

For Lease

1427 E Bell Road | Phoenix, AZ



MATTHEW MURRAY

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AZ License No. SA716794000

ALAN HOUSTON

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AZ License No. SA643161000



For Lease

1427 E Bell Road
Phoenix, AZ

Property Specifications

SPACE AVAILABLE

2,854 SF

PARKING SPACES

41 (4.5 / 1000)

ZONING

C-2, Commercial



About the Property

- Prime ±2,854 SF opportunity with direct frontage on Bell Road — one of the Valley's most heavily traveled corridors spanning Scottsdale, Phoenix, Glendale, Peoria, and Surprise.
- Exceptional visibility with over 45,000 vehicles per day passing the site.
- Strategically positioned next to high-traffic national retailers including Aldi and Fry's, and anchored by Sunrise Preschool, driving consistent daily traffic.
- Monument signage available on Bell Road for maximum brand exposure.
- 5 mile population exceeds 315,000 residents.

Nearby National Tenants



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KOHL'S
HomeGoods
TARGET
Marshall's
ROSS
amc
DRESS FOR LESS THEATRES

DESERT RIDGE MARKETPLACE

BH
Ceramic Coatings

TASTE of THAI

N. 15TH ST.

SARATOGA RIDGE
(856 UNITS)

45,100
VEHICLES PER DAY

E. BELL RD.

ARCO



DriveTime

ALDI

PLAZA DE CAMPANA

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES
DOLLAR TREE
LAIFITNESS

THE HOME DEPOT

CIRCLE K

SUNRISE
P L A Z A

GREENWAY PARK PLAZA

goodwill
planet fitness
FOOD CITY
ROSS
DRESS FOR LESS

COSTCO
WHOLESALE
WHOLE FOOD
MARKET

E. GREENWAY PKWY.

N. 16TH ST.

5,800
VEHICLES PER DAY

29,900
VEHICLES PER DAY

VIA BELLEZZA
(125+ CONDOS)



Lowe's
BEST BUY
THE HOME DEPOT

BANNER
ASU WEST THUNDERBIRD
VALLEY CAMPUS MEDICAL
(5,000 STUDENTS) CENTER
(595 BEDS)

Walmart
Supercenter
sam's club

Target
SPROUTS
FARMERS MARKET
LAIFITNESS
BELL TOWNE PLAZA

WinCo
FOODS
PET SMART

COSTCO
WHOLESALE

HONORHEALTH
DEER VALLEY
MEDICAL CENTER
(204 BEDS)

Albertsons

fray's
ROSS
DRESS FOR LESS

NORTH MOUNTAIN
VILLAGE

fray's

HOBBY LOBBY
Michaels
MOON VALLEY
TOWNE CENTER

BUFFALO WILD WINGS

KOHL'S

SAFeway
RAC
planet fitness

FOUNTAIN SQUARE

Target
ROSS
DRESS FOR LESS
PET SMART
amc
THEATRES
Michaels
five BELOW

DEER VALLEY TOWNE CENTER

GREENWAY PKWY.
SAN PEDREGAL
(348 UNITS)

29,900
VEHICLES PER DAY

VIA BELLEZZA
(125+ CONDOS)

ALDI

BURGER KING

SARATOGA RIDGE
(856 UNITS)

SUNRISE
PLAZA

E. BELL RD.

TASTE of THAI

N. 15TH ST.

DriveTime

45,100
VEHICLES PER DAY



2025 Estimated Population

1 Mile	16,320
3 Miles	111,744
5 Miles	315,833

2025 Avg Household Income

1 Mile	\$100,665
3 Miles	\$109,697
5 Miles	\$115,215

2025 Est Total Employees

1 Mile	3,769
3 Miles	33,000
5 Miles	124,001



Area Snapshot

1 MILE

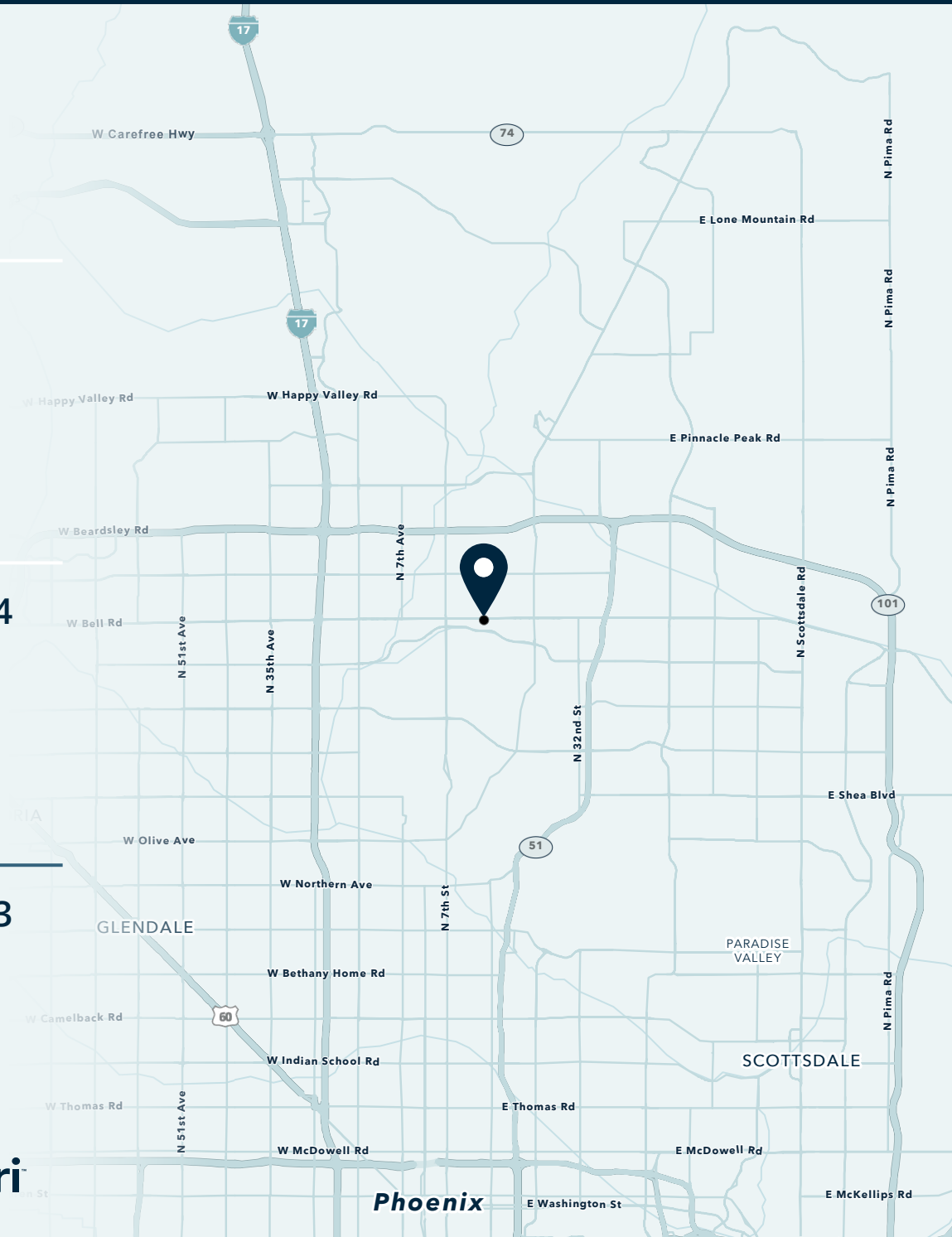
23,668	23,520	\$100,665	16,320
2025 Population	2030 Population	Average Household Income	Daytime Population

3 MILES

139,464	139,283	\$109,697	111,744
2025 Population	2030 Population	Average Household Income	Daytime Population

5 MILES

323,744	324,556	\$115,215	315,833
2025 Population	2030 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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