

NWC Bell Rd & 59th Ave

Glendale, Arizona

D. L. Slaughter
Company



Available:

Shop Available
2,548 SF

Traffic Counts:

Bell Rd: 38,681 VPD
59th Ave: 30,510 VPD

For more information please contact:

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4742 North 24th Street
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Property Highlights:

- Bell Road frontage with high corner/intersection visibility
- Premier Arrowhead trade area
- Population over 325,152 within 3 miles!
- BIG traffic counts along Bell Rd, with $\pm 69,191$ trips per day
- Near Midwestern University, which has $\pm 3,000$ students; and less than a mile from Arizona Christian University with over 1,000 students.
- 2 miles from Banner Thunderbird Medical Center (over 500 beds), one of the largest hospitals in AZ



Demographics:

| | | | |
|------------------|--------------------|--------------------|--------------------|
| • Average Income | 1 mile \$89,495 | 3 mile \$98,662 | 5 mile \$89,111 |
| • Population | 1 mile 11,391 | 3 mile 107,965 | 5 mile 325,152 |

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| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|--------|--------|---------|--------|---------|--------|
| Population | | | | | | |
| 2028 Projection | 11,341 | | 107,748 | | 325,323 | |
| 2023 Estimate | 11,391 | | 107,965 | | 325,152 | |
| 2010 Census | 11,263 | | 105,306 | | 312,144 | |
| Growth 2023 - 2028 | -0.44% | | -0.20% | | 0.05% | |
| Growth 2010 - 2023 | 1.14% | | 2.53% | | 4.17% | |
| 2023 Population by Hispanic Origin | | | | | | |
| 2023 Population | 1,802 | | 16,547 | | 63,556 | |
| 2023 Population | 11,391 | | 107,965 | | 325,152 | |
| White | 9,912 | 87.02% | 91,194 | 84.47% | 275,349 | 84.68% |
| Black | 436 | 3.83% | 4,632 | 4.29% | 15,136 | 4.66% |
| Am. Indian & Alaskan | 160 | 1.40% | 1,666 | 1.54% | 5,989 | 1.84% |
| Asian | 479 | 4.21% | 6,701 | 6.21% | 16,886 | 5.19% |
| Hawaiian & Pacific Island | 34 | 0.30% | 248 | 0.23% | 818 | 0.25% |
| Other | 369 | 3.24% | 3,525 | 3.26% | 10,973 | 3.37% |
| U.S. Armed Forces | 6 | | 85 | | 272 | |

| | | | | | | |
|--------------------|--------|--------|--------|--------|---------|--------|
| Households | | | | | | |
| 2028 Projection | 4,146 | | 40,903 | | 125,157 | |
| 2023 Estimate | 4,155 | | 40,956 | | 124,918 | |
| 2010 Census | 4,068 | | 39,802 | | 118,913 | |
| Growth 2023 - 2028 | -0.22% | | -0.13% | | 0.19% | |
| Growth 2010 - 2023 | 2.14% | | 2.90% | | 5.05% | |
| Owner Occupied | 3,087 | 74.30% | 27,645 | 67.50% | 85,625 | 68.54% |
| Renter Occupied | 1,068 | 25.70% | 13,311 | 32.50% | 39,293 | 31.46% |

| | | | | | | |
|-------------------------------------|----------|--------|----------|--------|----------|--------|
| 2023 Households by HH Income | | | | | | |
| Income: <\$25,000 | 568 | 13.67% | 5,216 | 12.74% | 17,267 | 13.82% |
| Income: \$25,000 - \$50,000 | 831 | 20.00% | 6,700 | 16.36% | 24,612 | 19.70% |
| Income: \$50,000 - \$75,000 | 660 | 15.89% | 6,951 | 16.97% | 24,430 | 19.56% |
| Income: \$75,000 - \$100,000 | 624 | 15.02% | 6,183 | 15.10% | 17,738 | 14.20% |
| Income: \$100,000 - \$125,000 | 514 | 12.37% | 5,061 | 12.36% | 14,413 | 11.54% |
| Income: \$125,000 - \$150,000 | 416 | 10.01% | 3,866 | 9.44% | 10,168 | 8.14% |
| Income: \$150,000 - \$200,000 | 329 | 7.92% | 3,839 | 9.37% | 8,692 | 6.96% |
| Income: \$200,000+ | 212 | 5.10% | 3,139 | 7.66% | 7,599 | 6.08% |
| 2023 Avg Household Income | \$89,495 | | \$98,662 | | \$89,111 | |
| 2023 Med Household Income | \$75,721 | | \$81,512 | | \$70,638 | |

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