



Available for Lease

SW Corner of Bell Road and 12th Street | Phoenix, Arizona

Property Highlights:

- Located within three miles of Loop 101, SR 51, and Interstate 17 on extremely busy Bell Road
- Situated directly across the street from new development of approximately 300 multi-family units and 100 single-family homes
- Just two blocks west of the soon-to-be constructed Fry's Signature Store
- Building and monument signage available
- Zoned C-2 Retail/Office, ±38,897 sf



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy and have not verified such information and make no guarantee, warranty, or representation about such information. The prospective lessee should independently verify all dimensions, specifications, floor plans and all information prior to leasing the property.

Bell Embarcadero Center

1107 East Bell Road, Phoenix, Arizona 85022

	1 Mile	3 Mile	5 Mile
Population:			
2015	25,144	136,499	323,392
2020 Projected	27,052	146,362	346,862
Median HH Income:			
2015	\$42,869	\$47,549	\$48,569

Traffic Counts: E: ±31,663 VPD (EB & WB)
W: ±47,710 VPD (EB & WB)
*KSS Fuels 2012

For more information, please contact:

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