

# The Marbella

2901-2957 W. BELL ROAD | PHOENIX, ARIZONA

## JOIN TENANTS:



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**LEVROSE**  
COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

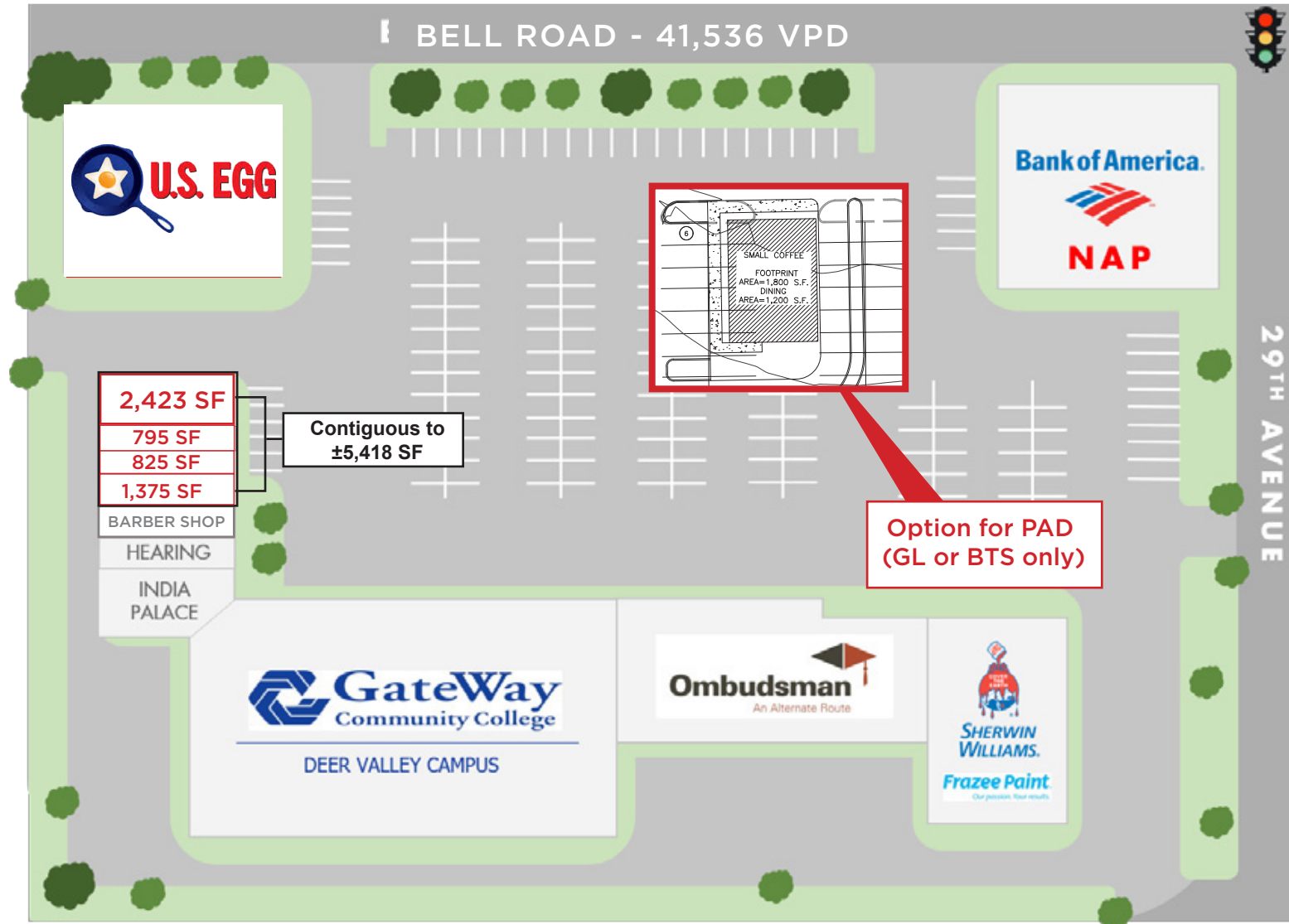
- Excellent National and Local Tenant Mix: Sherwin Williams, US Egg, Gateway Community College/Maricopa Skill Center, Ombudsman
- Located Adjacent to Newly Remodeled Fry's Marketplace and Fuel Center
- Strong Daytime Population with Major Employers: Xerox Corp, Anthem Education, Paychex, Tele Tech
- Major Transportation Hub: One-half Mile from Interstate 17 and Deer Valley Park & Ride

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2021 Population</b>	15,622	155,030	337,222
<b>2026 Population Projection</b>	16,617	167,179	361,749
<b>2021-2026 Population Growth</b>	6.37%	7.84%	7.27%
<b>Household Income</b>	\$63,866	\$66,691	\$70,584



## SITE PLAN



### AVAILABLE:

±2,423 SF

±795 SF

±825 SF

±1,375 SF

All contiguous to ±5,418 SF

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TCN  
WORLDWIDE  
REAL ESTATE SERVICES



**WAL\*MART**



29TH AVENUE

BELL ROAD - 41,536 VPD



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MEMBERS  
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