99 Cent Only, Hobby Bench, Whataburger, and Banner Urgent Care
- Strong Traffic Counts and Dense Trade Area
- Proximity to two main freeways and surrounded by national tenants on Bell Corridor

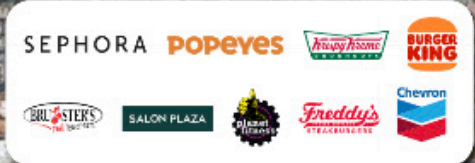
# INTERIOR PHOTOS



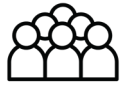
# FLOORPLAN



# AERIAL



# GLENDALE CITY OVERVIEW



**250K +**  
TOTAL POPULATION



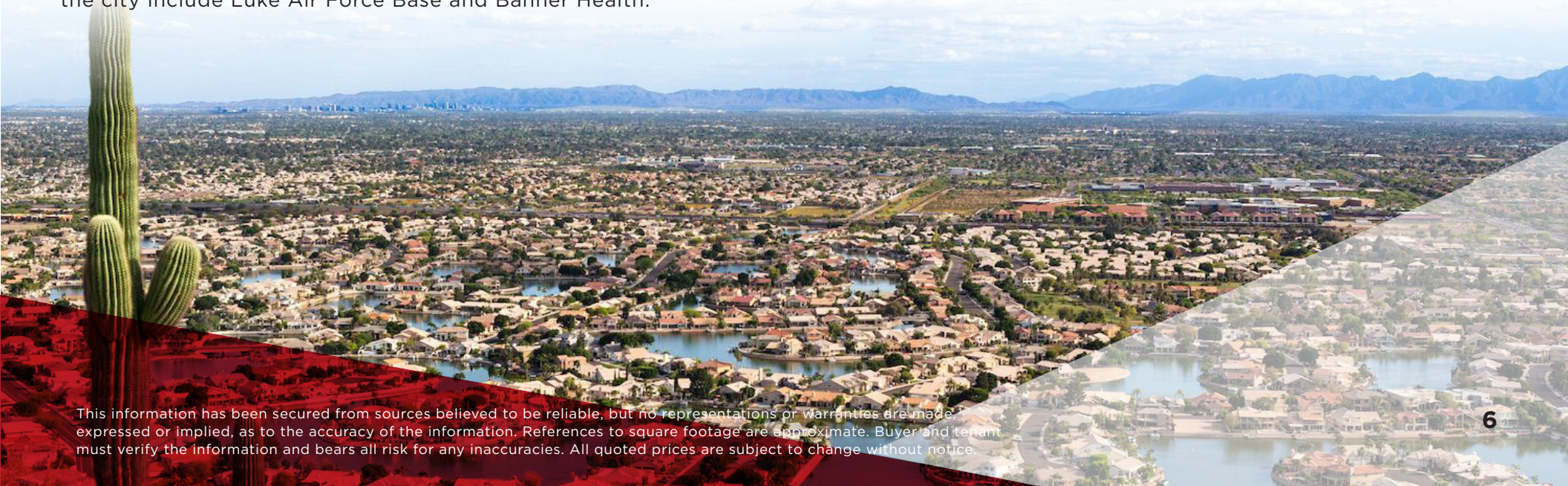
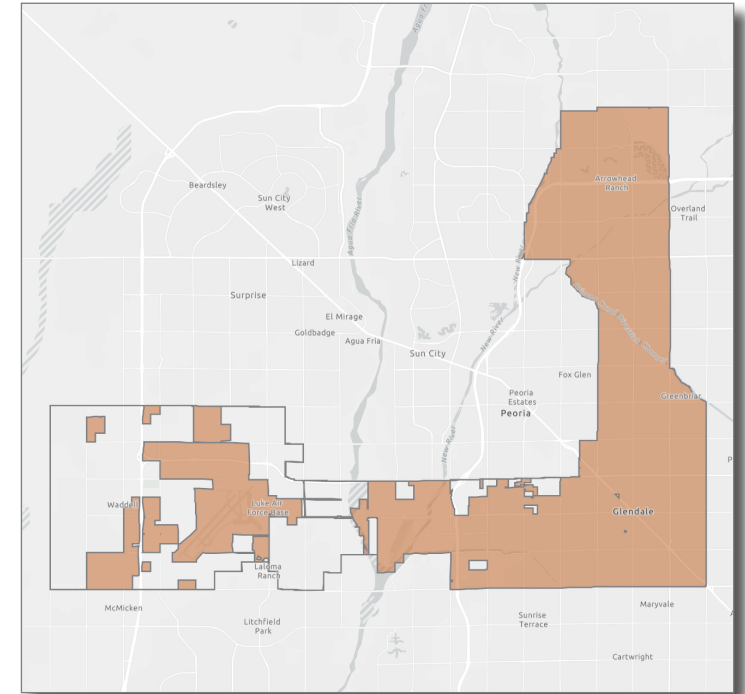
**\$85K +**  
AVG HH INCOME

## VIBRANT CITY

Glendale, Arizona is the 6th largest city in the state and is located just 30 minutes from the capital of Phoenix. Historic Downtown Glendale has been ranked as one of the country's top ten destinations for shopping, and offers a variety of boutiques, shops, and dining options. Glendale is also home to State Farm Stadium, one of the nation's top stadiums that has hosted the 2008 and 2015 Super Bowls, and is hosting the upcoming 2023 Super Bowl. Luke Air Force Base resides within the city border and is the training home for new F-35 pilots.

## HOUSEHOLDS AND EMPLOYMENT

Glendale currently has approximately 250,000 residents, 88,000 households, 6,000 total businesses, and 82,500 total employees. Education, health care/social assistance is the largest industry in the Glendale workforce with almost 23,000 employees serving the city's residents. The current top employers for the city include Luke Air Force Base and Banner Health.





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