

# RETAIL SPACE FOR LEASE SWC 59TH AVENUE & BELL ROAD

**AVAILABLE SPACE:** 3,580+/- Square Feet (may be combined with)  
2,660+/- Square Feet for a total of **6,240 Square Feet**  
2,900+/- Square Feet (may be combined with)  
890+/- Square Feet (may be combined with)  
2,700+/- Square Feet for a total of **6,490 Square Feet**

**LEASE RATE:** \$15 PSF NNN

**ZONING:** C-2

**CO-TENANTS:** Roomstore, McDonalds, Danny's Car Wash & Emily's Furniture

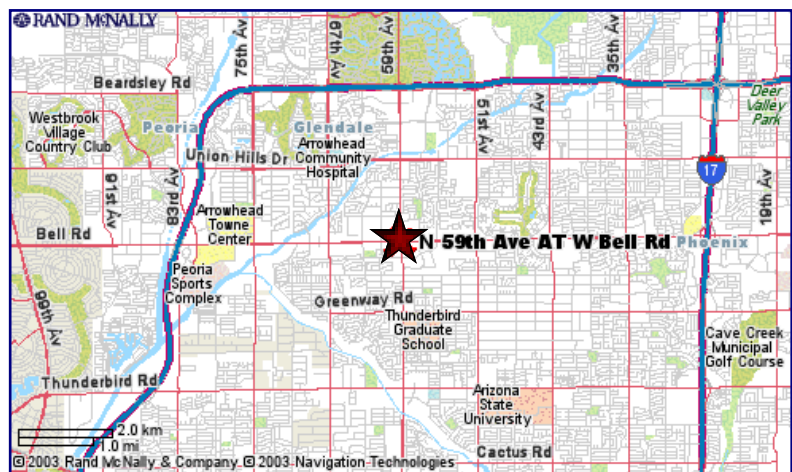
**TRAFFIC COUNTS:** 59th Avenue North/South: 32,300 Cars Per Day  
Bell Road East/West: 44,200 Cars Per Day

<b>2007 DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Total Population:</b>	14,618	129,628	364,490
<b>Avg. Household Income:</b>	\$59,857	\$74,275	\$68,565

<b>2011 DEMOGRAPHICS:</b>			
<b>Total Population:</b>	15,052	139,440	391,075
<b>Avg. Household Income:</b>	\$65,208	\$80,187	\$74,619

## AMENITIES:

- \* **Monument Signage**
- \* **Busy Intersection**
- \* **Great established Co-Tenants**



For more information on this property please contact:

Matt Schrauth at 602.956.6060 Ext. 103 [matt@omni-realestate.com](mailto:matt@omni-realestate.com)

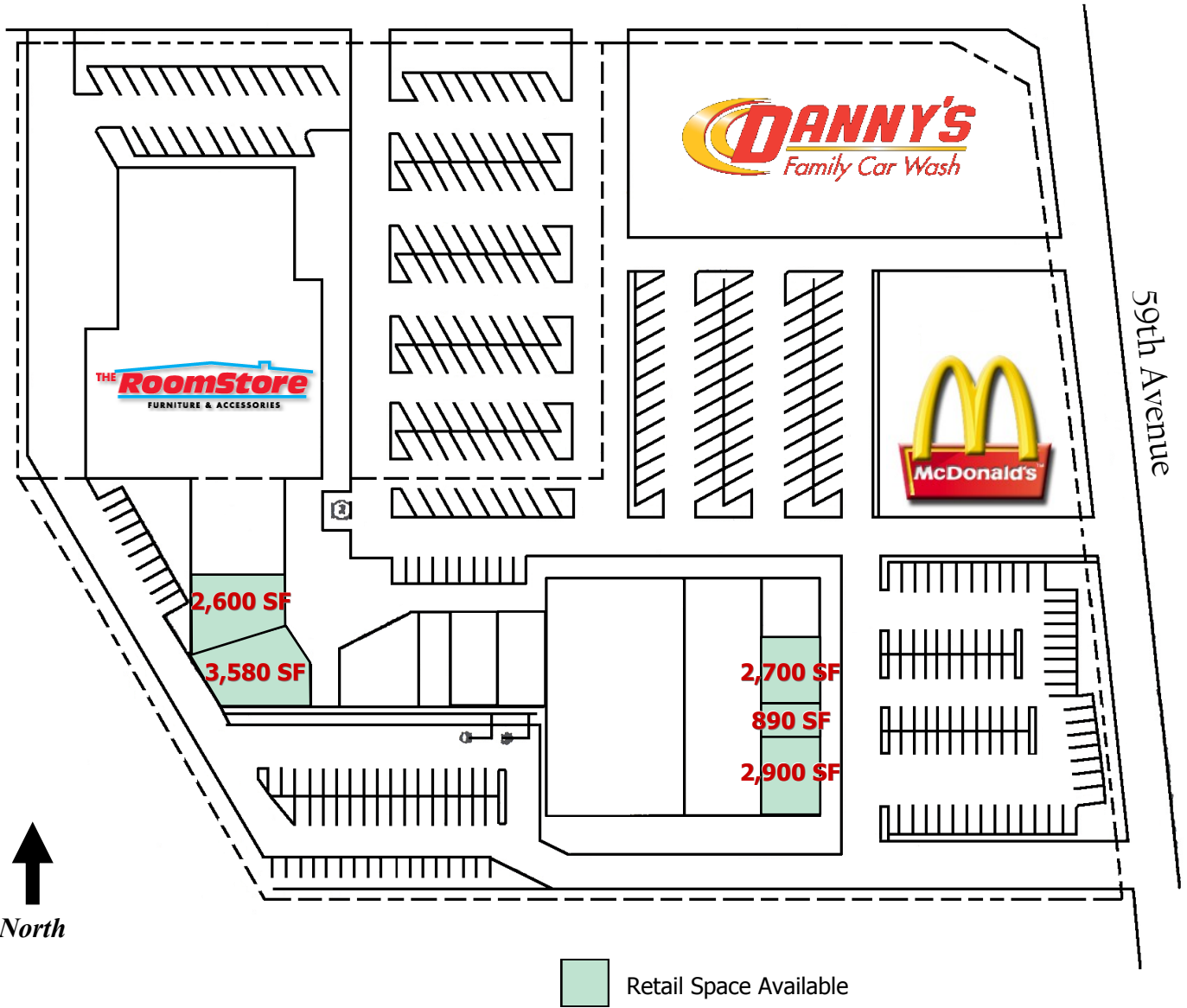
Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

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# SWC 59TH AVENUE & BELL ROAD GLENDALE, ARIZONA SITE PLAN

Bell Road

59th Avenue



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