



RETAIL PROPERTY FOR LEASE

TIERRA DEL SOL

1606 E Bell Rd Phoenix, AZ 85022

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LOCATION DESCRIPTION

NEC Bell Rd & 16th St
1606 E Bell Road

PROPERTY HIGHLIGHTS

- SHOP SPACE AVAILABLE FROM 1,000 SF
- Over 40,000 vehicles per day pass East and West on Bell Road
- More than 150 parking spaces

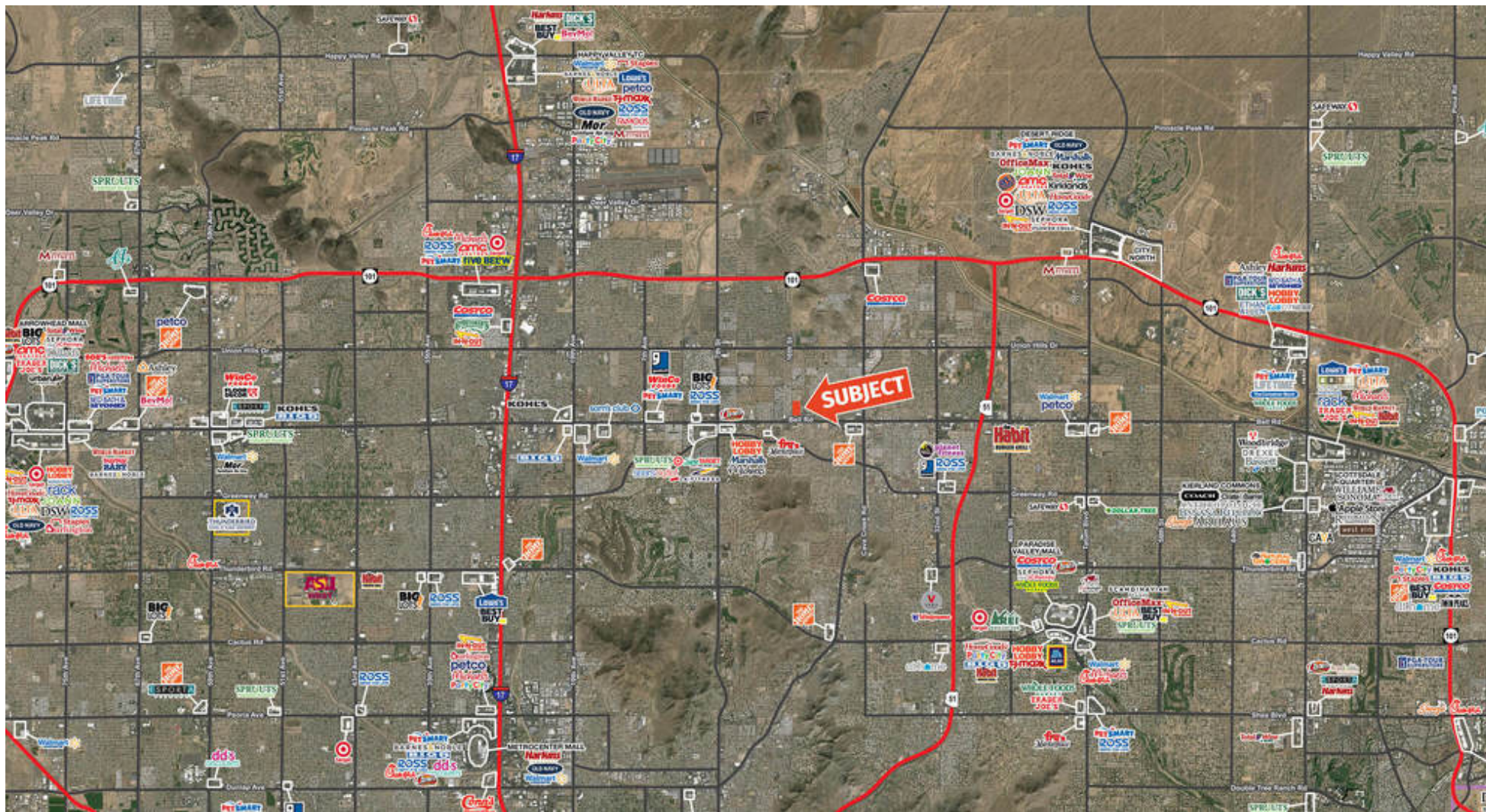
AREA CO-TENANTS



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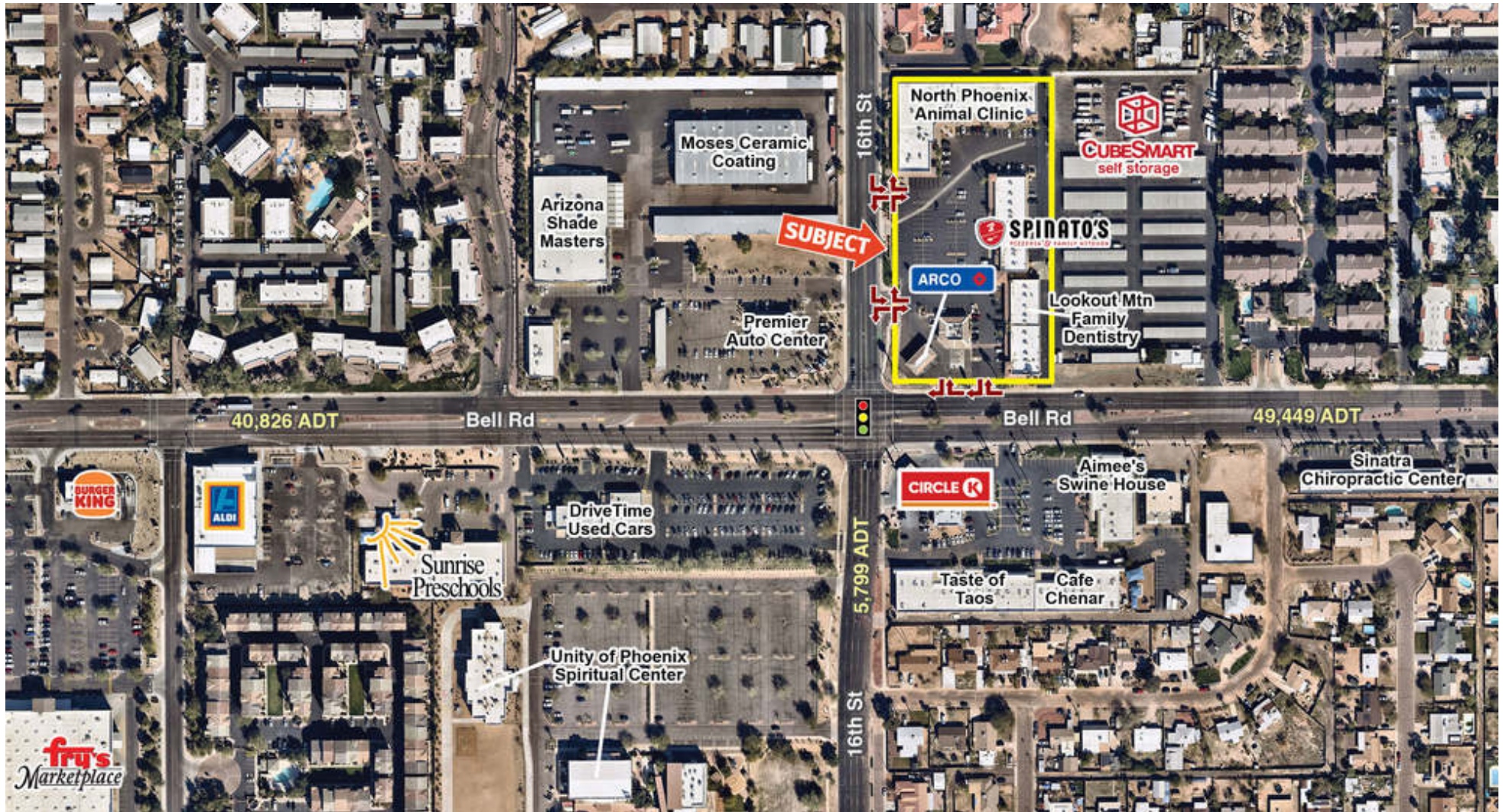
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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 3,120 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1606 - 101	TACOS CALAFIA	4,485 SF	NNN	-	-
BLDG 1606 - 105	Available	1,173 SF	NNN	CALL FOR PRICING	-
BLDG 1606 - 106-107	BRILLIANT BRIDAL	5,059 SF	NNN	-	-
BLDG 1606 - 110	PUPPY LUV	1,400 SF	NNN	-	-
BLDG 1614 - 110	TILE AND CARPET MECCA	0 SF	NNN	-	-
BLDG 1610 - 102-103	Available	2,650 SF	NNN	CALL FOR PRICING	-
BLDG 1610 - 104	BARBERSHOP & SALON	1,104 SF	NNN	-	-
BLDG 1610 - 105	COSMO PROF	0 SF	NNN	-	-
BLDG 1610 - 108	NORTH PHOENIX ANIMAL CLINIC	0 SF	NNN	-	-
BLDG 1614 - 109	SOUL DUSTRIAL	2,153 SF	NNN	-	-
BLDG 1614 - 106-108	Available	3,120 SF	NNN	CALL FOR PRICING	-
BLDG 1614 - 104	SPINATO'S PIZZERIA	0 SF	NNN	-	-
BLDG 1614 - 101	Available	1,900 SF	NNN	CALL FOR PRICING	-
BLDG 1618 - 110	Available	1,000 SF	NNN	CALL FOR PRICING	-
BLDG 1618 - 108	LOOKOUT MOUNTAIN FAMILY DENTISTRY	0 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 1618 - 107	KARMA TATTOO	1,100 SF	NNN	-	-
BLDG 1618 - 106	FOOT SPA	0 SF	NNN	-	-
BLDG 1618 - 105	ALLSTATE INSURANCE	0 SF	NNN	-	-
BLDG 1618 - 104	NY HAIR BARBER	0 SF	NNN	-	-
BLDG 1618 - 101-103	SUSHI	2,760 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	23,508	140,892	317,509
Median Age	34.9	38.3	38.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$52,662	\$61,510	\$64,339
Average	\$73,993	\$83,294	\$87,713



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	423	3,376	9,001
Employees	3,056	31,004	114,820
Daytime Population	17,796	118,206	302,907



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	39%	40%	44%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	59.5%	65.0%	67.9%
Services	21.2%	17.6%	15.7%
Blue Collar	19.3%	17.4%	16.4%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	10,211	58,071	130,214
Median Home Value	\$298,728	\$291,529	\$308,494

* 2021 Demographic data derived from ESRI

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