

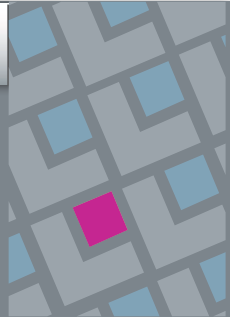
# FOR LEASE - 14,187SF PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner  
Glendale, Arizona



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
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# PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner  
Glendale, Arizona



◆ 14,187 SF AVAILABLE - DO NOT DISTURB TENANT

## Property Highlights

- 38,320 SF Plaza
- Surrounded by top home goods retailers
- Next to the #1 La-Z-Boy in the country
- Surrounded by high income households including Arrowhead Ranch
- Unobstructed frontage plus monument sign

## Traffic Counts

Bell Road 41,985 CPD  
69th Ave 27,664 CPD

**Total 69,649 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	10,496	117,785	319,715
Estimated Households	4,098	45,637	125,544
Avg Household Income	\$94,056	\$92,663	\$84,320
Total Employees	5,535	44,927	86,899

Source: SitesUSA

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

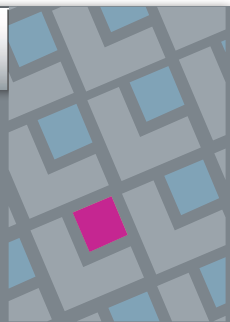
DEMOGRAPHICS

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# PREMIER BELL ROAD FRONTAGE

Bell Rd & 69th Ave - Northwest Corner

Glendale, Arizona

14,187sf coming available  
Currently a LaZBoy second store



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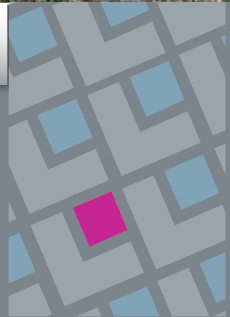
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- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
- AERIAL
- DEMOGRAPHICS
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## Expanded Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2021)	10,496	117,785	319,715
Projected Population (2026)	11,151	126,421	341,996
Census Population (2020)	10,400	117,188	319,041
Census Population (2010)	9,719	108,774	294,376
Projected Annual Growth (2021 to 2026)	655 1.2%	8,636 1.5%	22,281 1.4%
Historical Annual Growth (2020 to 2021)	96 0.9%	597 0.5%	674 0.2%
Historical Annual Growth (2010 to 2020)	681 7.0%	8,414 7.7%	24,666 8.4%
Estimated Population Density (2021)	3,343 psm	4,168 psm	4,072 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2021)	4,098	45,637	125,544
Projected Households (2026)	4,172	47,044	129,075
Census Households (2020)	4,054	45,318	125,307
Census Households (2010)	3,777	42,023	115,035
Estimated Households with Children (2021)	1,190 29.0%	13,730 30.1%	36,687 29.2%
Estimated Average Household Size (2021)	2.52	2.52	2.50
<b>Average Household Income</b>			
Estimated Average Household Income (2021)	\$94,056	\$92,663	\$84,320
Projected Average Household Income (2026)	\$109,844	\$106,046	\$96,603
Estimated Average Family Income (2021)	\$108,854	\$108,797	\$98,400
<b>Median Household Income</b>			
Estimated Median Household Income (2021)	\$75,552	\$83,372	\$75,215
Projected Median Household Income (2026)	\$88,037	\$97,206	\$87,273
Estimated Median Family Income (2021)	\$91,638	\$98,865	\$89,674
<b>Per Capita Income</b>			
Estimated Per Capita Income (2021)	\$36,880	\$36,104	\$33,247
Projected Per Capita Income (2026)	\$41,246	\$39,649	\$36,587
Estimated Per Capita Income 5 Year Growth	\$4,367 11.8%	\$3,545 9.8%	\$3,341 10.0%
Estimated Average Household Net Worth (2021)	\$814,563	\$820,090	\$684,567
<b>Daytime Demos (2021)</b>			
Total Businesses	769	5,569	11,176
Total Employees	5,535	44,927	86,899
Company Headquarter Businesses	17 2.2%	140 2.5%	311 2.8%
Company Headquarter Employees	232 4.2%	2,958 6.6%	6,890 7.9%
Employee Population per Business	7.2	8.1	7.8
Residential Population per Business	13.7	21.1	28.6

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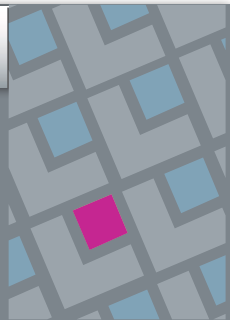
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Bell Rd & 69th Ave						
	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2021)	7,700	73.4%	82,728	70.2%	221,291	69.2%
Black or African American (2021)	400	3.8%	5,173	4.4%	14,595	4.6%
American Indian or Alaska Native (2021)	119	1.1%	1,353	1.1%	4,030	1.3%
Asian (2021)	482	4.6%	6,789	5.8%	15,335	4.8%
Hawaiian or Pacific Islander (2021)	8	-	197	0.2%	580	0.2%
Other Race (2021)	617	5.9%	6,884	5.8%	23,762	7.4%
Two or More Races (2021)	1,169	11.1%	14,660	12.4%	40,121	12.5%
Not Hispanic or Latino Population (2021)	8,293	79.0%	92,909	78.9%	246,255	77.0%
Hispanic or Latino Population (2021)	2,203	21.0%	24,876	21.1%	73,460	23.0%
Not Hispanic or Latino Population (2026)	8,642	77.5%	97,867	77.4%	258,652	75.6%
Hispanic or Latino Population (2026)	2,509	22.5%	28,555	22.6%	83,344	24.4%
Not Hispanic or Latino Population (2020)	8,643	83.1%	97,996	83.6%	255,772	80.2%
Hispanic or Latino Population (2020)	1,758	16.9%	19,192	16.4%	63,269	19.8%
Not Hispanic or Latino Population (2010)	8,459	87.0%	94,866	87.2%	246,922	83.9%
Hispanic or Latino Population (2010)	1,260	13.0%	13,908	12.8%	47,453	16.1%
Projected Hispanic Annual Growth (2021 to 2026)	305	2.8%	3,679	3.0%	9,884	2.7%
Historic Hispanic Annual Growth (2010 to 2021)	943	6.8%	10,968	7.2%	26,007	5.0%
<b>Age Distribution (2021)</b>						
Age Under 5	534	5.1%	5,840	5.0%	15,870	5.0%
Age 5 to 9 Years	563	5.4%	6,486	5.5%	17,440	5.5%
Age 10 to 14 Years	642	6.1%	7,732	6.6%	20,391	6.4%
Age 15 to 19 Years	668	6.4%	7,873	6.7%	20,924	6.5%
Age 20 to 24 Years	624	5.9%	7,498	6.4%	19,114	6.0%
Age 25 to 29 Years	700	6.7%	8,373	7.1%	20,360	6.4%
Age 30 to 34 Years	631	6.0%	7,292	6.2%	19,079	6.0%
Age 35 to 39 Years	636	6.1%	7,026	6.0%	18,779	5.9%
Age 40 to 44 Years	606	5.8%	7,277	6.2%	19,200	6.0%
Age 45 to 49 Years	686	6.5%	7,765	6.6%	19,950	6.2%
Age 50 to 54 Years	752	7.2%	8,243	7.0%	20,811	6.5%
Age 55 to 59 Years	775	7.4%	8,023	6.8%	21,211	6.6%
Age 60 to 64 Years	727	6.9%	7,368	6.3%	20,229	6.3%
Age 65 to 74 Years	1,110	10.6%	11,166	9.5%	34,467	10.8%
Age 75 to 84 Years	590	5.6%	6,304	5.4%	21,206	6.6%
Age 85 Years or Over	252	2.4%	3,519	3.0%	10,682	3.3%
Median Age	41.6		40.1		41.3	
<b>Gender Age Distribution (2021)</b>						
Female Population	5,351	51.0%	61,139	51.9%	166,289	52.0%
Age 0 to 19 Years	1,149	21.5%	13,506	22.1%	36,304	21.8%
Age 20 to 64 Years	3,116	58.2%	35,613	58.2%	92,049	55.4%
Age 65 Years or Over	1,086	20.3%	12,021	19.7%	37,936	22.8%
Female Median Age	43.3		41.9		43.0	
Male Population	5,145	49.0%	56,646	48.1%	153,426	48.0%
Age 0 to 19 Years	1,257	24.4%	14,425	25.5%	38,322	25.0%
Age 20 to 64 Years	3,022	58.7%	33,253	58.7%	86,685	56.5%
Age 65 Years or Over	866	16.8%	8,969	15.8%	28,419	18.5%
Male Median Age	39.7		38.3		39.5	

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PROPERTY HIGHLIGHTS

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## Expanded Profile

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave		1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2021)</b>							
HH Income \$200,000 or More	354	8.6%	3,701	8.1%	7,761	6.2%	
HH Income \$150,000 to \$199,999	299	7.3%	3,680	8.1%	8,148	6.5%	
HH Income \$100,000 to \$149,999	674	16.5%	9,269	20.3%	22,765	18.1%	
HH Income \$75,000 to \$99,999	624	15.2%	7,834	17.2%	20,695	16.5%	
HH Income \$50,000 to \$74,999	800	19.5%	8,193	18.0%	25,151	20.0%	
HH Income \$35,000 to \$49,999	443	10.8%	4,422	9.7%	15,187	12.1%	
HH Income \$25,000 to \$34,999	348	8.5%	2,979	6.5%	9,193	7.3%	
HH Income \$15,000 to \$24,999	255	6.2%	2,311	5.1%	7,491	6.0%	
HH Income Under \$15,000	302	7.4%	3,247	7.1%	9,153	7.3%	
HH Income \$35,000 or More	3,193	77.9%	37,100	81.3%	99,707	79.4%	
HH Income \$75,000 or More	1,951	47.6%	24,485	53.7%	59,369	47.3%	
<b>Housing (2021)</b>							
Total Housing Units	4,292		47,109		131,887		
Housing Units Occupied	4,098	95.5%	45,637	96.9%	125,544	95.2%	
Housing Units Owner-Occupied	2,664	65.0%	29,236	64.1%	87,599	69.8%	
Housing Units, Renter-Occupied	1,434	35.0%	16,401	35.9%	37,944	30.2%	
Housing Units, Vacant	194	4.7%	1,472	3.2%	6,343	5.1%	
<b>Marital Status (2021)</b>							
Never Married	2,705	30.9%	30,234	30.9%	78,839	29.6%	
Currently Married	3,916	44.7%	44,982	46.0%	124,377	46.8%	
Separated	320	3.6%	3,750	3.8%	9,886	3.7%	
Widowed	402	4.6%	6,106	6.2%	17,837	6.7%	
Divorced	1,415	16.2%	12,655	12.9%	35,074	13.2%	
<b>Household Type (2021)</b>							
Population Family	8,508	81.1%	95,821	81.4%	262,281	82.0%	
Population Non-Family	1,799	17.1%	18,987	16.1%	51,627	16.1%	
Population Group Quarters	188	1.8%	2,976	2.5%	5,807	1.8%	
Family Households	2,687	65.6%	30,632	67.1%	83,998	66.9%	
Non-Family Households	1,411	34.4%	15,005	32.9%	41,546	33.1%	
Married Couple with Children	758	19.4%	8,758	19.5%	22,925	18.4%	
Average Family Household Size	3.2		3.1		3.1		
<b>Household Size (2021)</b>							
1 Person Households	1,111	27.1%	11,874	26.0%	33,642	26.8%	
2 Person Households	1,419	34.6%	15,801	34.6%	44,190	35.2%	
3 Person Households	630	15.4%	7,435	16.3%	19,278	15.4%	
4 Person Households	501	12.2%	6,137	13.4%	15,877	12.6%	
5 Person Households	257	6.3%	2,752	6.0%	7,578	6.0%	
6 or More Person Households	179	4.4%	1,638	3.6%	4,979	4.0%	
<b>Household Vehicles (2021)</b>							
Households with 0 Vehicles Available	188	4.6%	2,441	5.3%	6,119	4.9%	
Households with 1 Vehicles Available	1,322	32.3%	13,886	30.4%	41,896	33.4%	
Households with 2 or More Vehicles Available	2,588	63.2%	29,309	64.2%	77,529	61.8%	
Total Vehicles Available	8,062		88,881		239,484		
Average Vehicles Per Household	2.0		1.9		1.9		

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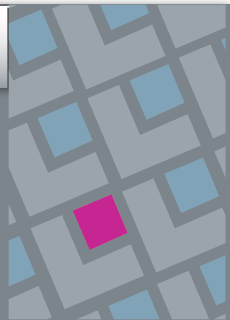
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## Expanded Profile

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Lat/Lon: 33.6383/-112.2072

Bell Rd & 69th Ave		1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2021)</b>							
Estimated Labor Population Age 16 Years or Over		8,626		96,200		262,003	
Estimated Civilian Employed	5,308	61.5%	58,151	60.4%	147,660	56.4%	
Estimated Civilian Unemployed	405	4.7%	3,761	3.9%	10,248	3.9%	
Estimated in Armed Forces	-	-	249	0.3%	492	0.2%	
Estimated Not in Labor Force	2,912	33.8%	34,038	35.4%	103,604	39.5%	
Unemployment Rate		4.7%		3.9%		3.9%	
<b>Occupation (2021)</b>							
Occupation: Population Age 16 Years or Over	5,308		58,151		147,660		
Management, Business, Financial Operations	819	15.4%	10,672	18.4%	25,324	17.2%	
Professional, Related	1,195	22.5%	14,389	24.7%	33,064	22.4%	
Service	829	15.6%	8,728	15.0%	23,957	16.2%	
Sales, Office	1,237	23.3%	14,322	24.6%	36,755	24.9%	
Farming, Fishing, Forestry	11	0.2%	77	0.1%	239	0.2%	
Construct, Extraction, Maintenance	520	9.8%	4,406	7.6%	12,711	8.6%	
Production, Transport Material Moving	697	13.1%	5,558	9.6%	15,610	10.6%	
White Collar Workers	3,251	61.3%	39,382	67.7%	95,144	64.4%	
Blue Collar Workers	2,057	38.7%	18,769	32.3%	52,516	35.6%	
<b>Consumer Expenditure (2021)</b>							
Total Household Expenditure	\$275.81 M		\$3.03 B		\$7.81 B		
Total Non-Retail Expenditure	\$145.63 M	52.8%	\$1.6 B	52.7%	\$4.11 B	52.7%	
Total Retail Expenditure	\$130.18 M	47.2%	\$1.43 B	47.3%	\$3.7 B	47.3%	
Apparel	\$9.75 M	3.5%	\$107.39 M	3.5%	\$274.28 M	3.5%	
Contributions	\$9.1 M	3.3%	\$99.81 M	3.3%	\$254.35 M	3.3%	
Education	\$8.4 M	3.0%	\$92.48 M	3.0%	\$228.97 M	2.9%	
Entertainment	\$15.67 M	5.7%	\$172.97 M	5.7%	\$442.42 M	5.7%	
Food and Beverages	\$40.54 M	14.7%	\$445.94 M	14.7%	\$1.15 B	14.7%	
Furnishings and Equipment	\$9.73 M	3.5%	\$107.54 M	3.5%	\$275.26 M	3.5%	
Gifts	\$6.88 M	2.5%	\$75.5 M	2.5%	\$190.66 M	2.4%	
Health Care	\$23.22 M	8.4%	\$254.89 M	8.4%	\$665.51 M	8.5%	
Household Operations	\$10.85 M	3.9%	\$119.19 M	3.9%	\$306.17 M	3.9%	
Miscellaneous Expenses	\$5.21 M	1.9%	\$57.4 M	1.9%	\$147.76 M	1.9%	
Personal Care	\$3.7 M	1.3%	\$40.8 M	1.3%	\$104.93 M	1.3%	
Personal Insurance	\$1.96 M	0.7%	\$21.75 M	0.7%	\$55.2 M	0.7%	
Reading	\$602.38 K	0.2%	\$6.61 M	0.2%	\$17.07 M	0.2%	
Shelter	\$58.08 M	21.1%	\$637.25 M	21.0%	\$1.64 B	21.0%	
Tobacco	\$1.64 M	0.6%	\$17.69 M	0.6%	\$47.08 M	0.6%	
Transportation	\$50.3 M	18.2%	\$555.34 M	18.3%	\$1.43 B	18.3%	
Utilities	\$20.17 M	7.3%	\$220.45 M	7.3%	\$577.29 M	7.4%	
<b>Educational Attainment (2021)</b>							
Adult Population Age 25 Years or Over	7,465		82,356		225,976		
Elementary (Grade Level 0 to 8)	143	1.9%	1,632	2.0%	6,175	2.7%	
Some High School (Grade Level 9 to 11)	480	6.4%	3,453	4.2%	12,853	5.7%	
High School Graduate	2,132	28.6%	20,386	24.8%	58,480	25.9%	
Some College	2,114	28.3%	21,103	25.6%	59,251	26.2%	
Associate Degree Only	651	8.7%	8,770	10.6%	23,459	10.4%	
Bachelor Degree Only	1,118	15.0%	17,507	21.3%	43,071	19.1%	
Graduate Degree	827	11.1%	9,505	11.5%	22,688	10.0%	

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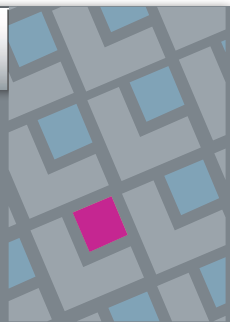
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<b>Units In Structure (2021)</b>							
1 Detached Unit	2,473	65.5%	31,379	74.7%	89,532	77.8%	
1 Attached Unit	46	1.2%	2,011	4.8%	8,290	7.2%	
2 to 4 Units	99	2.6%	1,658	3.9%	4,089	3.6%	
5 to 9 Units	214	5.7%	2,596	6.2%	5,030	4.4%	
10 to 19 Units	202	5.4%	2,038	4.8%	4,622	4.0%	
20 to 49 Units	164	4.3%	1,059	2.5%	2,176	1.9%	
50 or More Units	222	5.9%	3,765	9.0%	7,566	6.6%	
Mobile Home or Trailer	678	17.9%	1,093	2.6%	4,060	3.5%	
Other Structure	-	-	38	-	179	0.2%	
<b>Homes Built By Year (2021)</b>							
Homes Built 2010 or later	223	5.9%	2,118	5.0%	6,078	5.3%	
Homes Built 2000 to 2009	700	18.5%	5,658	13.5%	14,120	12.3%	
Homes Built 1990 to 1999	992	26.3%	16,987	40.4%	32,944	28.6%	
Homes Built 1980 to 1989	1,059	28.0%	10,788	25.7%	30,194	26.2%	
Homes Built 1970 to 1979	839	22.2%	7,526	17.9%	33,107	28.8%	
Homes Built 1960 to 1969	175	4.6%	1,347	3.2%	5,526	4.8%	
Homes Built 1950 to 1959	62	1.7%	880	2.1%	2,490	2.2%	
Homes Built Before 1949	47	1.3%	333	0.8%	1,086	0.9%	
<b>Home Values (2021)</b>							
Home Values \$1,000,000 or More	19	0.7%	255	0.9%	1,280	1.5%	
Home Values \$500,000 to \$999,999	238	8.9%	1,939	6.6%	6,219	7.1%	
Home Values \$400,000 to \$499,999	365	13.7%	2,887	9.9%	6,851	7.8%	
Home Values \$300,000 to \$399,999	614	23.0%	7,265	24.8%	16,929	19.3%	
Home Values \$200,000 to \$299,999	753	28.2%	12,082	41.3%	34,443	39.3%	
Home Values \$150,000 to \$199,999	289	10.9%	2,753	9.4%	12,129	13.8%	
Home Values \$100,000 to \$149,999	161	6.1%	1,010	3.5%	4,662	5.3%	
Home Values \$70,000 to \$99,999	74	2.8%	303	1.0%	1,368	1.6%	
Home Values \$50,000 to \$69,999	34	1.3%	99	0.3%	501	0.6%	
Home Values \$25,000 to \$49,999	46	1.7%	190	0.6%	930	1.1%	
Home Values Under \$25,000	70	2.6%	452	1.5%	2,287	2.6%	
Owner-Occupied Median Home Value	\$286,155		\$288,187		\$269,115		
Renter-Occupied Median Rent	\$1,023		\$1,126		\$1,091		
<b>Transportation To Work (2021)</b>							
Drive to Work Alone	3,942	74.3%	43,789	75.3%	113,005	76.5%	
Drive to Work in Carpool	602	11.3%	6,149	10.6%	15,524	10.5%	
Travel to Work by Public Transportation	126	2.4%	953	1.6%	2,809	1.9%	
Drive to Work on Motorcycle	23	0.4%	242	0.4%	602	0.4%	
Walk or Bicycle to Work	95	1.8%	1,206	2.1%	2,877	1.9%	
Other Means	101	1.9%	735	1.3%	1,919	1.3%	
Work at Home	420	7.9%	5,078	8.7%	10,924	7.4%	
<b>Travel Time (2021)</b>							
Travel to Work in 14 Minutes or Less	964	18.2%	11,534	19.8%	27,385	18.5%	
Travel to Work in 15 to 29 Minutes	1,771	33.4%	19,180	33.0%	50,129	33.9%	
Travel to Work in 30 to 59 Minutes	1,813	34.1%	18,167	31.2%	47,795	32.4%	
Travel to Work in 60 Minutes or More	341	6.4%	4,193	7.2%	11,426	7.7%	
Average Minutes Travel to Work	26.0		24.8		25.5		

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

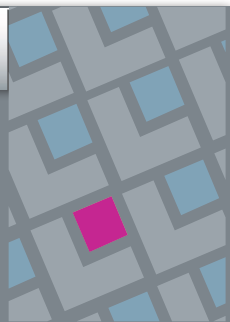
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PROPERTY HIGHLIGHTS

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