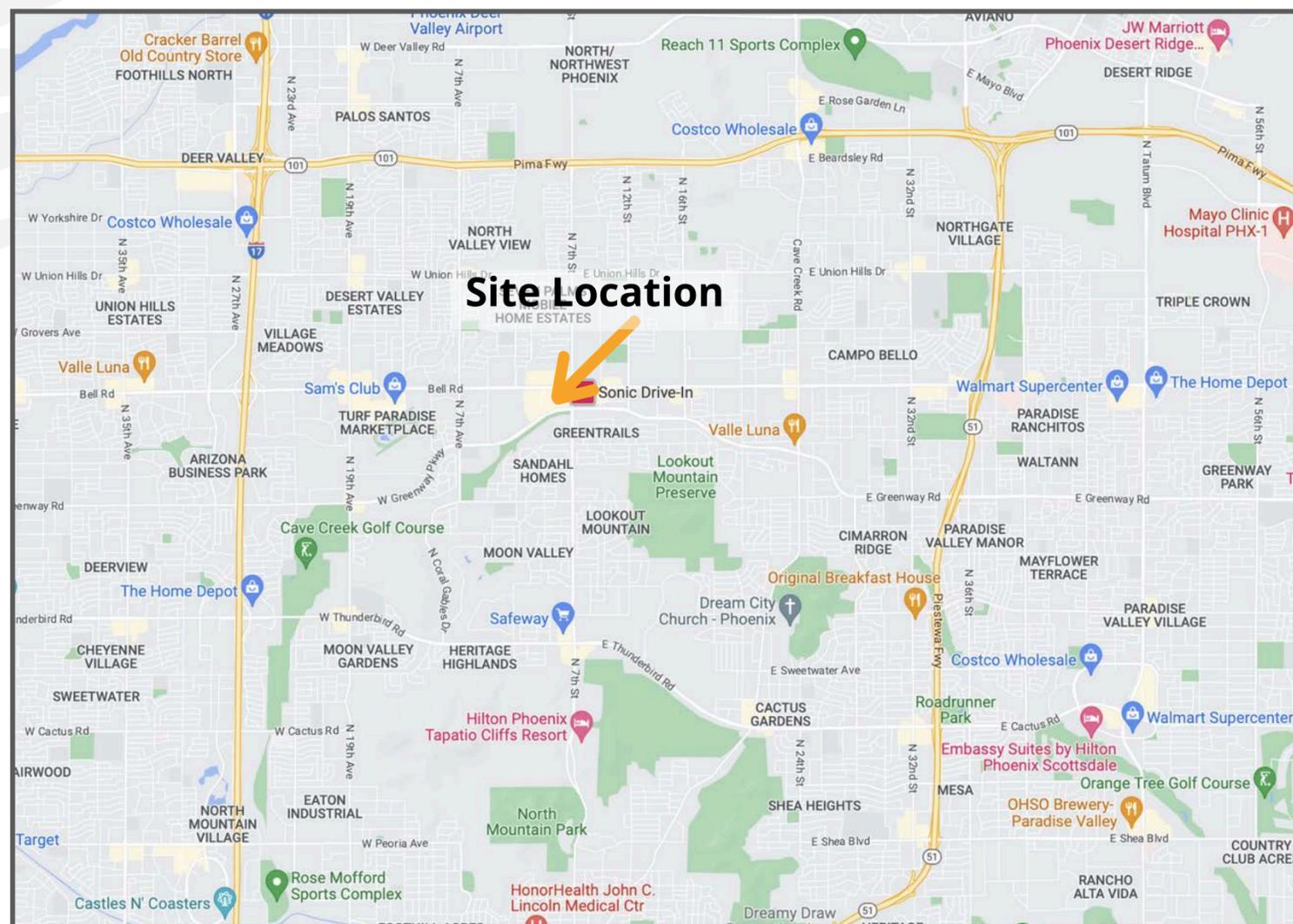


# NWC 3RD & E. BELL ROAD

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

ROSS WALGREENS SHOPPING CENTER

204-230 EAST BELL ROAD, PHOENIX, AZ 85022



Site Location

204 E Bell Rd

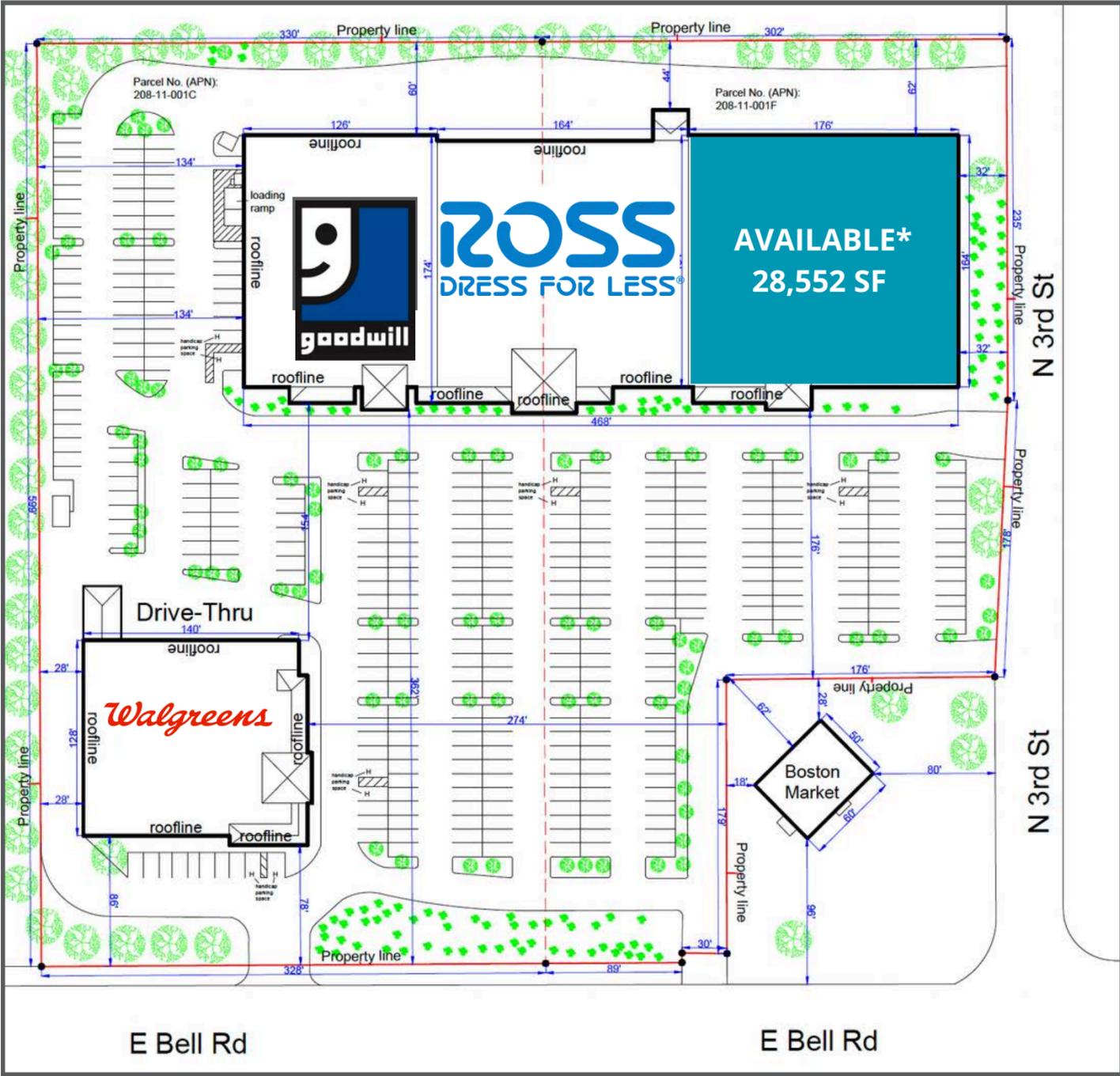
**SITE LOCATION**  
ROSS WALGREENS SHOPPING CENTER

204-230 EAST BELL ROAD, PHOENIX, AZ 85022

Scholars Academy  
Sunnyslope

Sensory Cooking

# 3RD & BELL SITE PLAN

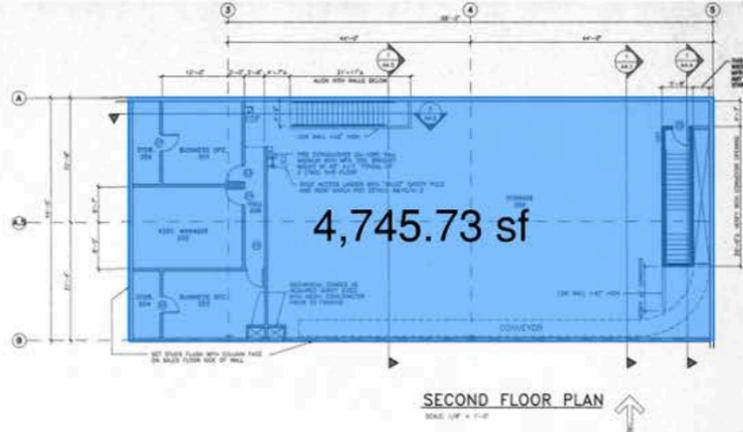
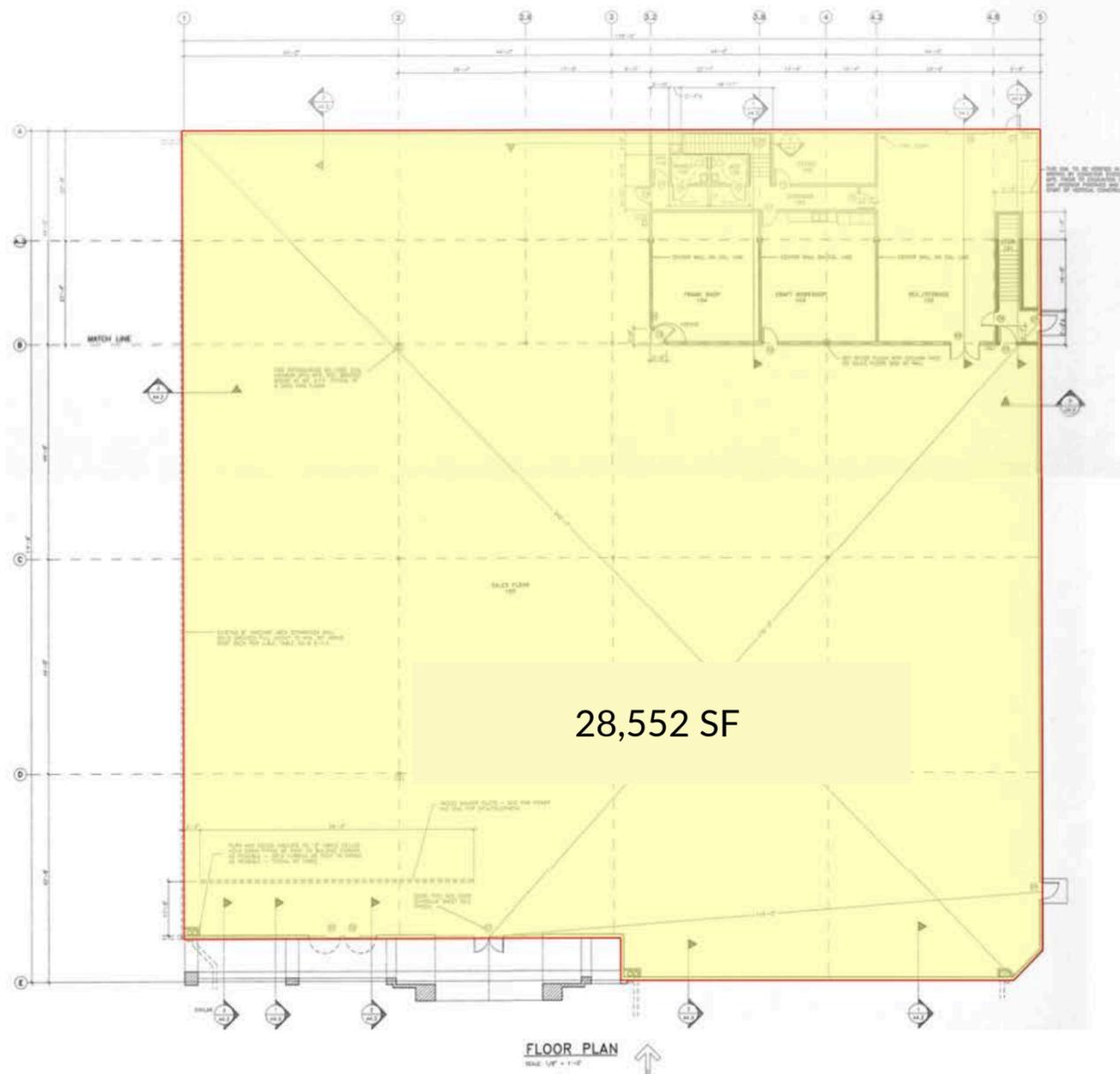


Units	Tenants	SF Area
204	Walgreens	17,486
210	Goodwill	21,137
220	Ross Dress for Less	27,200
230	AVAILABLE*	28,552

# BUILDING 230

## OPTION 1

28,552 SF +  
Mezzanine

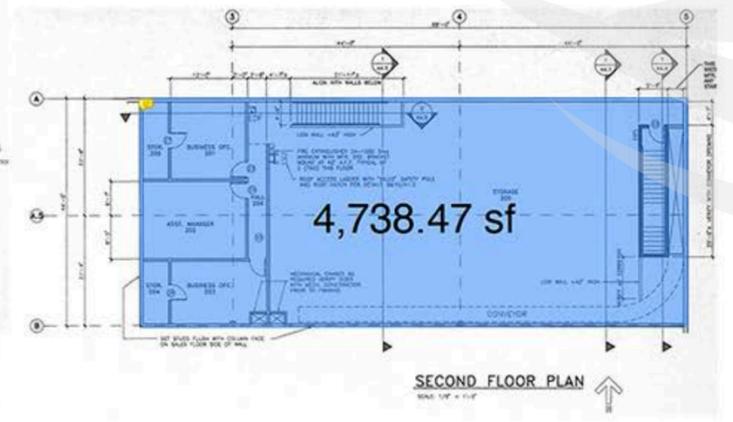
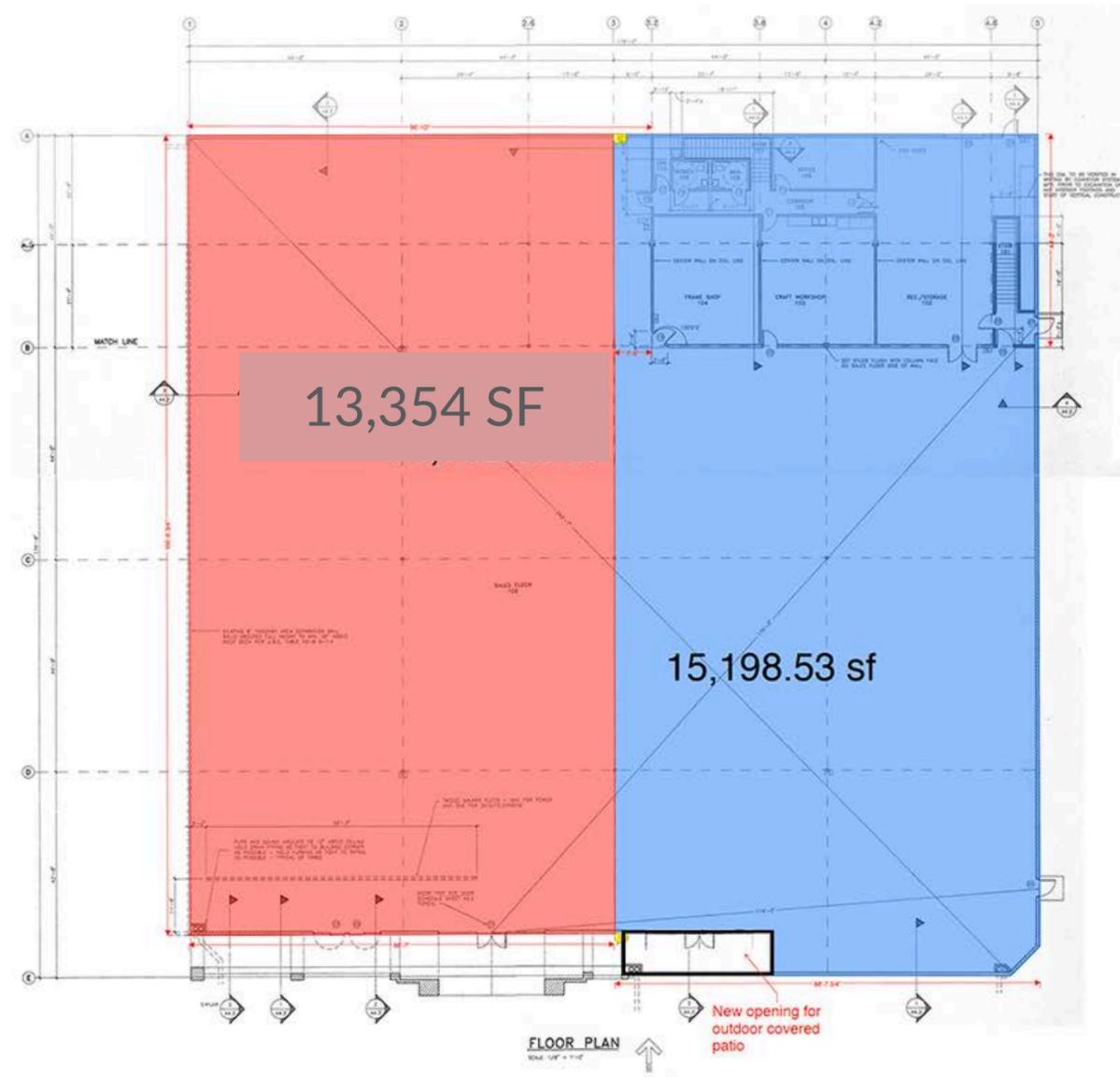


# BUILDING 230

## OPTION 2

230-A: 13,354 SF

230-B: 15,199 SF +  
Mezzanine



# PROPERTY PHOTOS



**SITE PHOTOS**  
ROSS WALGREENS SHOPPING CENTER

204-230 EAST BELL ROAD, PHOENIX, AZ 85022

# 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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Los Angeles, CA 90064

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.

