

BELL TOWER VILLAGE

SEC 51st Ave. & Bell Rd. | Phoenix, Arizona

ZELL

3,100 SF FULLY FIXTURIZED RESTAURANT AVAILABLE



FEATURES:

- ❑ Project size: 165,702 SF
- ❑ Zoning: PSC—OD, City of Phoenix
- ❑ Located on Bell Road, a major Northwest Valley thoroughfare
- ❑ Located 3 miles from Interstate 17 Freeway and 2 miles from Loop 101 Freeway

SPACE AVAILABLE:

- ❑ **Anchor Spaces:** 26,061 SF
15,236 SF
- ❑ **Shop Spaces:** 1,011 SF—11,135 SF
- ❑ **2nd Floor Offices:** 300 SF—3,569 SF
- ❑ **Former Salon:** 1,045 SF

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To view further info. & property photos click here or visit:
<http://www.loopnet.com/lid/16715240>

Join:



DEMOGRAPHICS:

2014	1 mile	3 miles	5 miles
Population	11,855	119,689	329,606
Avg HH Income:	\$78,159	\$70,562	\$69,998
Traffic Counts:	25,764 vpd North/South 51st Ave. 44,100 vpd East/West on Bell Rd.		

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Suite	Tenant	SF	Suite	Tenant	SF
A-1	Walgreens Drug	14,820	D-3	AVAILABLE	1,920
B-1	Audio Express	5,850	D-4	King Nails II	1,550
B-2	AVAILABLE	1,011	E-1	AVAILABLE	26,061
B-3A	AVAILABLE	11,135	F-101	CASH TIME	1,925
B-3B	Lin's Seafood Buffet	14,635	F-102	Kitchen AZ (Coming Soon!)	2,449
B-4	AVAILABLE—FORMER SALON	1,045	F-103	Sleep America Outlet	6,991
B-5	AVAILABLE	2,455	F-200	AVAILABLE (Gross Lease)	3,569
B-6	American Cleaning	1,808	F-201	AVAILABLE (Gross Lease)	1,551
B-7	AVAILABLE	3,600	F-202	Embracing Change	758
B-9	Framin' Works	1,871	F-203	MS Square Construction, LLC	1,320
C-5	AVAILABLE	1,705	F-204	AVAILABLE (Gross Lease)	780
C-6	AVAILABLE (Former Gym)	15,236	F-205	AVAILABLE (Gross Lease)	1,230
C-8	Harbor Freight Tools	15,078	F-206	AVAILABLE (Gross Lease)	300
C-9	AVAILABLE	7,203	F-209	DeLisle Consulting	1,297
C-10	AVAILABLE	6,267	G-1	Chilly Bombers	2,566
D-1	AVAILABLE (RESTAURANT)	3,100	H-1	Freddy's Custard & Steak Burger	3,293
D-2	Hanna Foods Market	2,310			

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This information is given with the understanding that all negotiations relating to the purchase and/or lease of the property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.