



±5,395 SF
Demisable Suite
Available

±1,200 SF
Available

±1,200 SF
Available

43rd Ave
18,800 CPD

Bell Rd
36,787 CPD

BELL PLAZA

SEC Bell Rd & 43rd Ave
Phoenix, Arizona

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◆ **FOR LEASE: ±1,200 SF AND ±5,395 SF OF DEMISABLE RETAIL SPACES AVAILABLE**

Property Highlights

- Signalized hard corner at Bell Rd & 43rd Ave with full-access ingress, egress, and pylon signage
- Combined daily traffic of nearly 80,000 vehicles across Bell Rd and 43rd Ave
- Directly adjacent to Fry's at Sunburst Plaza, one of West Phoenix's highest-performing grocery anchors
- National co-tenancy including Taco Bell, AT&T, IHOP, AutoZone, Whataburger, and Banner Urgent Care
- 2.28-acre infill pad and shop opportunity inside a proven West Phoenix retail corridor

Traffic Counts

Bell Rd	36,787 CPD
43rd Ave	18,800 CPD

Total **55,587 CPD**

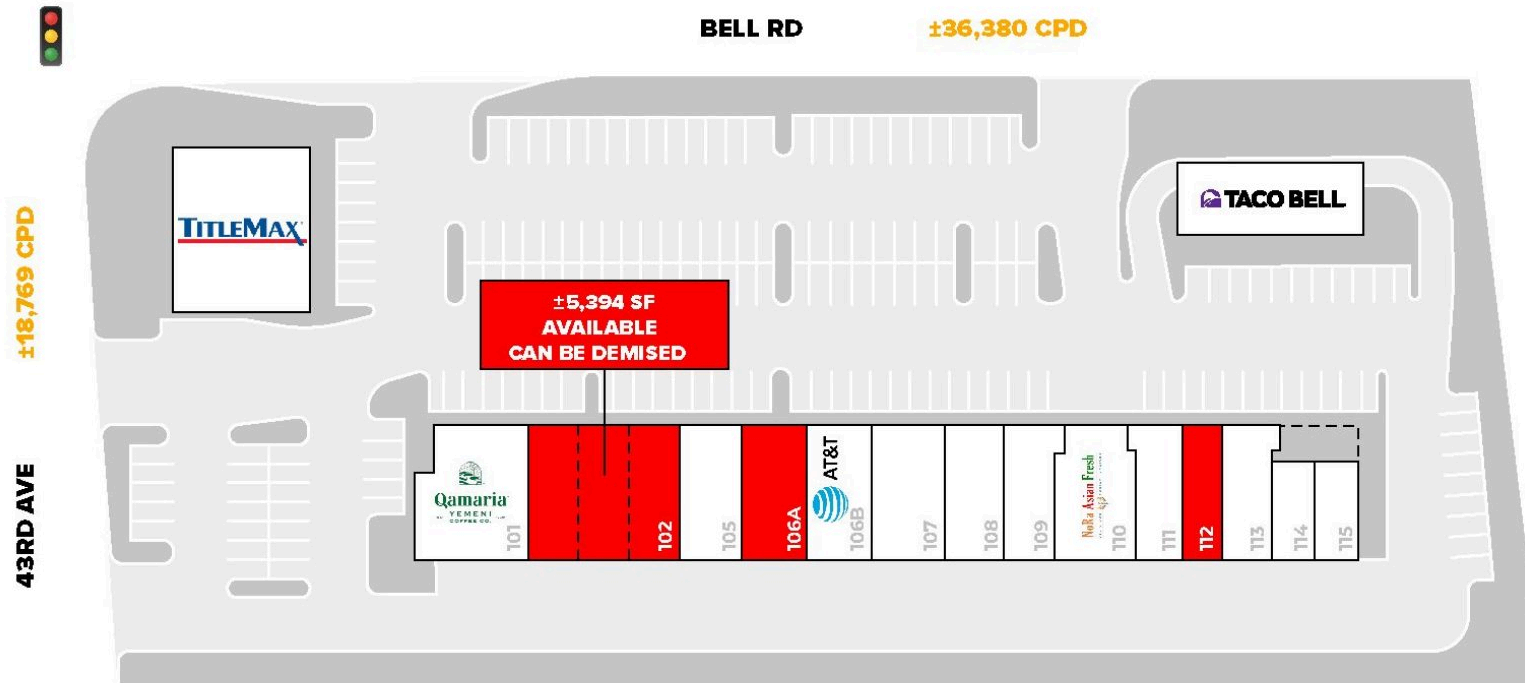
Demographics

	1 mi	3 mi	5 mi
Estimated Population	14,315	128,827	328,083
Estimated Households	5,551	50,227	128,673
Avg Household Income	\$112,231	\$108,253	\$110,735
Daytime Population	3,104	44,891	122,365

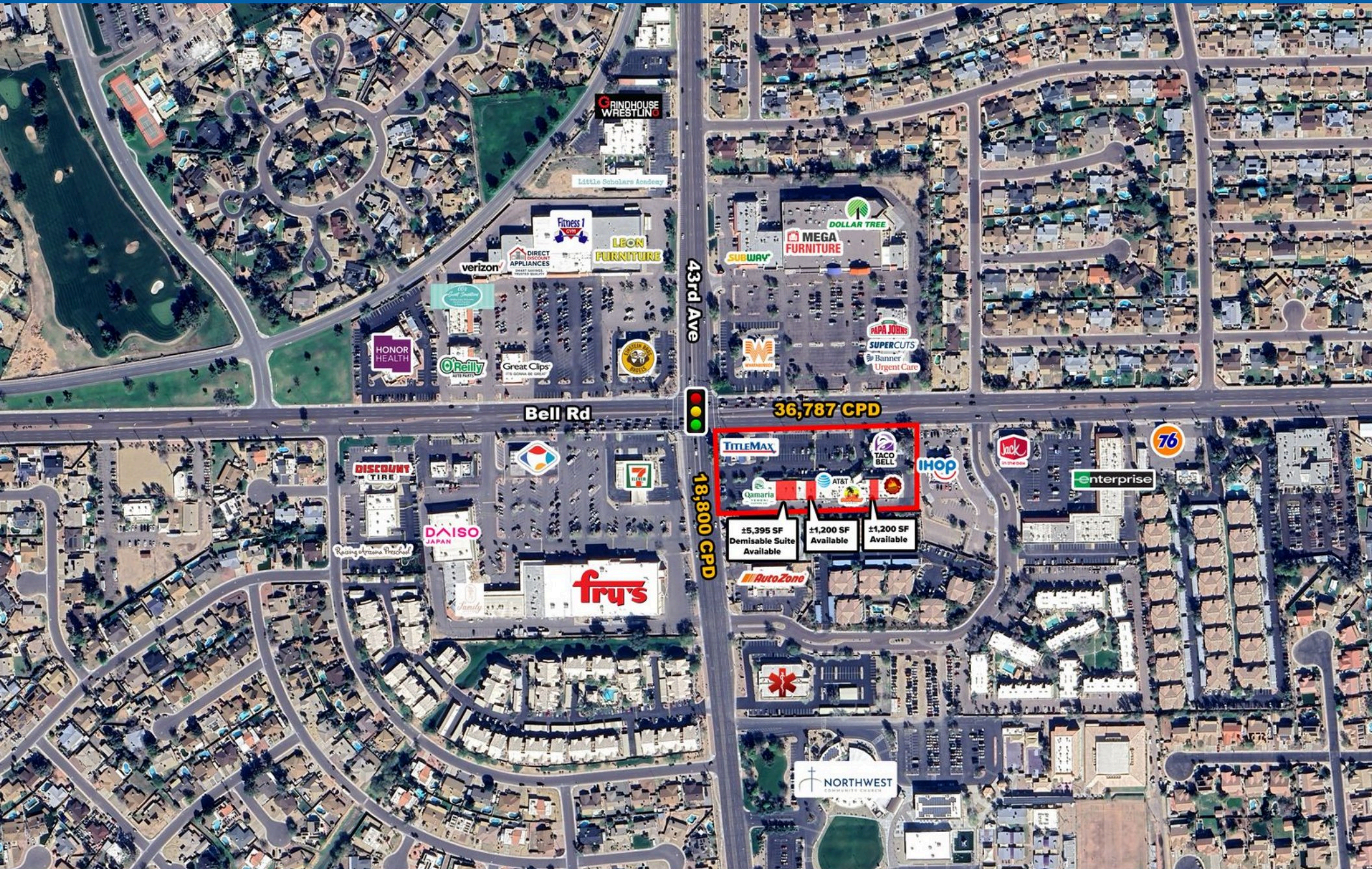
Source: SitesUSA

Nearby Tenants





SUITE #	TENANT	±SF	SUITE #	TENANT	±SF	SUITE #	TENANT	±SF
101	Qamaria Coffee Co.	3,200 SF	107	New Asia Ktichen	1,800 SF	112	AVAILABLE	1,200 SF
102	AVAILABLE	5,394 SF	108	CocoShack	1,200 SF	113	Major Appliance	1,200 SF
105	Queen Nail & Spa	1,200 SF	109	Desert Island Eatery	1,240 SF	114-115	Ho-Jai Taiwanese	1,640 SF
106A	AVAILABLE (Do Not Disturb Tenant)	1,200 SF	110	Nora Asian Fresh	1,540 SF			
106B	AT&T	1,200 SF	111	Wraps N Curry	1,240 SF			



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	14,315	128,827	328,083
	2026 TOTAL HOUSEHOLDS	5,551	50,227	128,673
	MEDIAN HOUSEHOLD INCOME	\$112,231	\$108,253	\$110,735
	2026 MEDIAN HOME VALUE	\$419,518	\$397,144	\$423,703
	2026 TOTAL EMPLOYEES	3,104	44,891	122,365
	2026 TOTAL BUSINESSES	520	5,446	15,184



2415 E. CAMELBACK RD SUITE 400

PHOENIX, AZ 85016

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FOR LEASING INFORMATION:

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