

Exclusively listed by

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**JR. ANCHOR SPACE AND PATIO END-CAP FOR LEASE**



**35<sup>TH</sup> AVE &  
Bell RD**

PHOENIX, AZ



# property summary

|           |                 |            |               |
|-----------|-----------------|------------|---------------|
| AVAILABLE | ±25,422 SF      | LEASE RATE | Call for Rate |
|           | ±8,605 SF       |            |               |
|           | ±2,800 SF       |            |               |
|           | ±1,400 SF       |            |               |
|           | PAD: ±21,470 SF |            |               |

## LOCATION HIGHLIGHTS

- » Patio end-cap fronting Bell Rd.
- » ±70,000 cars per day at the intersection.
- » One mile west of I-17.
- » Savers Anchored.
- » Former call center for Lease.

## NEARBY TENANTS



## TRAFFIC COUNTS

35<sup>th</sup> Ave

**N** ±21,175 VPD (NB & SB)

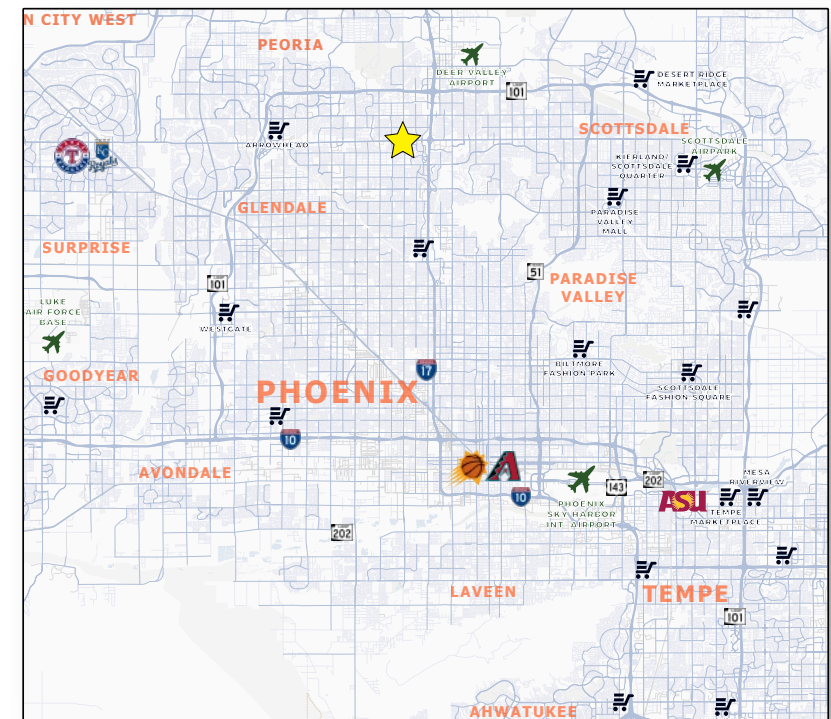
**S** ±25,172 VPD (NB & SB)

Bell Rd

**E** ±52,003 VPD (EB & WB)

**W** ±52,379 VPD (EB & WB)

INRIX 2022



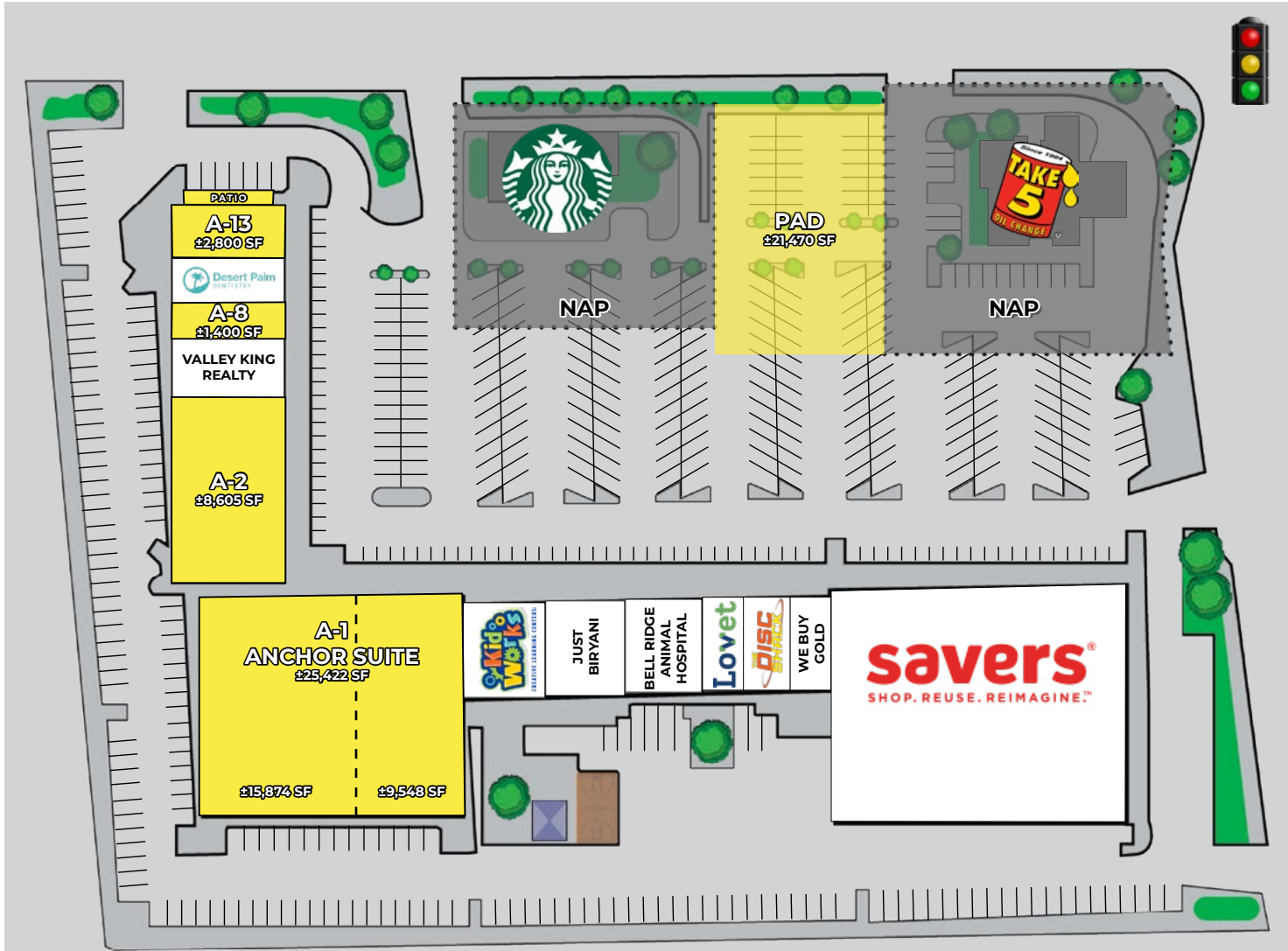
SWC

## SAVERS PLAZA

35<sup>TH</sup> AVE & Bell RD



# site area



| SUITE | TENANT                     | SF      |
|-------|----------------------------|---------|
|       | SAVERS                     |         |
| A-1   | AVAILABLE ANCHOR SUITE     | ±25,422 |
| A-2   | AVAILABLE                  | ±8,605  |
| A-3   | VALLEY KING REALTY         |         |
| A-8   | AVAILABLE                  | ±1,400  |
| A-9   | DESERT PALM DENTISTRY      |         |
| A-13  | AVAILABLE WITH PATIO       | ±2,800  |
| A-14  | KIDWORKS ACADEMY           |         |
| A-15  | JUST BIRYANI               |         |
| A-16  | BELL RIDGE ANIMAL HOSPITAL |         |
| A-17  | AZ PET VET                 |         |
| A-18  | DISC GOLF                  |         |
| A-19  | WE BUY GOLD                |         |
| PAD   | AVAILABLE                  | ±21,470 |

SWC

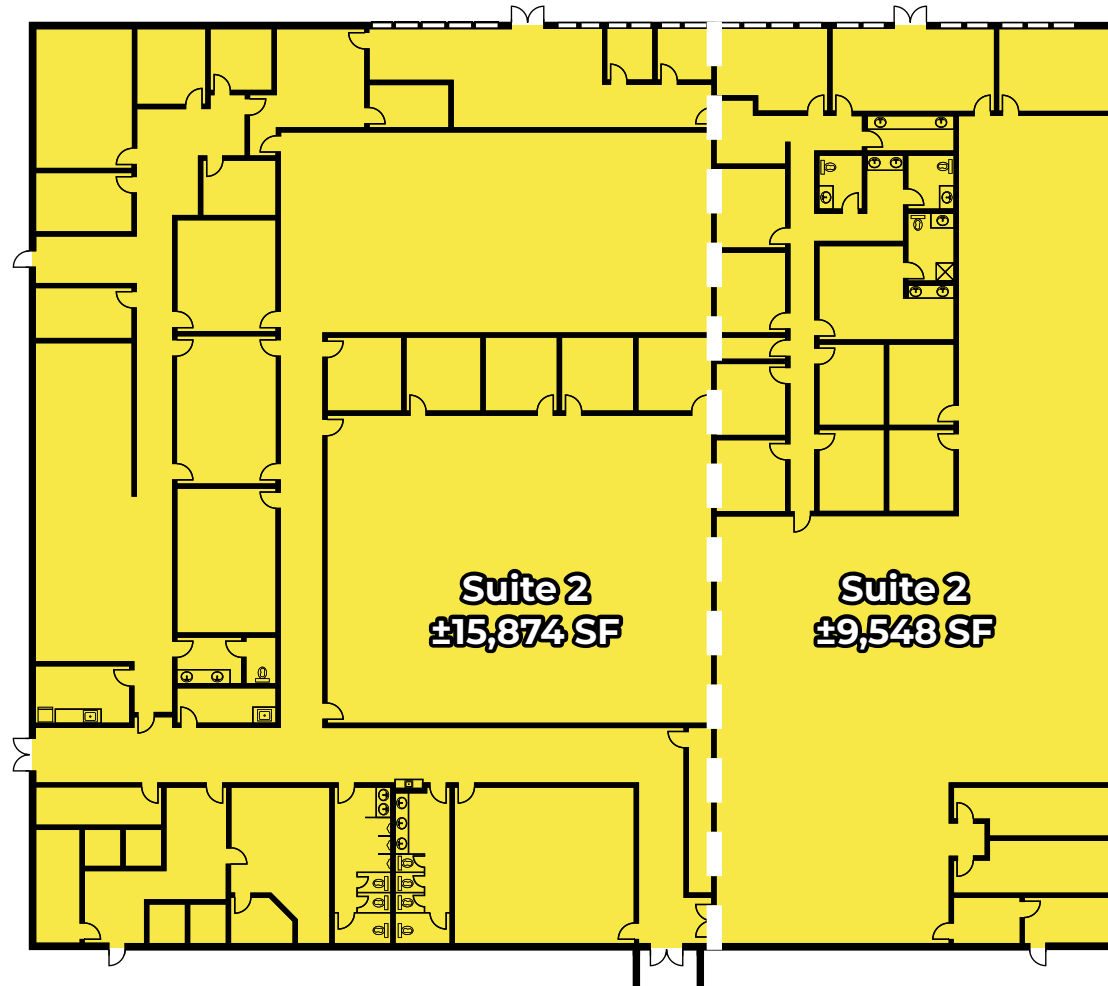
## SAVERS PLAZA

35<sup>TH</sup> AVE & Bell RD



# site plan

## A-1: ANCHOR SUITE ±25,422 SF



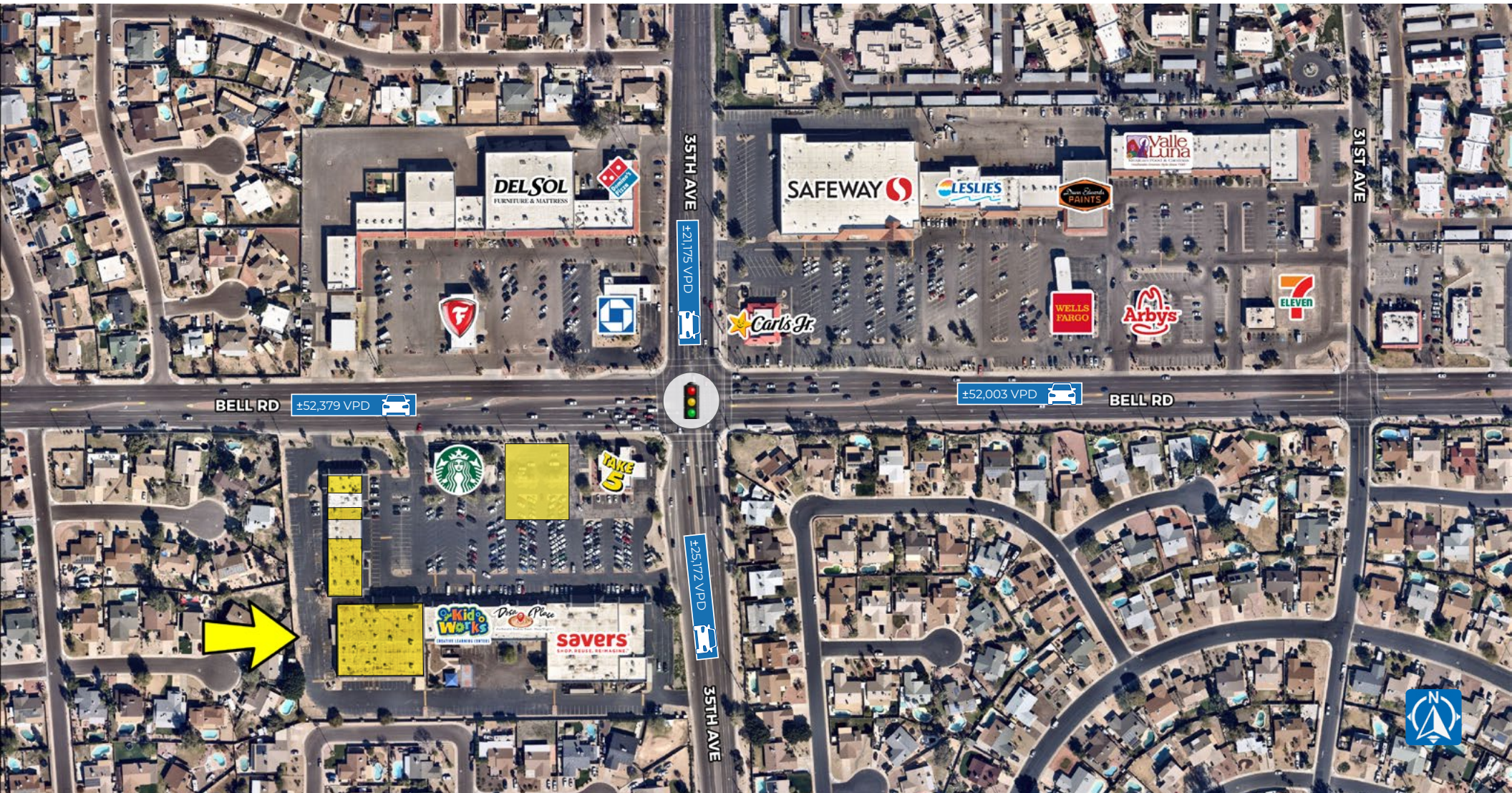
SWC

**SAVERS PLAZA**

35<sup>TH</sup> AVE & Bell RD



# aerial zoom



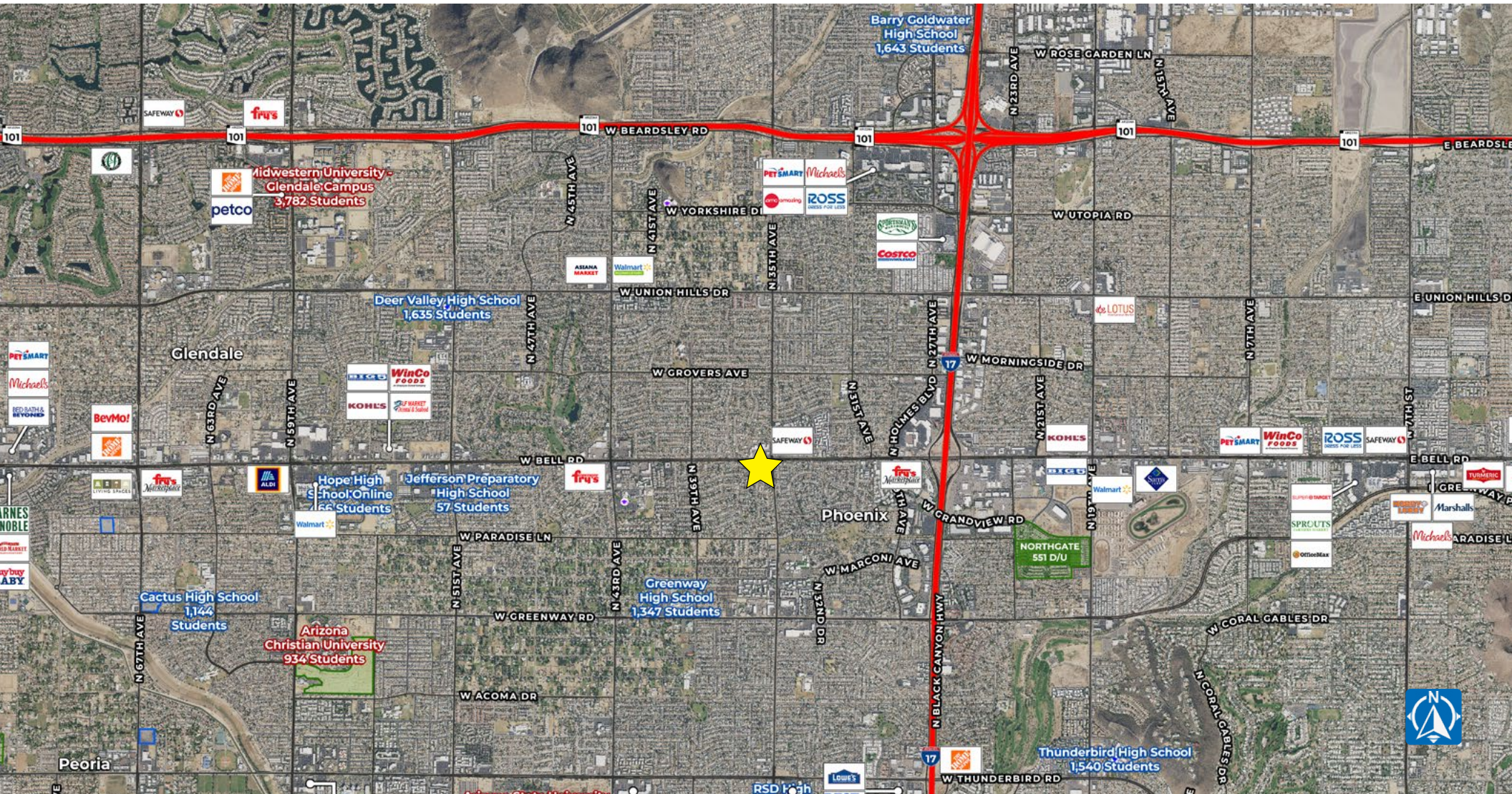
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## SAVERS PLAZA

35<sup>TH</sup> AVE & Bell RD



# aerial wide



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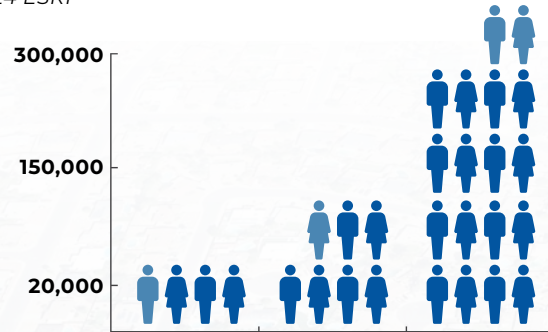
## SAVERS PLAZA

35<sup>TH</sup> AVE & Bell RD



# demographics

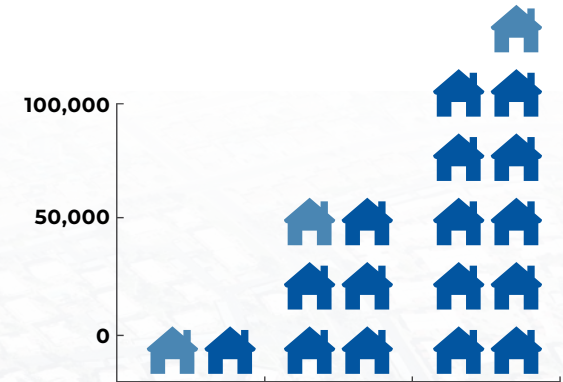
2024 ESRI



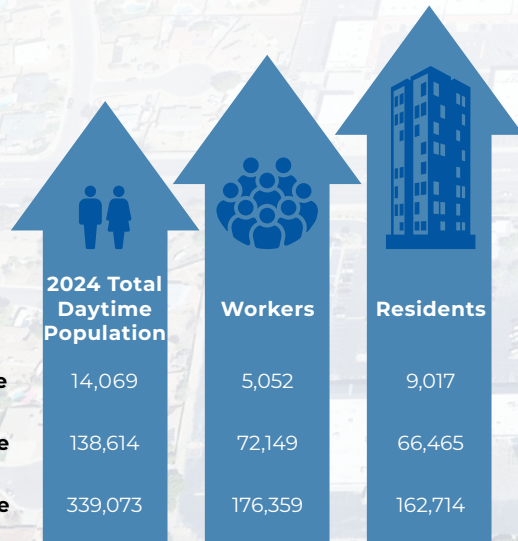
|                       | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 19,339 | 141,380 | 340,852 |
| 2029 Total Population | 19,234 | 141,056 | 343,047 |



|        | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$74,961         | \$91,326          | \$36,068          |
| 3-Mile | \$75,191         | \$93,967          | \$36,433          |
| 5-Mile | \$78,203         | \$101,073         | \$39,536          |

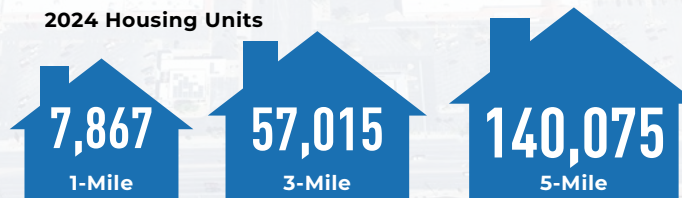


|                 | 1-Mile | 3-Mile | 5-Mile  |
|-----------------|--------|--------|---------|
| 2024 Households | 7,614  | 54,435 | 133,200 |
| 2029 Households | 7,683  | 55,076 | 136,061 |

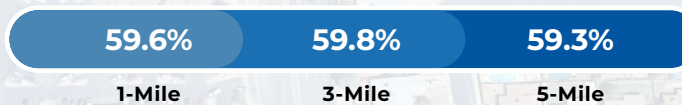


|        | 2024 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 14,069                        | 5,052   | 9,017     |
| 3-Mile | 138,614                       | 72,149  | 66,465    |
| 5-Mile | 339,073                       | 176,359 | 162,714   |

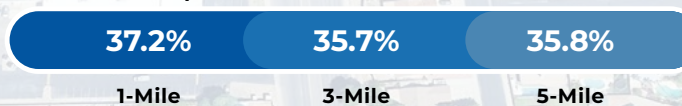
## 2024 Housing Units



## Owner Occupied



## Renter Occupied



## 2024 Businesses

5-MILE

10,157

3-MILE

3,398

1-MILE

437

SWC

**SAVERS PLAZA**

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