



BELL TOWER VILLAGE

SEC of Bell Rd and 51st Ave
Glendale, Arizona 85308

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◆ **±25,700 SF BOX, FULLY APPROVED D/T PAD, AND LAST RETAIL SHOP SPACES AVAILABLE!**

Property Highlights

- Located minutes from Arrowhead Town Center, the West Valley's Top Regional Mall
- Over 57,000 CPD pass the site daily and is surrounded by dense retail and residential developments
- Recent renovations to the center add to the curb appeal and customer draw
- Harbor Freight, Fry's, Walmart, Planet Fitness, and others nearby

Traffic Counts

51st Ave	23,076 CPD
Bell Rd	34,465 CPD

Total **57,541 CPD**

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,441	118,870	343,053
Estimated Households	4,350	45,359	133,129
Avg Household Income	\$119,120	\$116,395	\$112,411
Daytime Population	4,621	37,175	109,984

Source: SitesUSA

Nearby Tenants



HARBOR FREIGHT

Walgreens



Walmart

KOHL'S **fry's**

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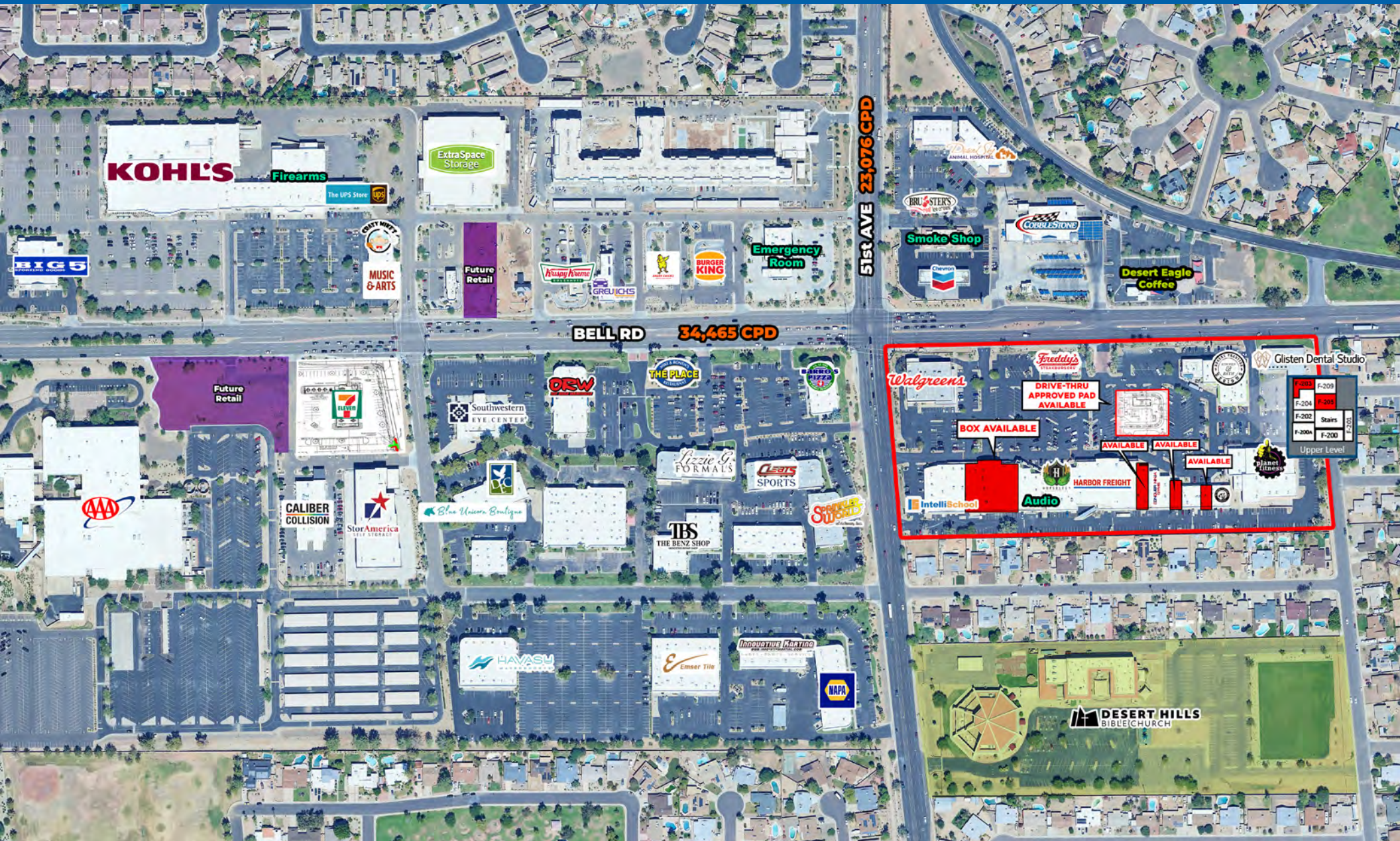
SUITE	TENANT	SQFT
A1	Walgreens	14,820
B1	Audio Express	5,850
B2	Sunrise Acai	1,081
B3	AVAILABLE	25,700
B4	Salon 51	1,045
B5	Equine Cryo-Therapy	3,272
B6	TruGrocer	984
B7	Phone Booth & Repair	1,000
B9	IntelliSchool	4,471
C5	AVAILABLE	1,705
C6	SunDanser Window Tint	3,000
C6-A	Conquer Ninja	4,389
C7	AVAILABLE	7,200
C8	Harbor Freight	15,078
C9	Hopsology Tap Room	3,600
C10	iSMASH	9,870
D1	Tacos Tijuana	3,100
D2-3	AVAILABLE	4,230
D4	Honey Nail Salon	1,550
E1	Planet Fitness	26,061
F101	Cash Time Title Loan	2,066
F102	Desert Prestige	2,449
F103	Gracie Jiu-Jitsu	2,303
F105	Fasulo Construction	1,706
F200	ASDA	2,500
F200A	Jess Tuckett	1,069
F201	DeLisle Consulting	1,551
F202	Debra Merrifield	758
F204	Sullivan Shick	1,080
F209	Crossroads Traffic School	1,297
G1	Greenway Village	2,566
H1	Freddy's	3,293
F104	LLLReptile	2,561
F203	AVAILABLE	1,320
F205	AVAILABLE	1,230
PAD	AVAILABLE	20,554

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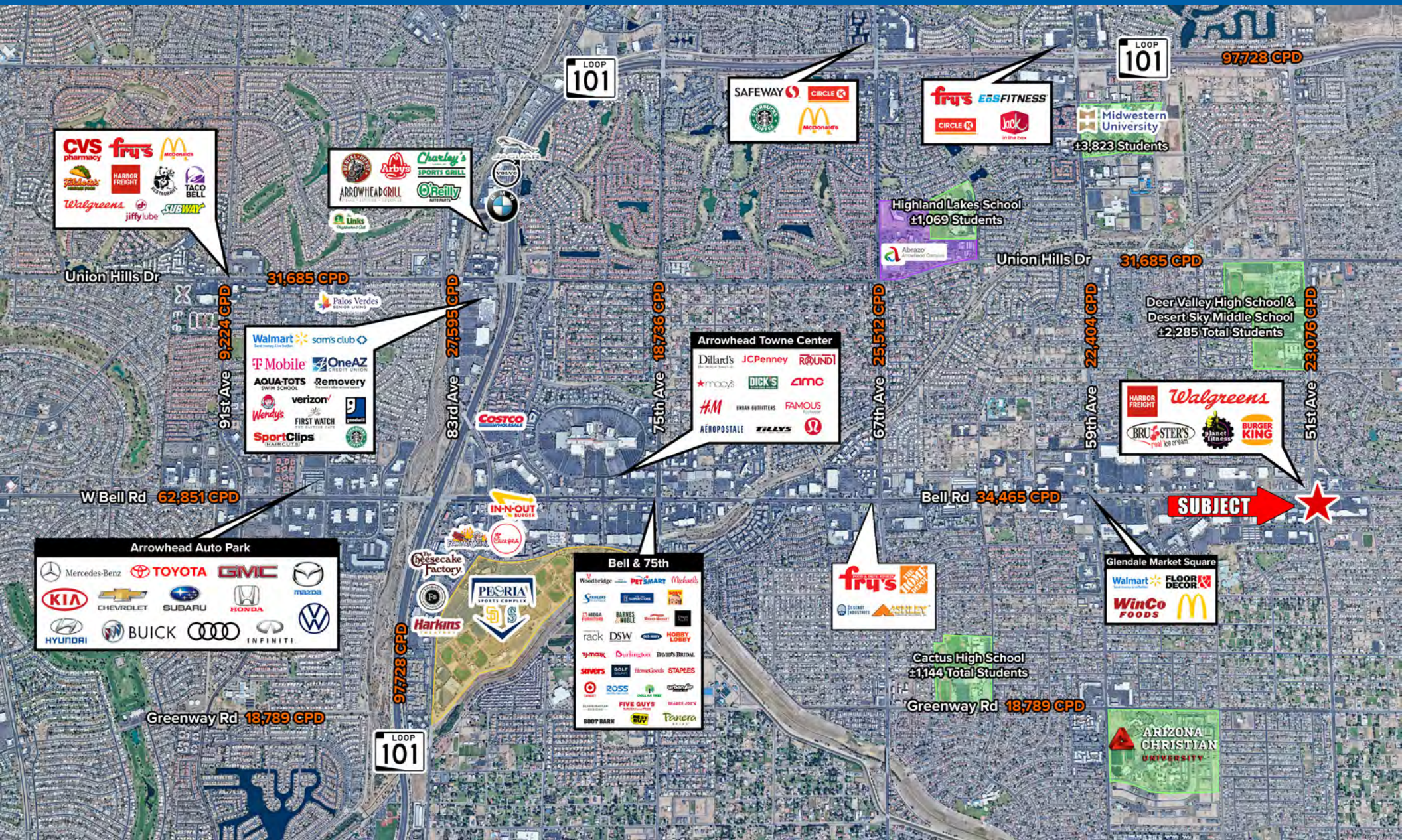


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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,441	118,870	343,053
	2026 TOTAL HOUSEHOLDS	4,350	45,359	133,129
	MEDIAN HOUSEHOLD INCOME	\$119,120	\$116,395	\$112,411
	2026 MEDIAN HOME VALUE	\$422,665	\$428,064	\$425,940
	2026 TOTAL EMPLOYEES	4,621	37,175	109,984
	2026 TOTAL BUSINESSES	678	5,398	14,690



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FOR LEASING INFORMATION:

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