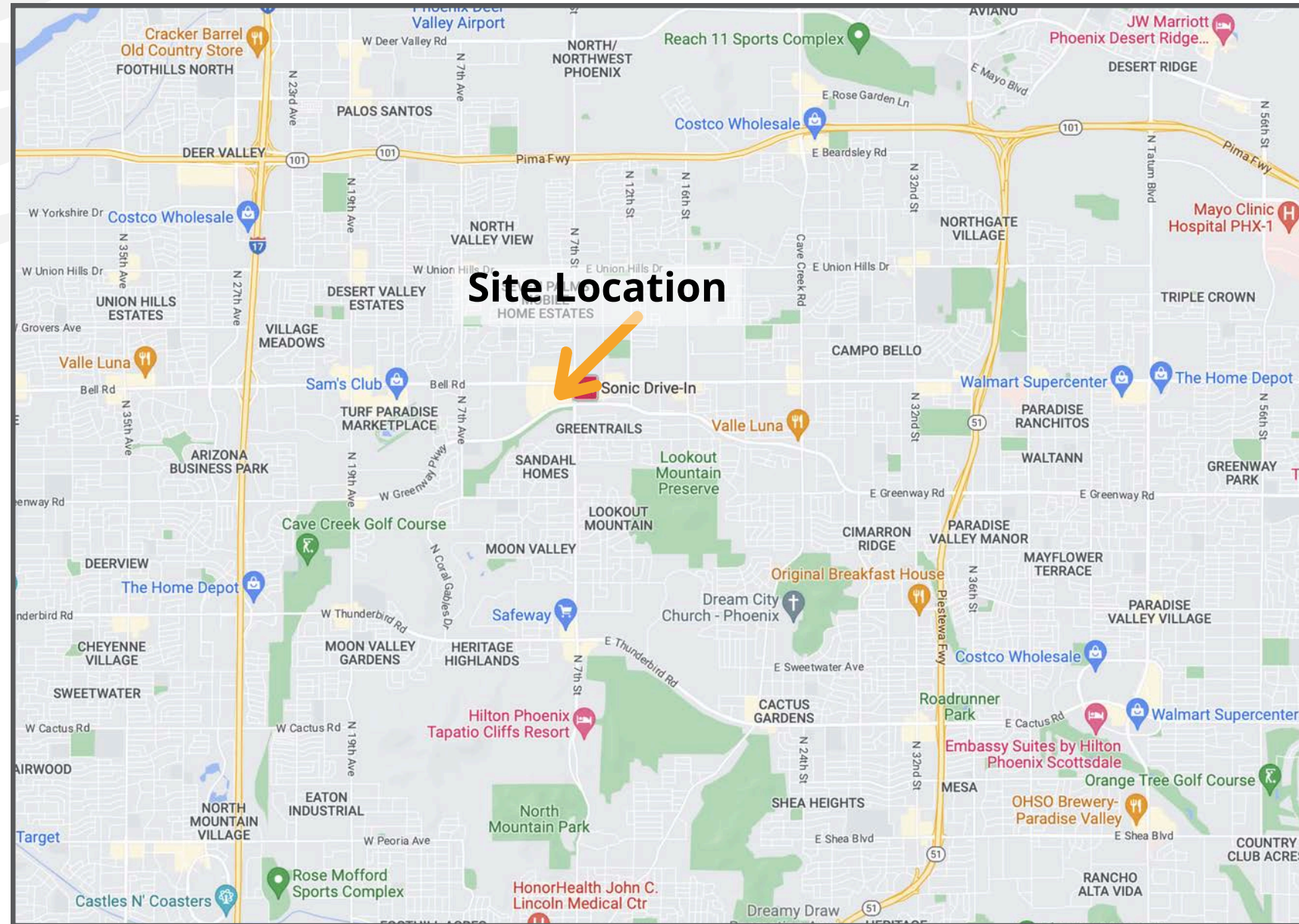


NWC 3RD & E. BELL ROAD

PHOENIX, AZ

H HAAGEN COMPANY





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

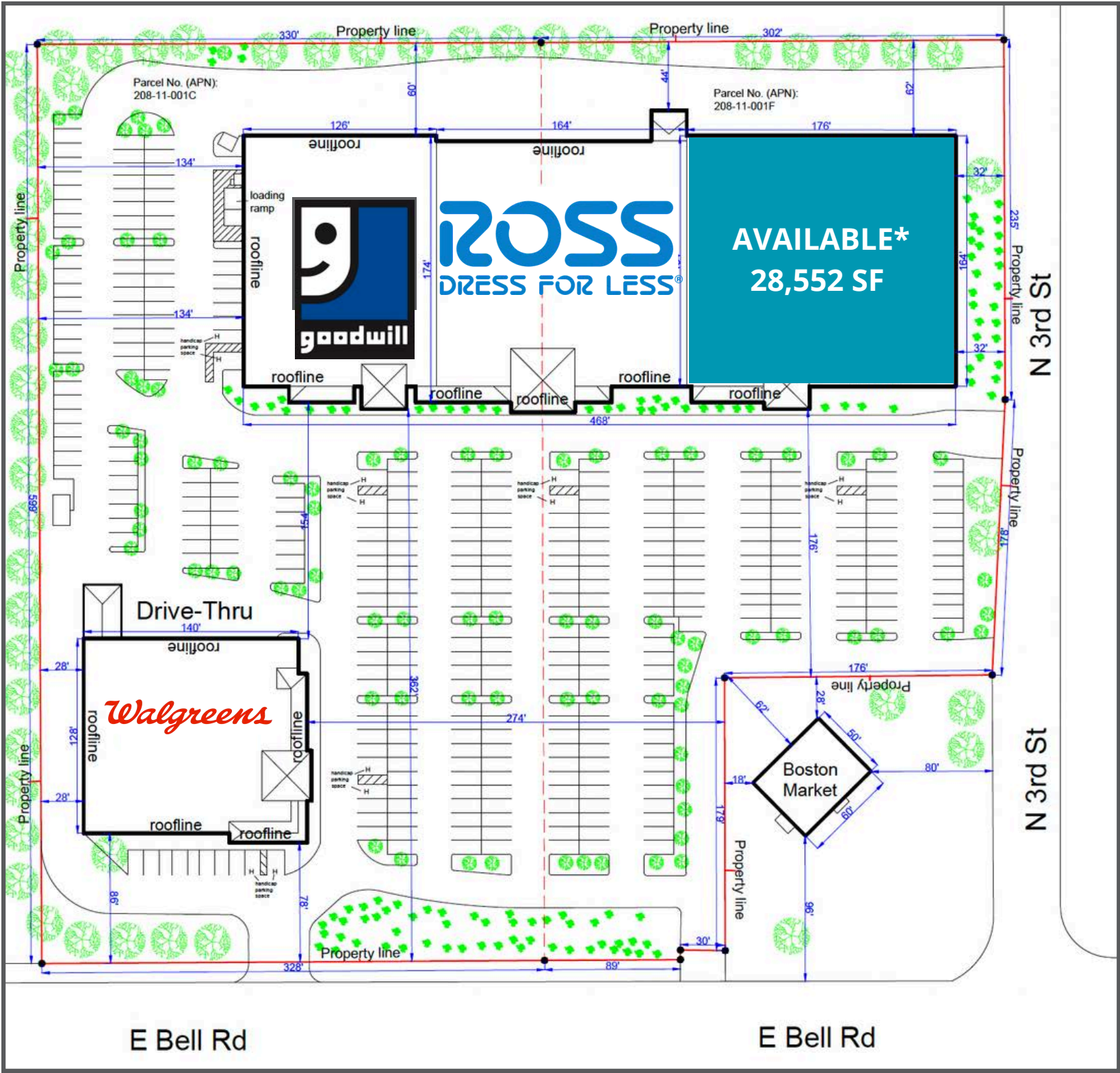
204 E Bell Rd

SITE LOCATION
ROSS WALGREENS SHOPPING CENTER

204-230 EAST BELL ROAD, PHOENIX, AZ 85022

3RD & BELL SITE PLAN

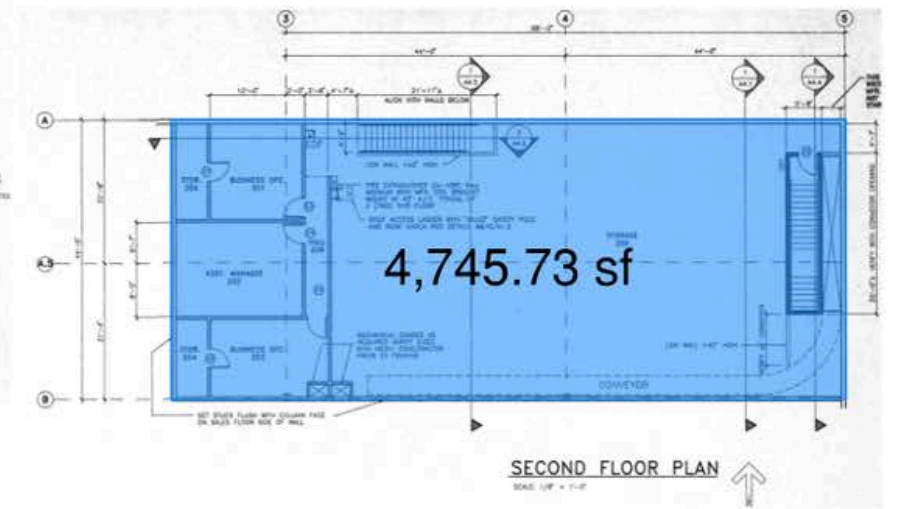
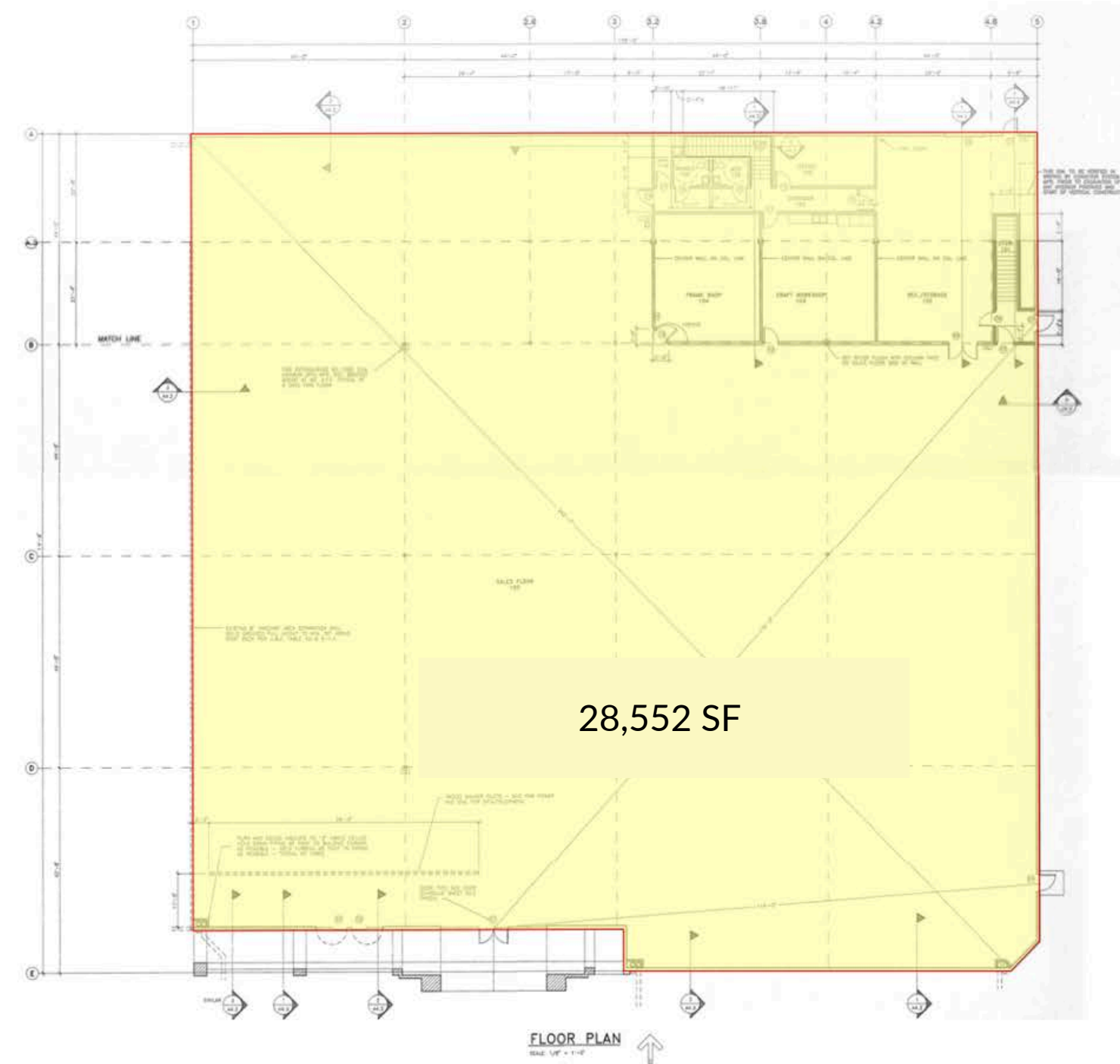
Units	Tenants	SF Area
204	Walgreens	17,486
210	Goodwill	21,137
220	Ross Dress for Less	27,200
230	AVAILABLE*	28,552



BUILDING 230

OPTION 1

28,552 SF +
Mezzanine



OPTION 1

ROSS WALGREENS SHOPPING CENTER

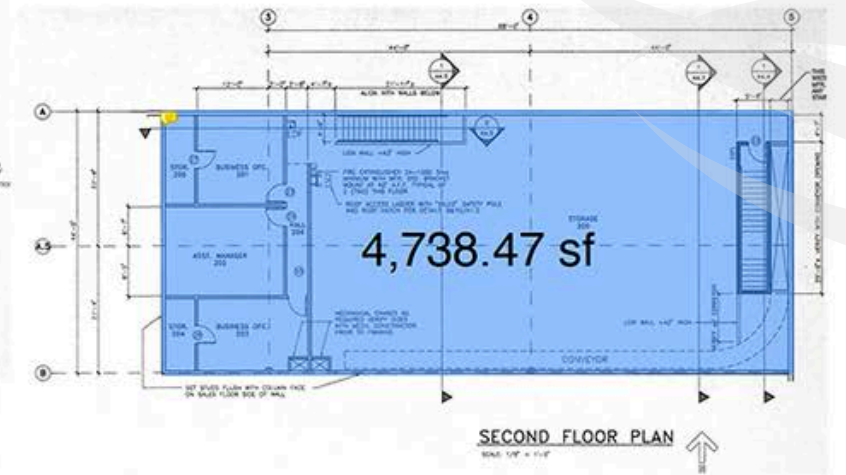
204-230 EAST BELL ROAD, PHOENIX, AZ 85022

BUILDING 230

OPTION 2

230-A: 13,354 SF

230-B: 15,199 SF +
Mezzanine



OPTION 2

ROSS WALGREENS SHOPPING CENTER

204-230 EAST BELL ROAD, PHOENIX, AZ 85022

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

2026 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	23,098	132,320	318,987
Households	10,853	56,802	133,499
Average Household Income	\$108,052	\$117,393	\$114,636
Median Age	36.6	37.8	37.7

CONTACT US

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Los Angeles, CA 90064

www.haagenco.com



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.

