

NORTH PHOENIX – WELL LOCATED STRIP CENTER

2945 EAST BELL RD | PHOENIX, AZ 85032

AVAILABLE FOR LEASE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com

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R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



PROPERTY SUMMARY

TRADE MARKET	North Phoenix
PRICING	\$15 PSF + NNN
AVAILABLE SF	±2,000 SF
VPD - 32nd & Bell	Over 78,000
ZONING	C-2



PROPERTY HIGHLIGHTS

- Located within busy North Phoenix Submarket
- Great access- minutes from SR-51
- Last vacancy in busy center
- Active management ownership style
- Strong foot traffic and high VPD
- Affordable and competitive retail leasing rates

NEARBY RETAILERS



DENSE AREA - GREAT RETAIL SYNERGY

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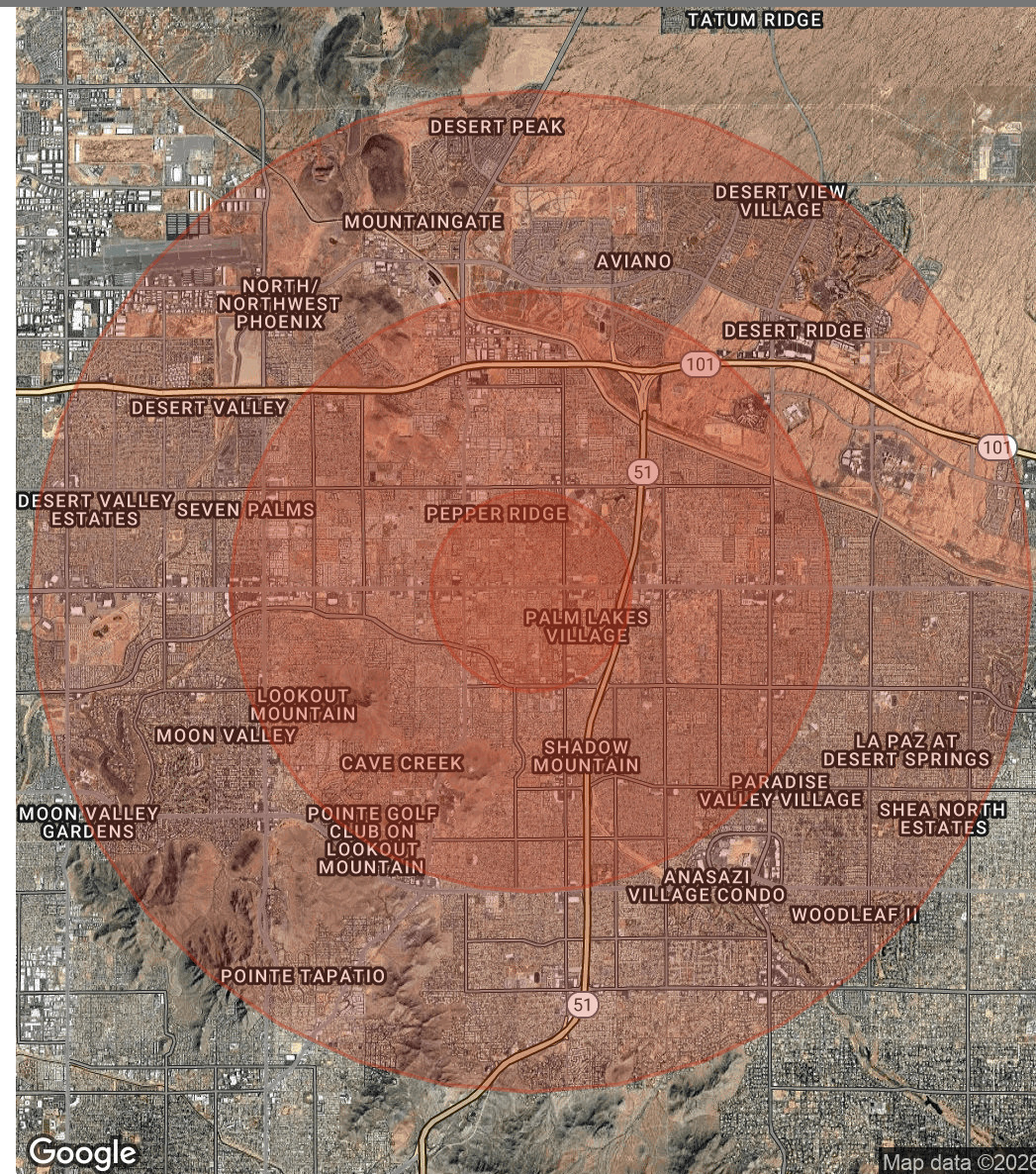
DEMOGRAPHIC SUMMARY

2945 E BELL RD, PHOENIX, AZ 85032

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,346	145,926	293,764
Average Age	37	40	41
Average Age (Male)	36	39	40
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,103	60,735	121,746
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$75,169	\$106,304	\$121,968
Average House Value	\$317,116	\$470,037	\$530,687



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