

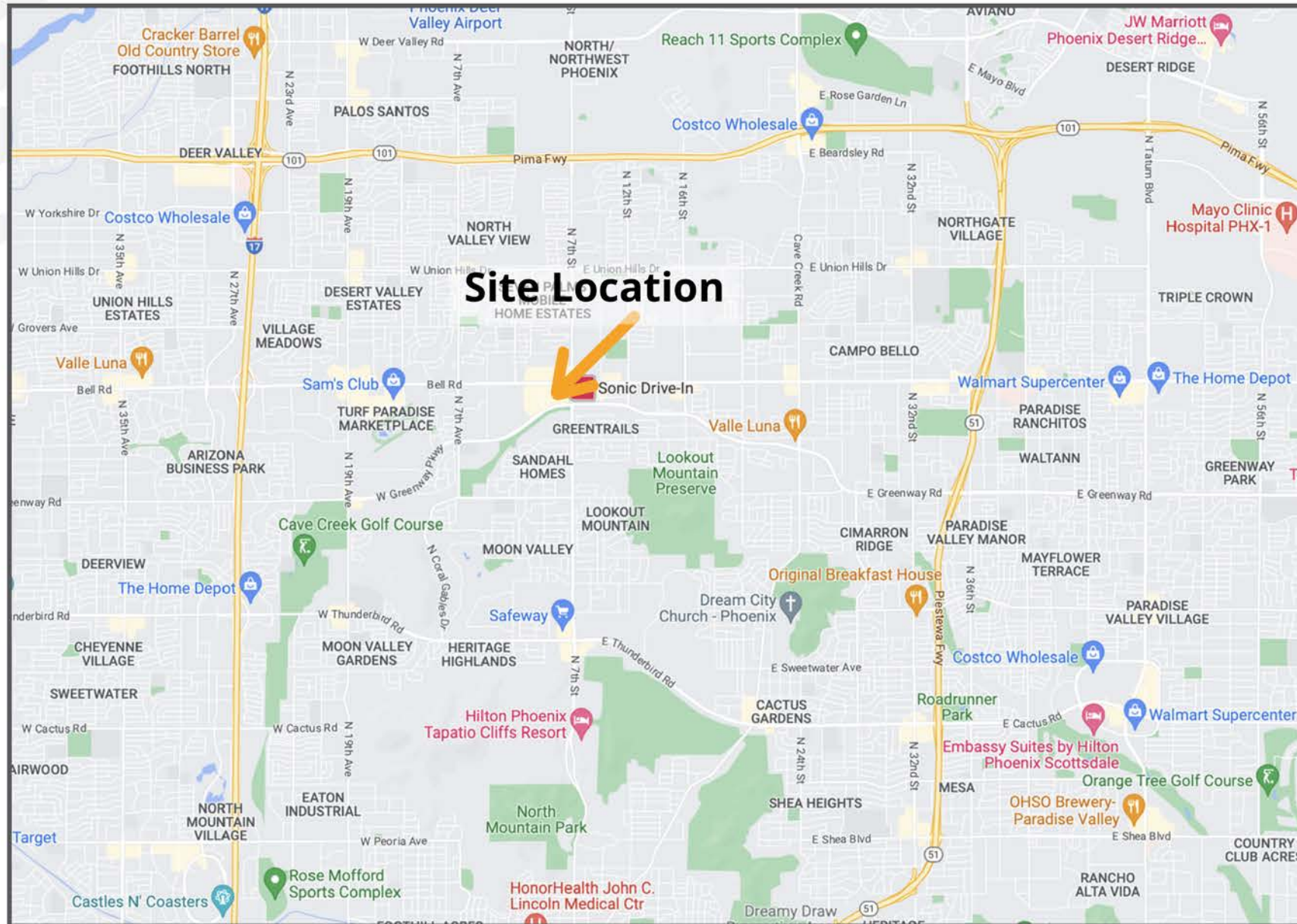
A photograph of a Ross Dress for Less store exterior. The building is a single-story structure with a light-colored stucco finish and a dark brown roof. Large, blue, 3D letters spelling "ROSS" are mounted on the upper part of the facade. Below the name, there is a dark grey arched entrance. To the left, there are several arched windows. A red "F.O.C." sign is visible on the wall to the right of the entrance. The sky is clear and blue. A dark semi-transparent banner is overlaid across the middle of the image, containing text and a logo.

# ROSS

## NWC 3RD & E. BELL ROAD

PHOENIX, AZ



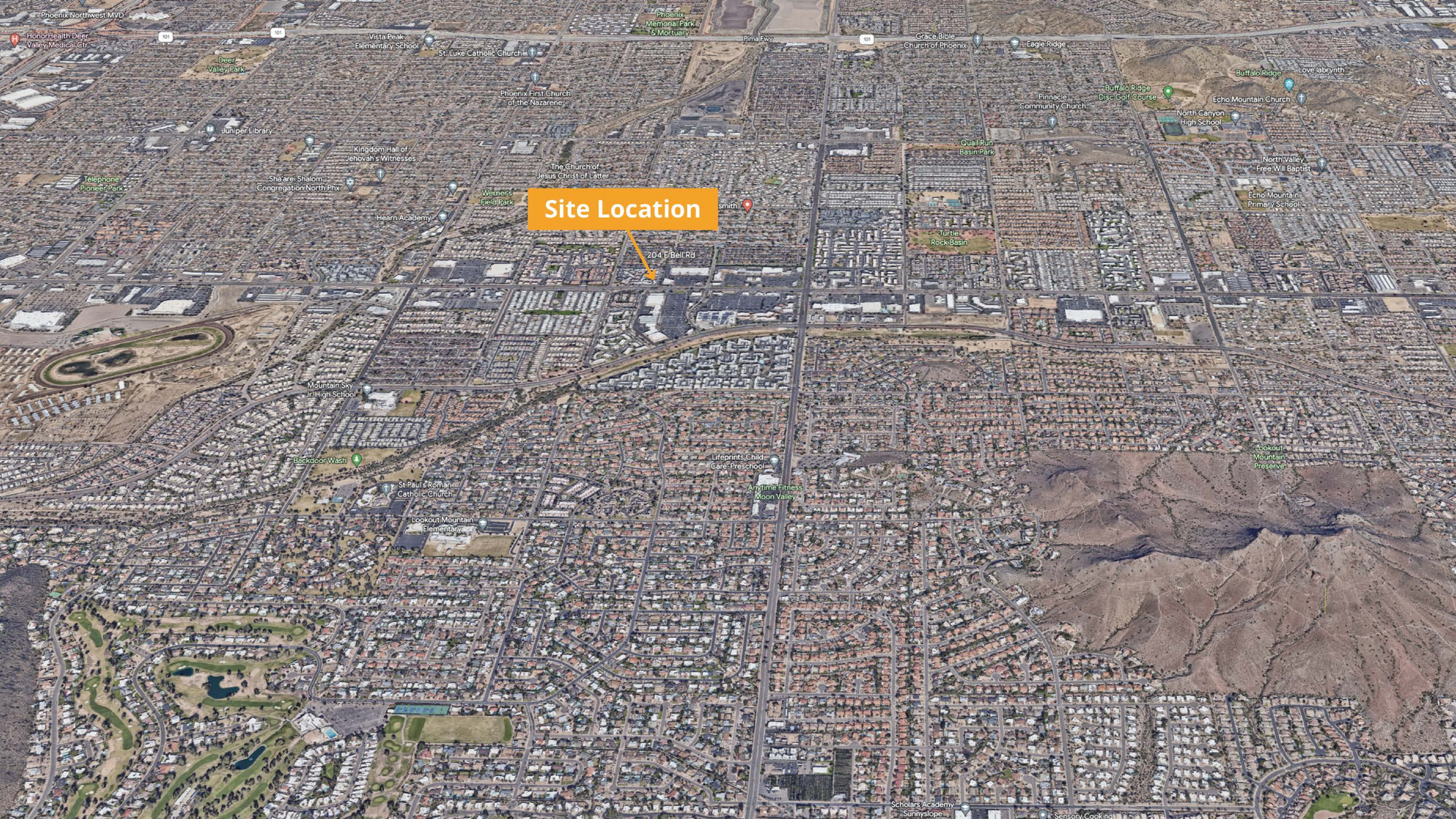


## NWC 3RD & E. BELL ROAD

204-230 East Bell Road  
Phoenix, AZ 85022

### SITE HIGHLIGHTS

- Ross Walgreens Shopping Center
- Dense North Phoenix Submarket
- Visibility from Bell Road - One of Phoenix's busiest arterials
- Bell Road 40,476 VPD



Site Location

204 E Bell Rd

Phoenix Northwest MVD

HonorHealth Deer Valley Medical Ctr

Deer Valley Park

Vista Peak Elementary School

St. Luke Catholic Church

Phoenix Memorial Park & Mortuary

Pima Fwy

101

Grace Bible Church of Phoenix

Eagle Ridge

Buffalo Ridge

Love labyrinth

Phoenix First Church of the Nazarene

Pinnacle Community Church

Buffalo Ridge Disc Golf Course

Echo Mountain Church

North Canyon High School

Juniper Library

Kingdom Hall of Jehovah's Witnesses

Werner's Field Park

The Church of Jesus Christ of Latter...

Quail Run Basin Park

North Valley Free Will Baptist

Telephone Pioneer Park

Sha'arei Shalom Congregation North Phx

Hearn Academy

smith

Turtle Rock Basin

Echo Mountain Primary School



Mountain Sky Jr. High School

Backdoor Wash

St. Paul's Roman Catholic Church

Lifepoints Child Care - Preschool

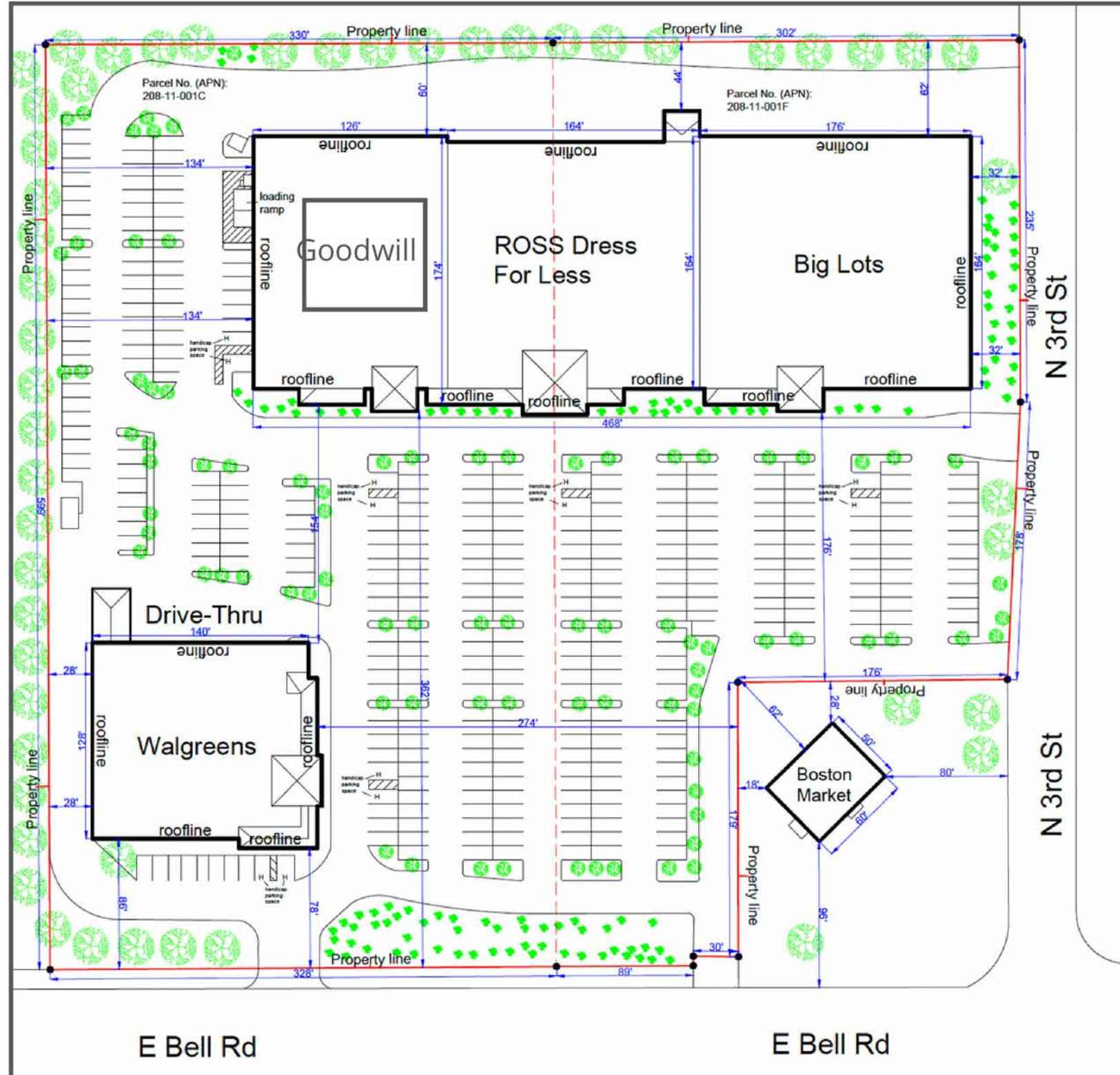
Anytime Fitness Moon Valley

Lookout Mountain Preserve

Lookout Mountain Elementary

Scholars Academy Sunnyslope

Sensory Cooking



# 3RD & BELL SITE PLAN

Units	Tenants	Area
204	Walgreens	17,486
<b>210</b>	<b>VACANT</b>	<b>21,137</b>
220	Ross Dress for Less	27,200
230	Big Lots	28,552

# PROPERTY PHOTOS



# PHOENIX, AZ

Phoenix is one of the fastest-growing metropolitan areas in the United States, offering a large and diverse consumer base with strong purchasing power. The city's population growth, along with a steady influx of tourists and business travelers, presents a significant market opportunity for retailers.

Phoenix has a business-friendly climate with a low cost of living and favorable tax rates. The city encourages entrepreneurship and supports business growth through various incentives, making it an attractive location for retailers looking to establish or expand their operations.



# DEMOGRAPHICS

## 2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	24,908	145,148	341,555
Households	11,680	61,415	140,500
Average Household Income	\$90,913	\$102,042	\$98,676
Median Age	36.8	37.2	37.0



## CONTACT US

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Our philosophy is to design and develop retail properties that add value to the local community.

### Welcome To Haagen Company

#### Retail Centers & Commercial Properties

Haagen Company specializes in the acquisition, development and management of retail shopping centers and commercial properties. Our portfolio includes properties located in the western United States. Haagen Company is the current form of the family real estate business dating back to the late 1960's and is based in Los Angeles, CA.

