±7,500 SF GROUND FLOOR RETAIL BUILDING WITH ±7,500 SF BASEMENT ON ±26,314 SF FOR SALE

SWC 17TH ST AND BELL RD | 1675 E BELL RD, PHOENIX, AZ 85022

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

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PROPERTY OVERVIEW

±15,000 SF

Building Size (Including Basement)

±26,314 SF

Site Size

C-1 Zoning, City of Phoenix

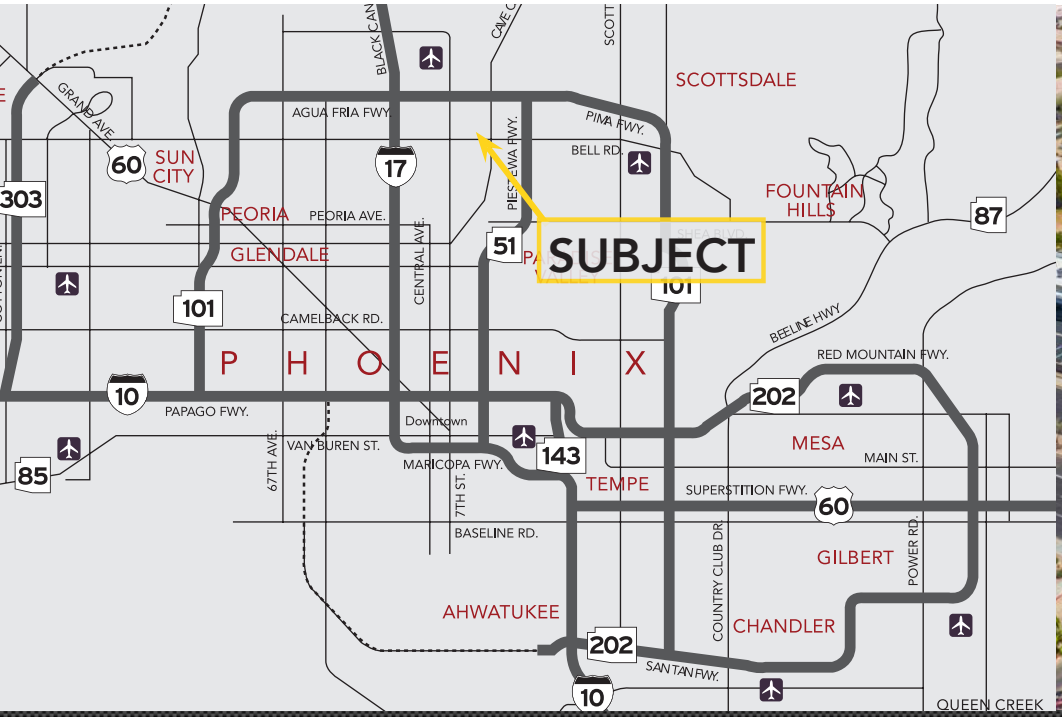
Zoning

$1,200,000

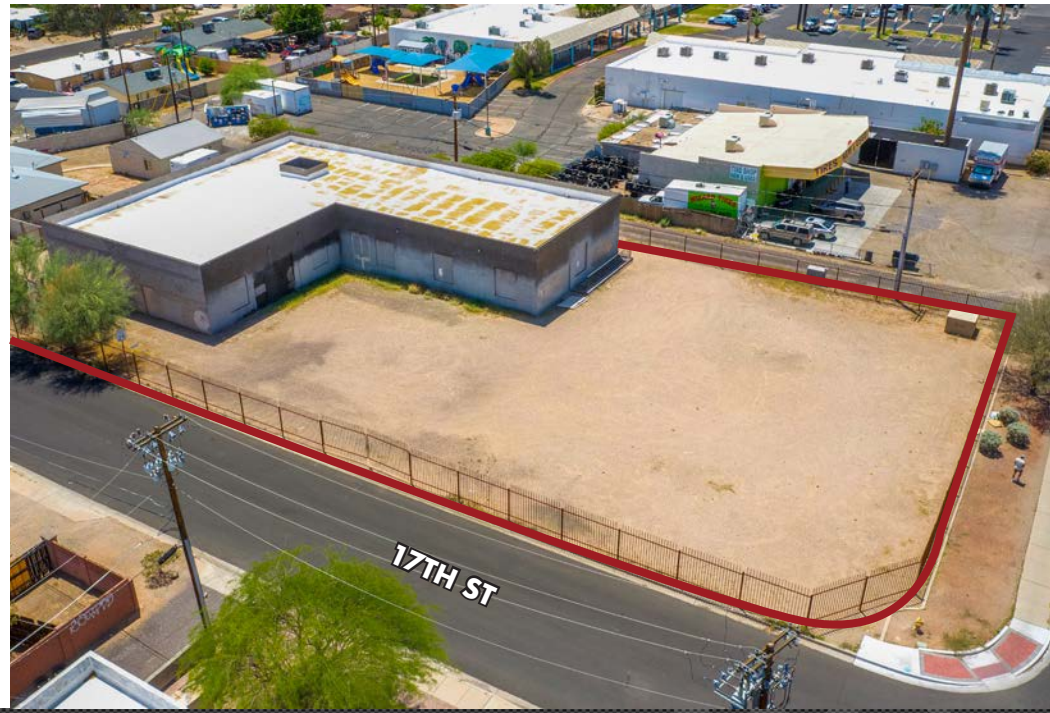
Price

PROPERTY HIGHLIGHTS

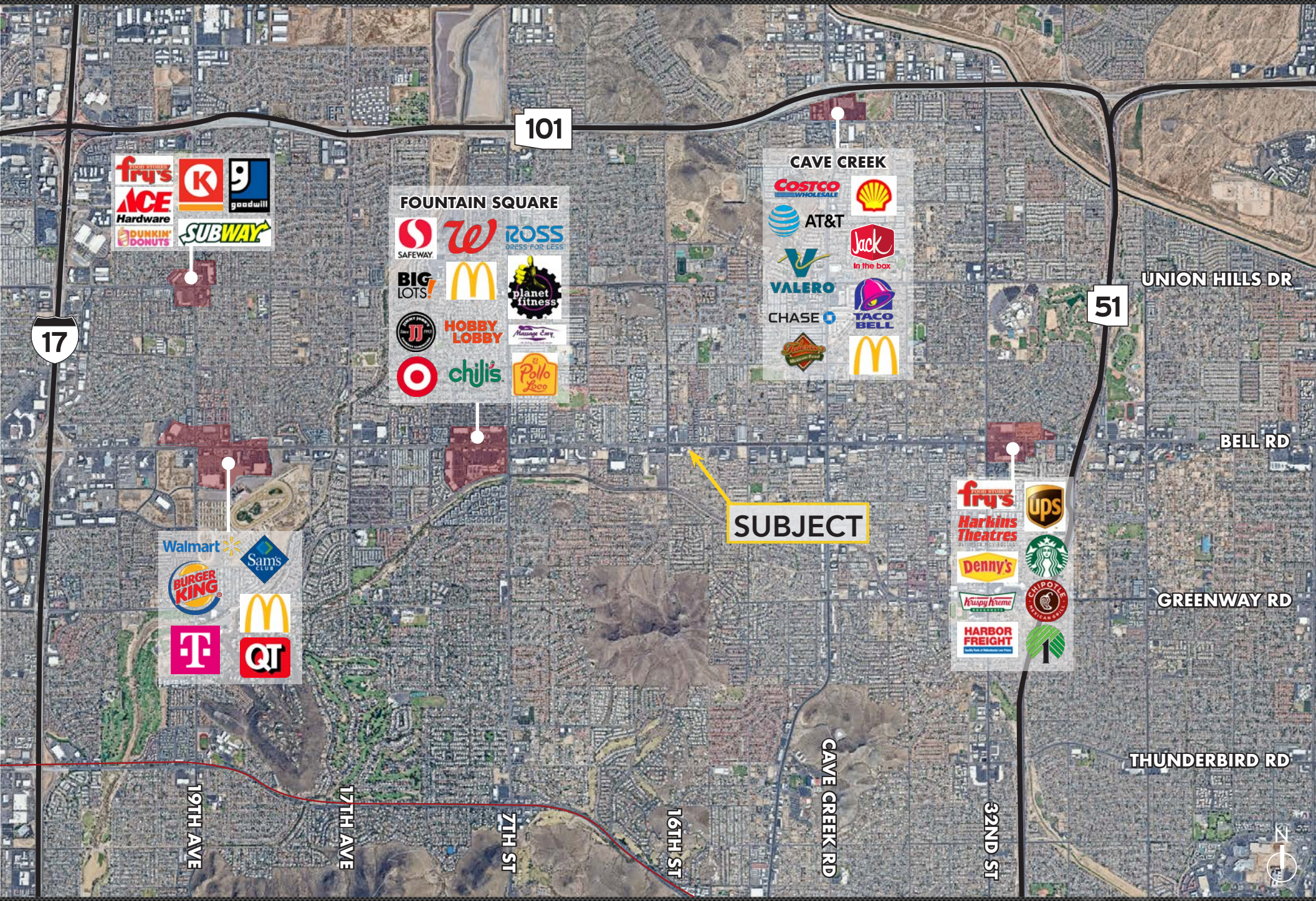
- Elevator Shaft Structural Shell in Place Between First Floor and Basement
- Over 54,000 VPD at Intersection of 16th St & Bell Rd
- More than 345,000 Residents within a 5-mile Radius
- Excellent Visibility
- Proximity to Loop 101 and Highway 51
- Nearby Tenants:



SITE IMAGES



	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	24,133	148,816	345,681
2024 Estimate	22,387	138,261	319,781
Growth 2024-2029	7.80%	7.63%	8.10%
HOUSEHOLDS			
2029 Projection	10,637	61,096	142,012
2024 Estimate	9,856	56,719	131,165
Growth 2024-2029	7.92%	7.72%	8.27%
INCOME			
2024 Average HH Income	$85,112	$89,649	$94,969
2024 Median HH Income	$64,217	$69,261	$71,394
INCOME			
North on 16th St		8,507	
South on 16th St		8,372	
East on Bell Rd		34,311	
West on Bell Rd		31,687	

RETAILER MAP – ±0.5 MILE RADIUS

RETAILER MAP – 5 MILE RADIUS