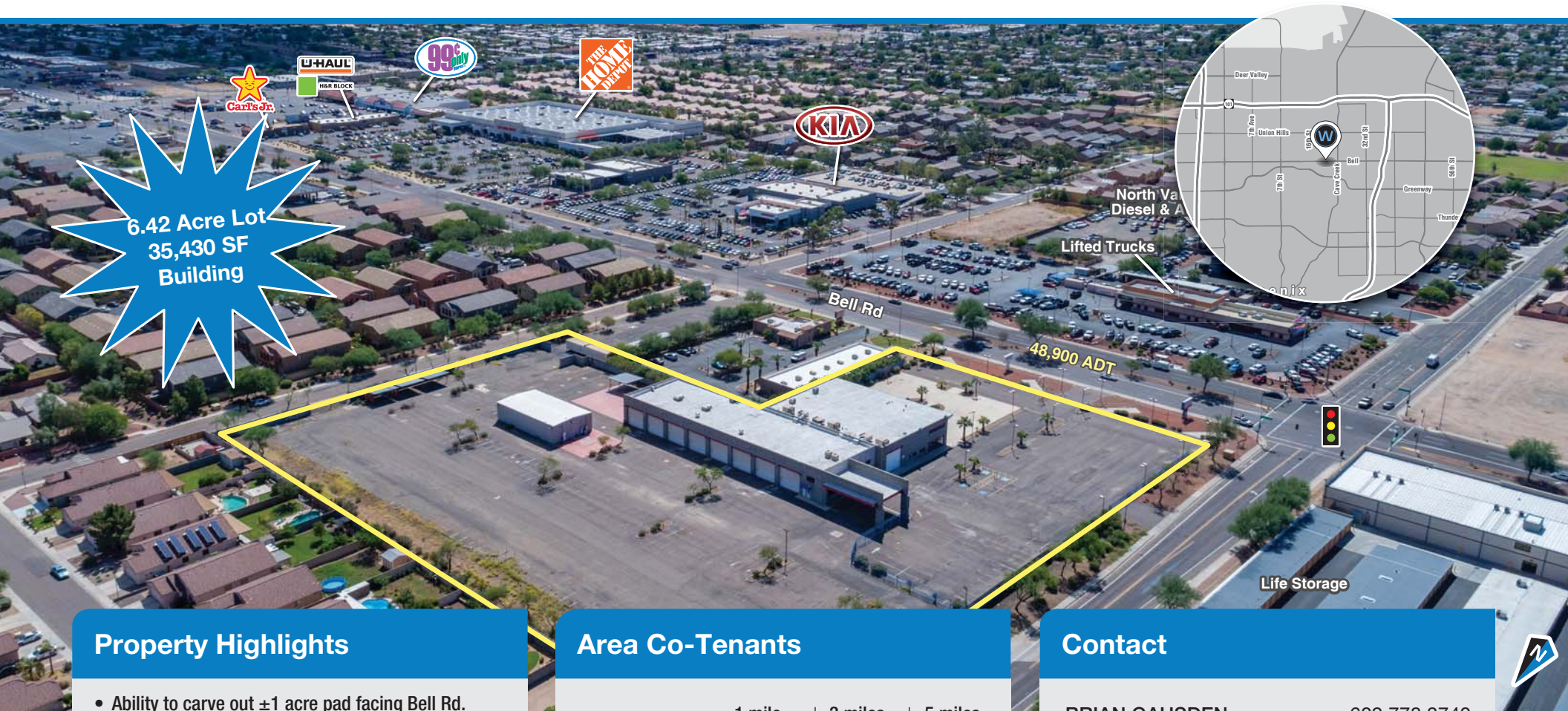


For Sale/Lease: 2020 E Bell Road

Northeast Corner Bell Road & 20th Street | Phoenix, Arizona



Property Highlights

- Ability to carve out ± 1 acre pad facing Bell Rd.
- 6.42 Acre Lot - 35,430 SF automotive facility
- Busy intersection for great exposure
- 12,413 SF showroom (8,557 SF second floor), 11,460 SF service/parts area & 3,000 stand alone building
- Zoning: C-2

Area Co-Tenants

	1 mile	3 miles	5 miles
Total Population:	24,157	143,131	304,739
Avg HH Income:	\$57,625	\$69,949	\$75,964
Daytime Population:	14,471	97,554	244,580

Contact

BRIAN GAUSDEN 602.778.3740
bgausden@w-retail.com

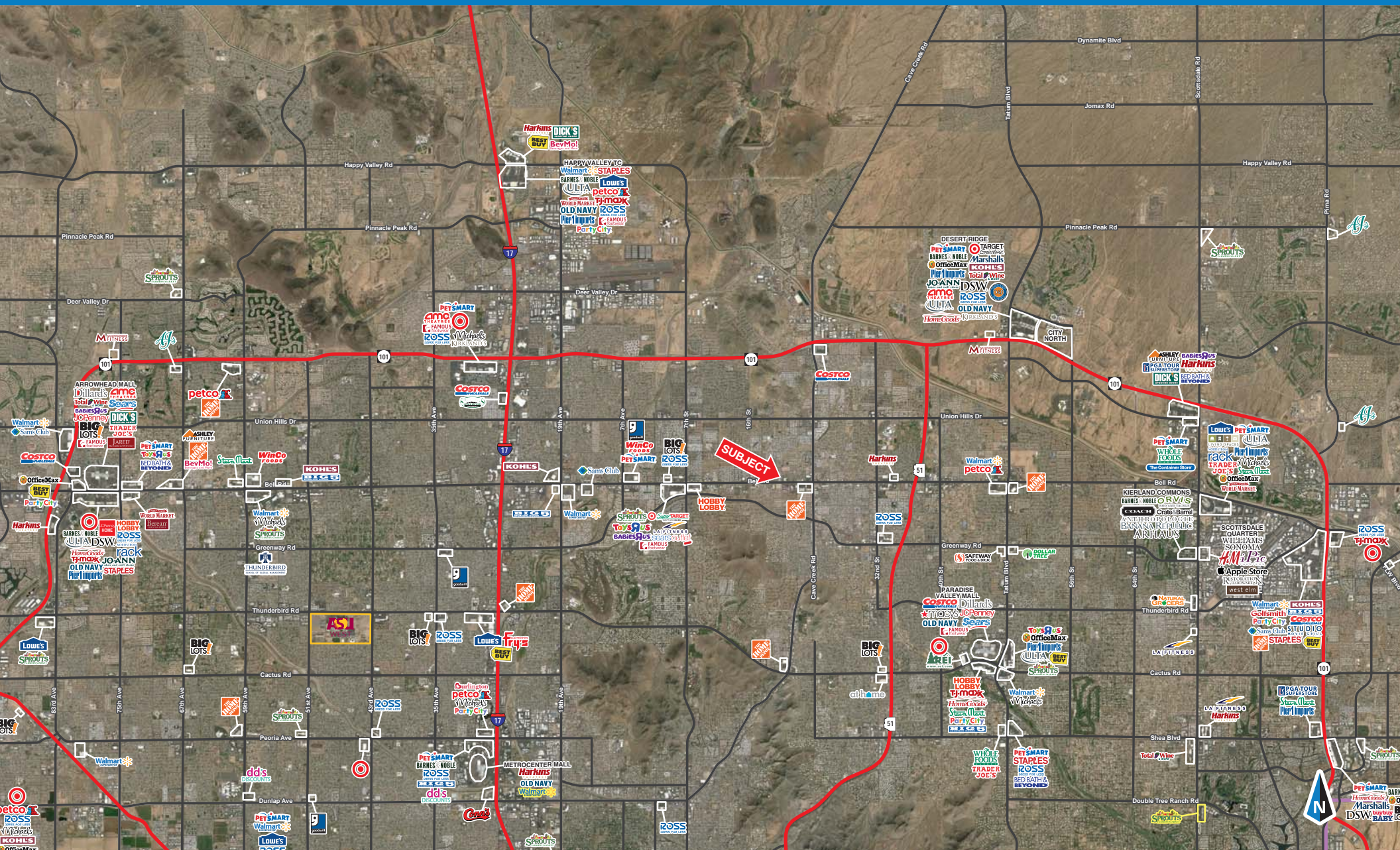
BRYAN BABITS 602.931.4491
bbabits@w-retail.com



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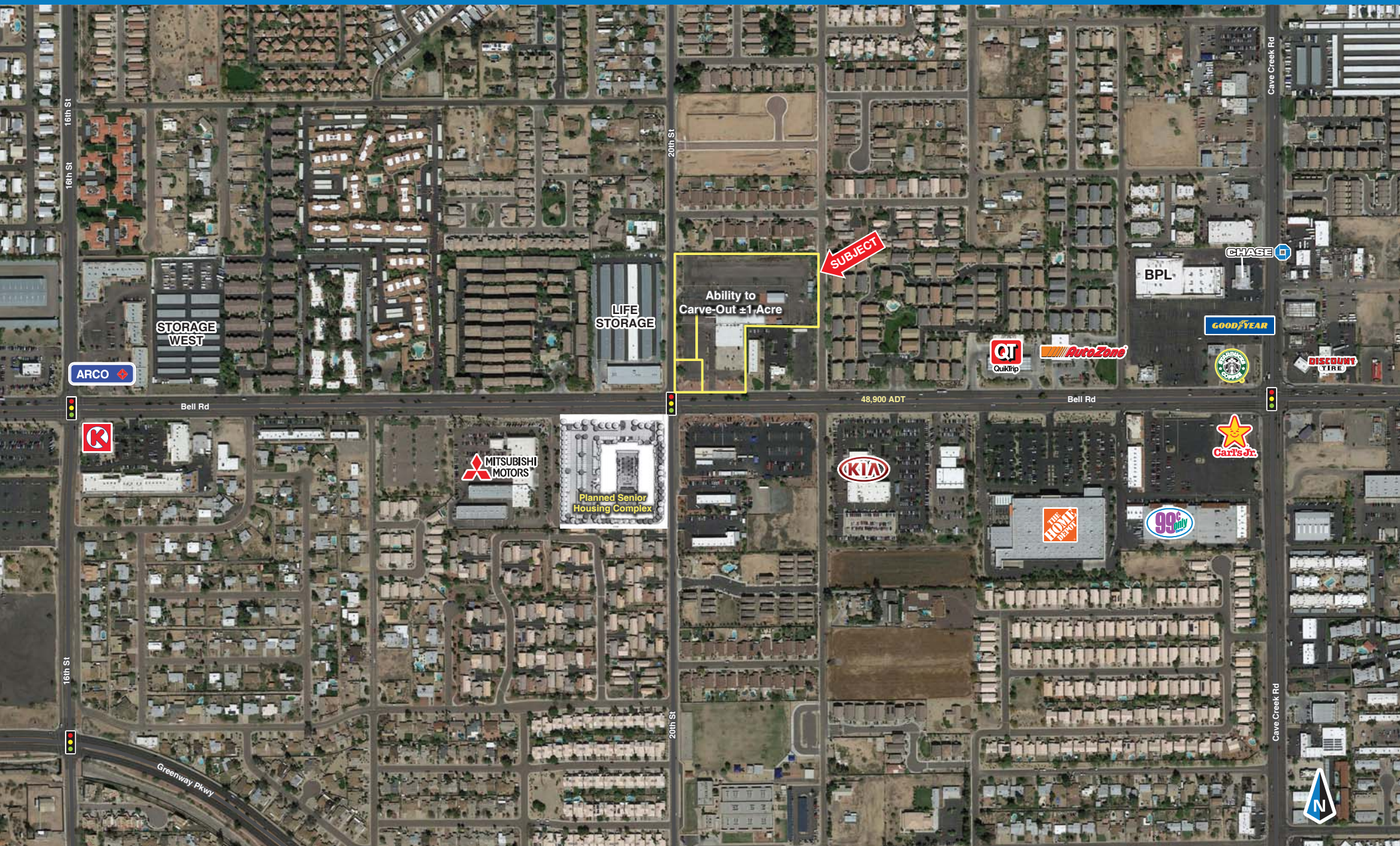


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2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

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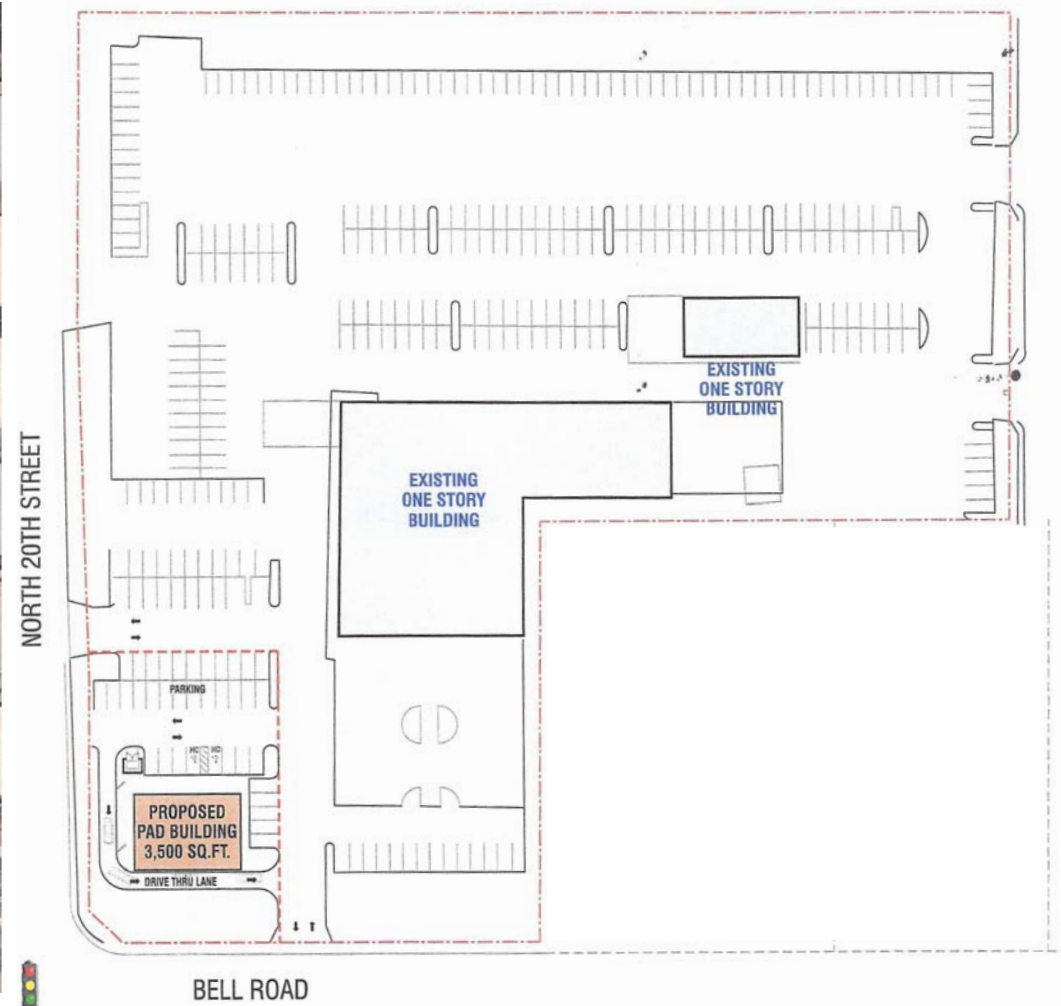
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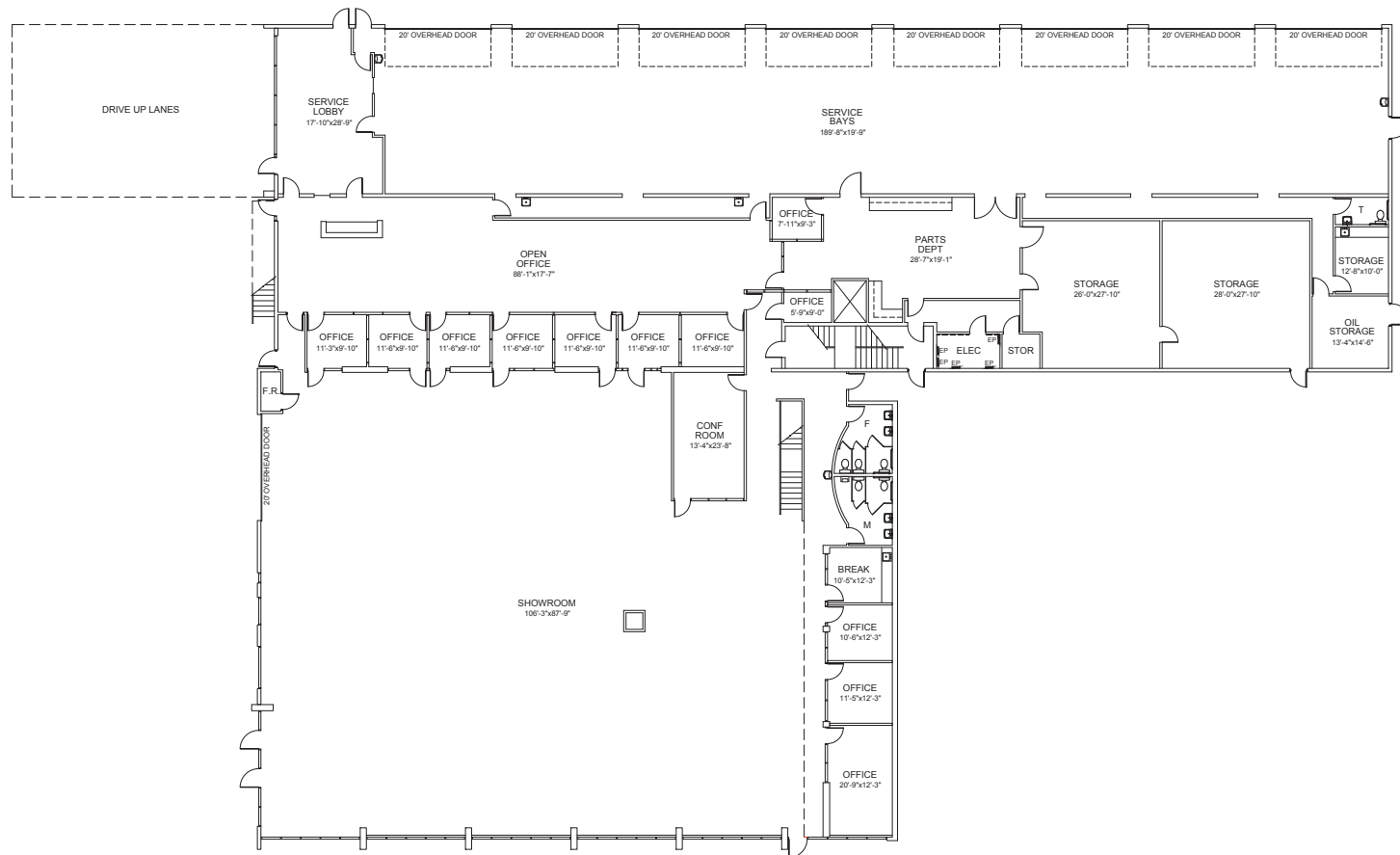


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For Sale/Lease: 2020 E Bell Road

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2020 E. BELL ROAD
PHOENIX, AZ



Ground Floor

NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE



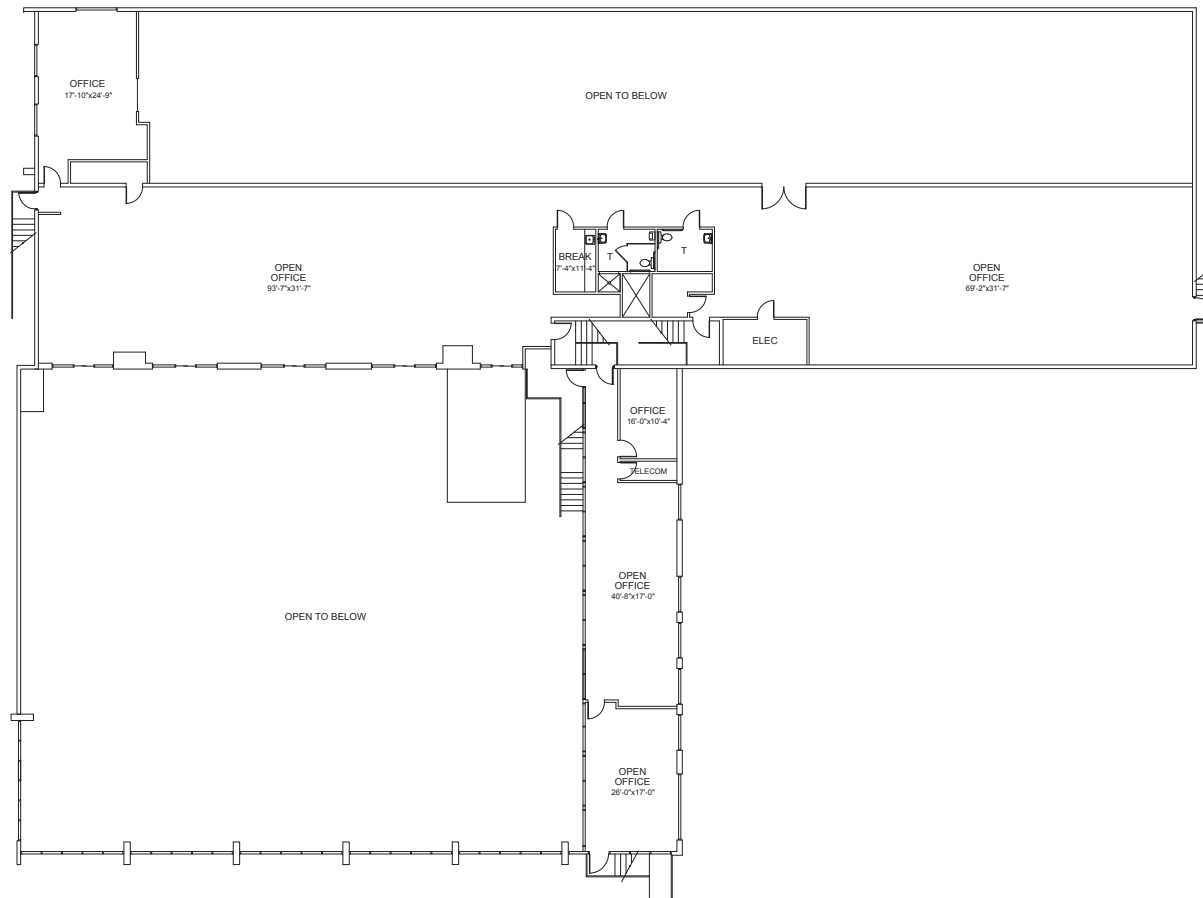


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2020 E. BELL ROAD
PHOENIX, AZ



2nd Floor
NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE





For Sale/Lease: 2020 E Bell Road

Northeast Corner Bell Road & 20th Street | Phoenix, Arizona

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2017 Total Population	24,157	143,131	304,739
2022 Total Population	25,987	154,235	328,430
2015-2020 Annual Growth Rate	1.47%	1.51%	1.51%
2017 Median Age	34.3	37.8	38.4
INCOME SUMMARY			
Median Household Income	\$42,121	\$52,215	\$55,308
Average Household Income	\$57,625	\$69,949	\$75,964
BUSINESS DATA			
Total Businesses:	519	3,725	9,497
Total Employees:	3,314	31,436	102,510
Daytime Population:	14,471	97,554	244,580
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	9.4%	8.6%	8.5%
Bachelor's Degree	16.4%	19.1%	21.8%
Graduate/Professional Degree	7.7%	10.0%	12.0%
Percent of Population with Degrees	33.5%	37.7%	42.3%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	13,001	77,014	162,670
White Collar	58.5%	62.3%	65.4%
Services	25.7%	22.7%	19.9%
Blue Collar	15.7%	15.1%	14.7%
HOUSEHOLD SUMMARY			
2017 Households	9,919	58,719	124,390
2017 Average Household Size	2.43	2.43	2.43
2017 Average Family Size	3.12	3.06	3.07
2017 Median Home Value	\$152,676	\$207,571	\$230,610