

MULTI-TENANT RETAIL INVESTMENT

FOR SALE

Alante Plaza

A stabilized, fully-leased NNN retail offering

5626 W. BELL RD • GLENDALE, ARIZONA 85308

\$2,820,000

OFFERING PRICE

6.25%

CAP RATE

6,232 SF

MULTI-TENANT NNN

100%

LEASED



Offered Exclusively By

Marc Rigau

TerraFirma Commercial Real Estate



THE OFFERING

Property *Summary*

Terraforma Commercial Real Estate presents Alante Plaza, a 6,232 SF multi-tenant retail building on a 1.32-acre parcel fronting West Bell Road. Operating on a NNN basis with an established food-and-service tenant mix, the asset offers passive, stabilized income in a proven, fully built-out corridor. **100% LEASED**

PROPERTY DETAIL

Address **5626 W. Bell Rd.**

Building Size **6,232 SF**

Lot Size **1.32 Acres**

Occupancy **100% Leased**

Lease Type **NNN**

Zoning **C-2, Glendale**

TENANT ROSTER

Uncle Bao

Dumpling & Noodle House

Paris Banh Mi

Café & Bakery — franchise concept

Old West Tattoo

Established service tenant

Rent roll & lease abstracts available upon request.

Income & Lease Profile

LEASE SUMMARY

SUITE / TENANT	SF	% GLA	LEASE TYPE	TERM THROUGH	ESCALATIONS	OPTIONS
Uncle Bao Dumpling & Noodle House · Ste 101	2,500	40%	NNN	2029*	~3% / yr	Two 5-yr
Paris Banh Mi Café & Bakery · Ste 103	2,500	40%	NNN	2033*	3% / yr	Two 5-yr
Old West Tattoo Service Tenant · Ste 102	1,232	20%	NNN	Jan 2031	~2.5% / yr	—

All leases are triple-net (NNN) with contractual annual rent escalations. *Approximate expiration; renewal options extend term well beyond. Full rent roll, lease abstracts, and operating statements available to qualified parties upon request.

INVESTMENT SNAPSHOT

6.25%

CAPITALIZATION RATE

Occupancy	100%
Tenancy	3 Tenants
Avg. In-Place Rent	\$24.53 / SF
Lease Structure	NNN
Approx. WALT	~5.3 Yrs
OFFERING PRICE	\$2,820,000

Quality *Build-Outs*



The center's tenants occupy professionally finished, consumer-facing spaces — bright open dining, designer lighting, and contemporary millwork. *High-quality improvements reflect committed operators and support durable, long-term occupancy* — reducing re-tenanting risk for an investor.

Attractive, well-maintained suites that retain tenants.

Demographics & Growth

TRADE-AREA (2025)	1-MI	3-MI	5-MI
Population	11,353	115,658	351,083
Population (2030)	11,710	119,204	363,063
Households	4,157	43,445	133,047
Avg. HH Income	\$110,522	\$111,506	\$103,826
Median HH Income	\$94,036	\$92,208	\$83,303
Median Home Value	\$432,679	\$444,003	\$416,251
Owner-Occupied	77.1%	65.7%	63.0%
Daytime Employees	5,911	60,237	178,948

Source: CoStar Group — 2025 est. / 2030 proj. © 2026 CoStar Group.

Dense, affluent, *and growing.*

Alante Plaza sits within an established, affluent trade area anchored by national retail — WinCo Foods, Walmart, LA Fitness, Kohl's and the Talavi Towne Center — a built-out node with limited new supply. With **over 351,000 residents** and average incomes above **\$110,000 within one mile**, the corridor offers durable, recession-resilient demand. Regionally, the West Valley is being reshaped by TSMC's **\$165 billion** North Phoenix expansion, projected to add roughly 12,000 high-tech jobs.

\$165B

TSMC INVESTMENT

12,000

HIGH-TECH JOBS PROJECTED

+3.4%

5-MI POP. GROWTH 2025-2030

100%

LEASED STABILIZED NNN

Floor *Plan*



Coming Soon

FOR MORE INFORMATION

Marc Rigau

Senior Associate · Terrafirma Commercial Real Estate

C 480-225-5306 **E** marc@terrafirmaaz.com

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