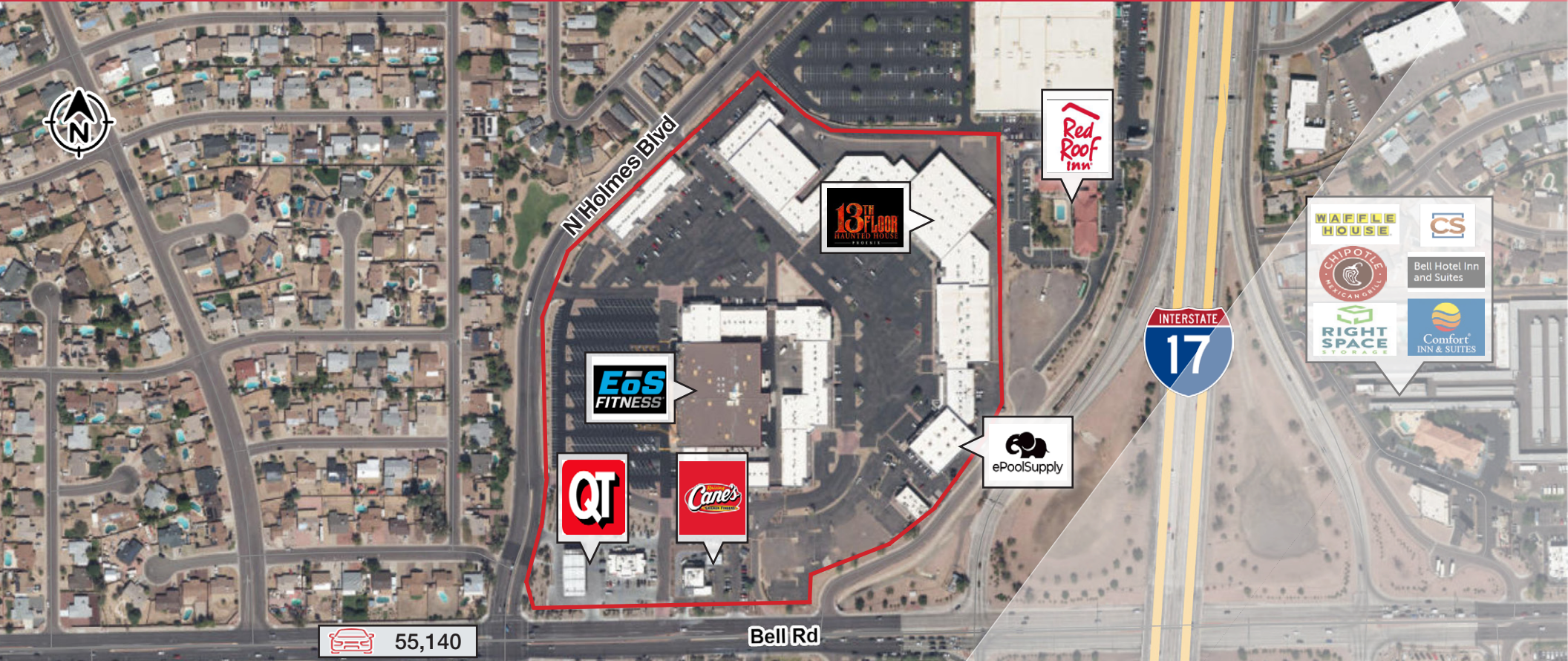


FOR LEASE

BELL CANYON PAVILIONS

NWC I-17 & BELL RD | 2710 W BELL RD, PHOENIX, AZ 85053



Cliff Johnston
Managing Director | Principal Partner
602 618 6261
cliff.johnston@naihazorizon.com

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Offered Exclusively by:

NAIHorizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018
602 955 4000 | naihazorizon.com

Vehicles Per Day

174,917

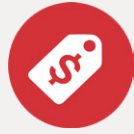
I-17 Freeway

55,140

W Bell Rd



TOTAL SIZE
±284,093 SF



NNN EXPENSES
\$5.80/SF



AVAILABLE SPACE
±808 SF to ±40,000 SF



ZONING
C-2, City of Phoenix



RENTAL RATE
\$10 - \$18/SF
Call For Details



Bell Canyon Pavilions Site Plan

Suite	Tenant	SF
1100	ePool Supply	15,552
1111-1119	Santisi Brothers Pizzeria	8,979
1125	AVAILABLE	32,640
1150	MMA LAB	13,196
1180	13th Floor Haunted House	40,000
1205	Luz de Luna Reception Hall	8,103
1200	Elusions Escape Room	6,000
1215	Retail Storage	1,297
1217-1219	Elusions Escape Room	2,600
1221	Deer Valley Academy	3,900
1223	AVAILABLE	1,370
1225	AVAILABLE	1,500
1227	Arizona Provider Training	1,000
1229	Thrive IV Therapy	1,000
1231	AVAILABLE	1,200
1240	AVAILABLE	12,000
1250	AVAILABLE	16,996
1260-1280	Shear Paradise Salon	6,285
1284 & 1288	Dave's Place (Bar)	2,221
1292	AVAILABLE	1,428
1300-1301	AVAILABLE	2,600
1302	AVAILABLE	1,300
1303	AVAILABLE	1,000
1304	AVAILABLE	1,000
1305	AVAILABLE	1,900
1306	AVAILABLE	1,942
1330	AVAILABLE	6,646
1336	AVAILABLE	974
1338	Emerald Pools	1,000

Suite	Tenant	SF
1340-1342	AVAILABLE	2,000
1344-1348	Dreadnought Comics	3,900
1350-1356	MMA LAB	5,200
1375	Brubaker Linens	7,975
1385-1395	AVAILABLE	3,575
1405	AVAILABLE	2,275
1410	Starlight Community Theater	975
1415	Starlight Community Theater	2,600
1420	Blue Marlin Pool Service	1,950
1423	Culinary Edge	808
1425	AVAILABLE	808
1427	AVAILABLE	8,384
1430	EoS Fitness (Future Site)	N/A
1451	Silver Rose Bakery	1,430
1453-1455	Indian Restaurant	5,270
1460	One Stop Nutrition	1,100
1465	Murphy Beds	1,300
1470	Famous Cutz Barber Shop	1,300
1475-1485	Exhale Bikes	3,900
1490-1495	AVAILABLE	2,925
1499-1500	AVAILABLE	8,249
1605-1625	Van Marke Plumbing Supply	7,000
1630-1665	STI Physical Therapy & Rehab	11,200
2720	Lorito's Mexican Food	4,340
2730/2740	Quick Quack Car Wash	Pads
2804	Raising Cane's	Open
2824-2834	Quik Trip	Open



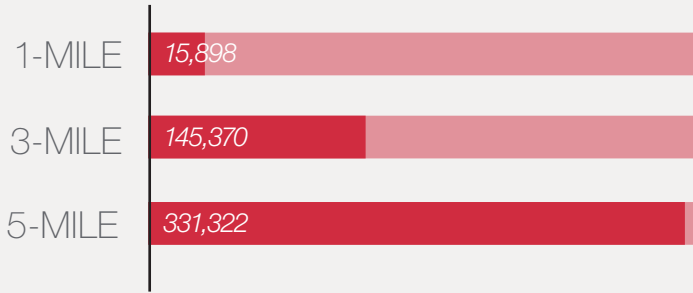
Bell Rd

I-17 Freeway

Yellow	Available
Light Blue	Owned
White	Not A Part

DEMOGRAPHICS

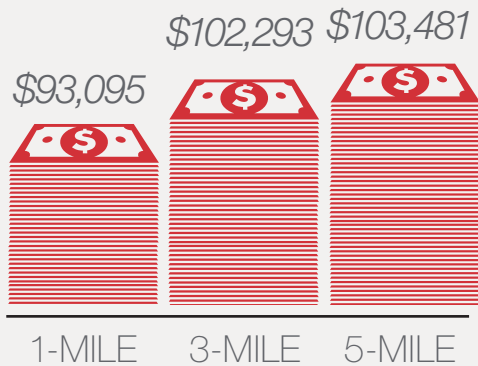
ESTIMATED POPULATION



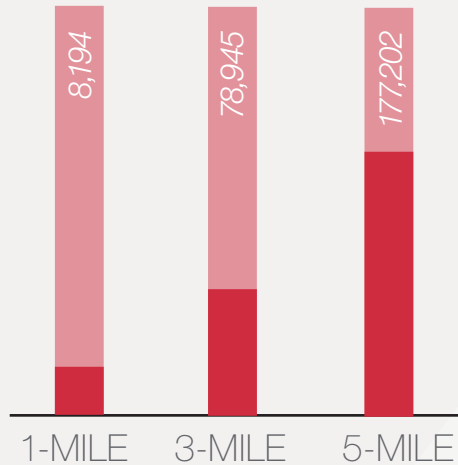
ESTIMATED HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



MEDIAN HOME VALUE

