



## NWC 75th Ave & Bell Rd

17560-17570 N 75th Ave  
Glendale, AZ 85308

### Property Features

- 3,120 SF suite available
- Great curb appeal with strong sight line from 75th Avenue
- Well appointed office suites and retail ready inline space
- Over 10,000 businesses and over 86,000 daytime employees within a 5 mile radius
- Well positioned in the center of the Arrowhead trade area
- NNN rates = \$7.12 PSF
- [Click here for a virtual tour of Suite D-430/440](#)

**For Lease: \$30.00/SF (NNN)**

**Chris Gerow**  
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Join these co-tenants  
in the center:

**Total Wine**  
& MORE

**WILDFLOWER**  
EAT. SIP. ENJOY.

**Orangetheory**  
FITNESS

**Fidelity**  
BANK

# Site Plan

For Lease  
Shops at Arrowhead



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# Site Images

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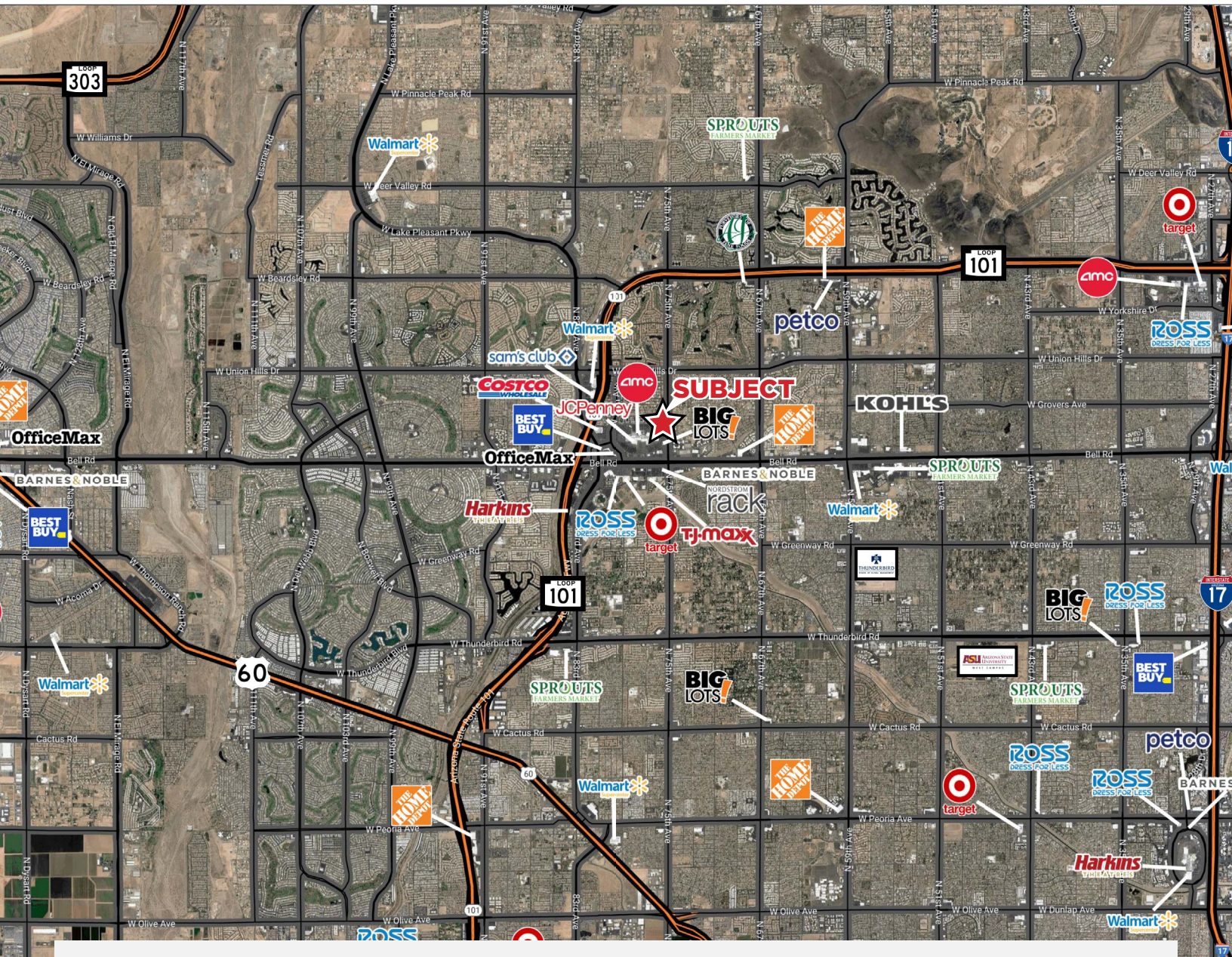
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# Regional Trade Area

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Shops at Arrowhead



Demographics	1 Mile	3 Miles	5 Miles
Median Age:	37.60	42.80	44.40
Population:	11,227	107,638	284,012
Average HH Income	\$102,906	\$99,050	\$89,401
Daytime Emp. Pop.	11,576	44,401	86,632

Traffic Counts	Vehicles Per Day (VPD)
W Bell Rd	46,908
N 75th Ave	22,839

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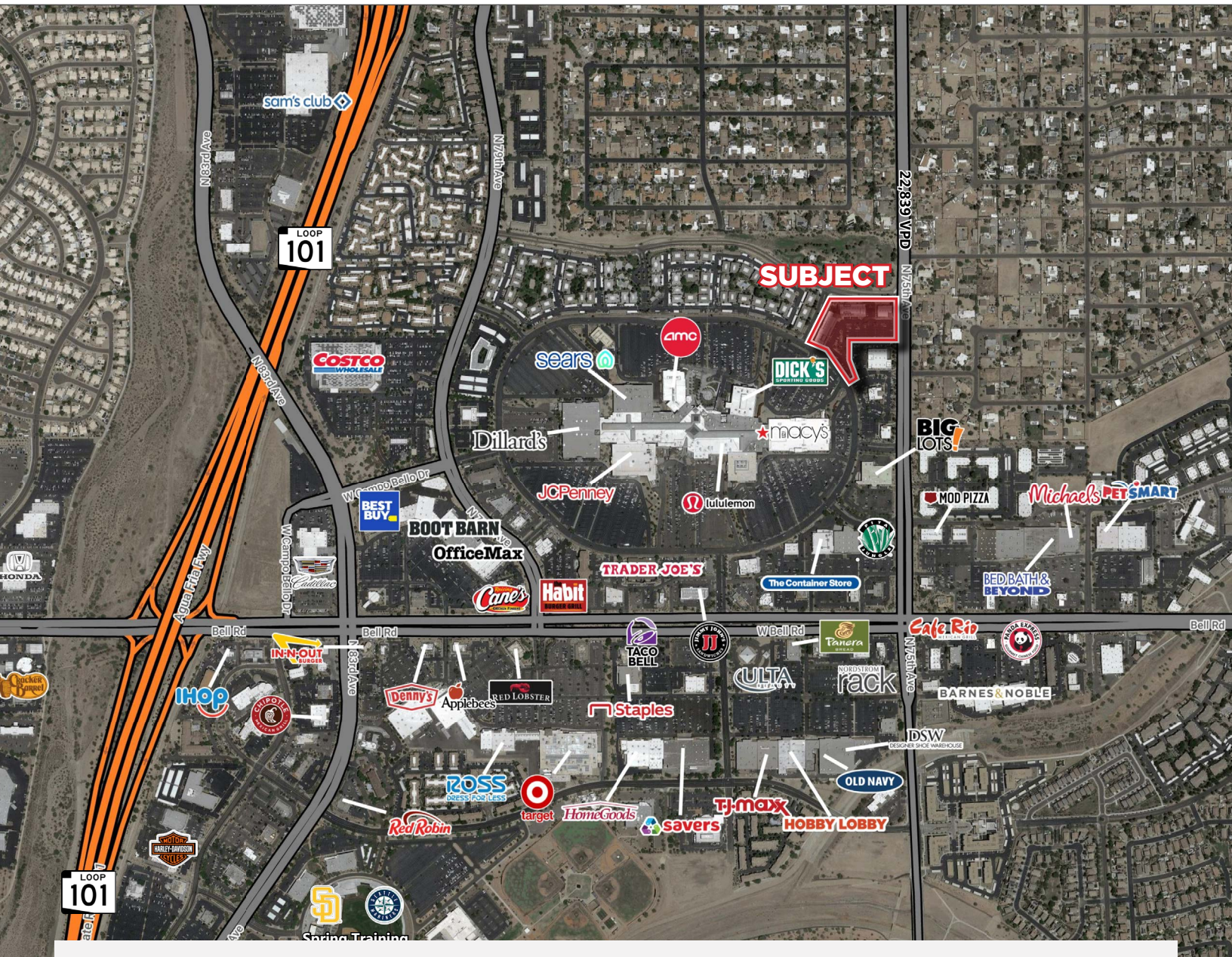
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# Immediate Trade Area

For Lease  
Shops at Arrowhead



Demographics	1 Mile	3 Miles	5 Miles
Median Age:	37.60	42.80	44.40
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W Bell Rd	46,908
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