



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)

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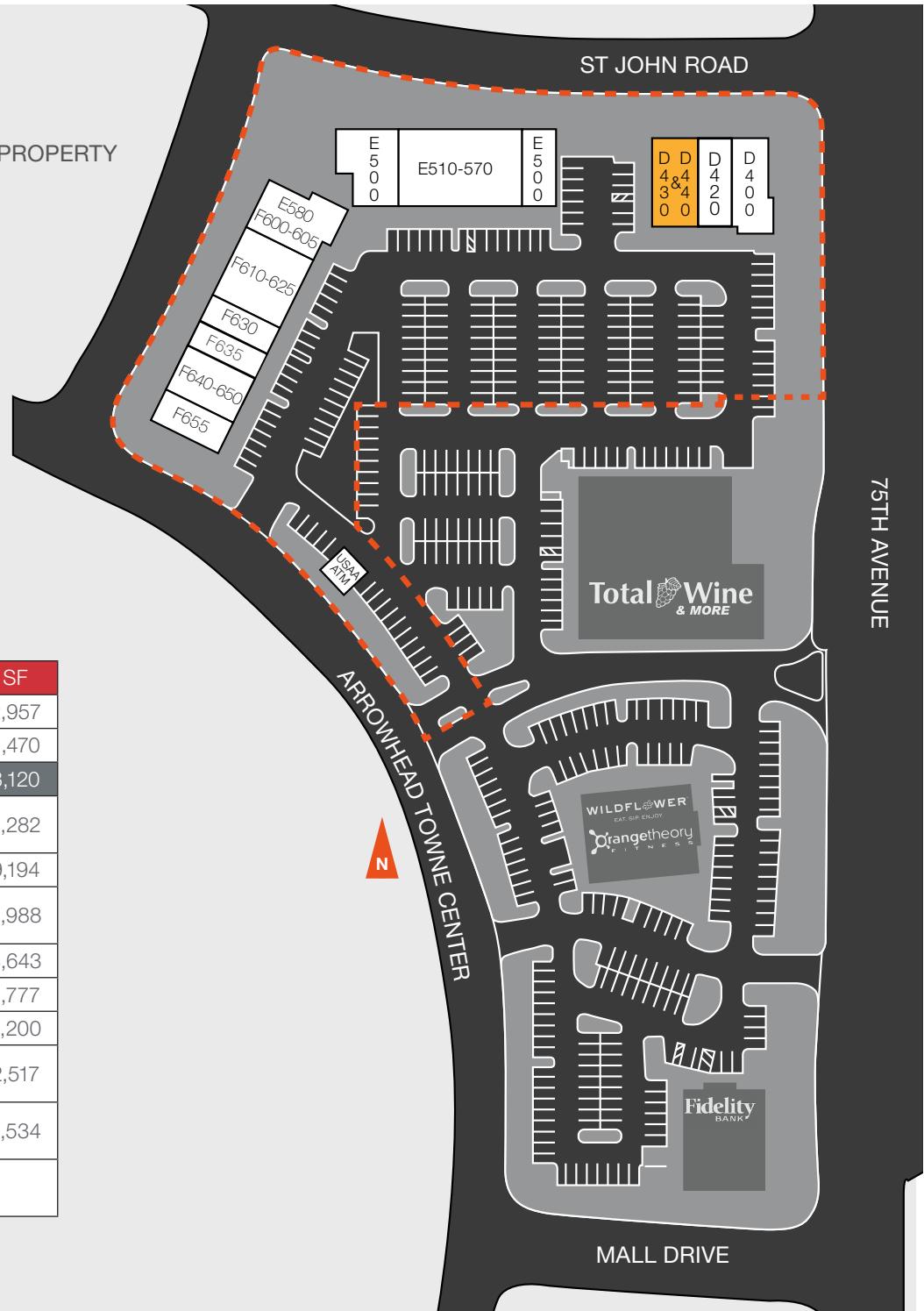
Site Plan

For Lease
Shops at Arrowhead



SUBJECT PROPERTY

Suite	Tenant	SF
D400	Noah's Ark	2,957
D420	Hello Sugar	1,470
D430-440	Available	3,120
E500	Desert Valley Dental	1,282
E510-570	Salon Boutique	9,194
E580, F600-605	Tortise & Hare Sports	2,988
F610-625	Armed Forces	4,643
F630	Club Pilates	1,777
F635	V's Barbershop	1,200
F640-650	Red Mountain Weight Loss	2,517
F655	Landmark Jewelers	1,534
ATM	USAA Federal Savings Bank	



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Site Images

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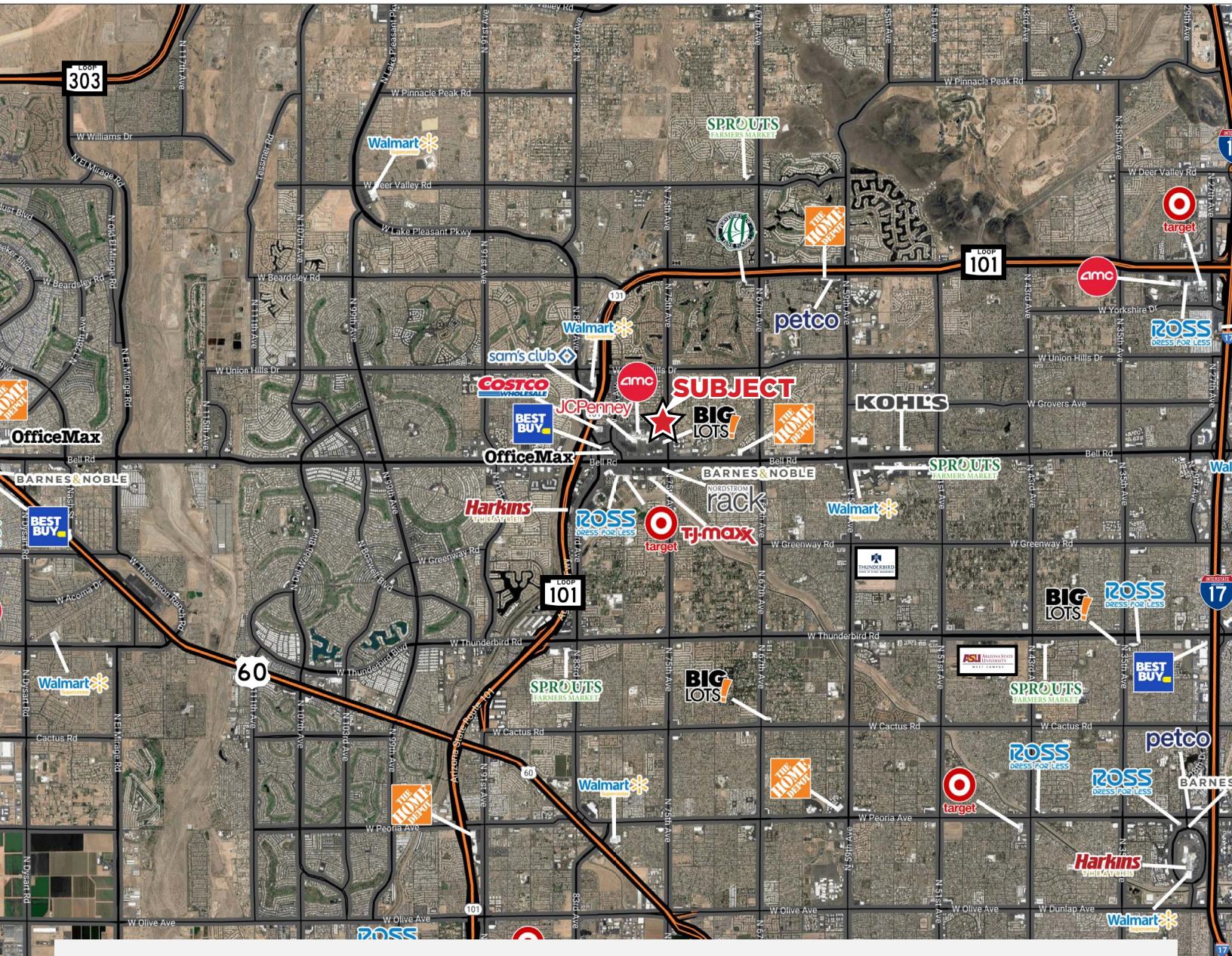
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Regional Trade Area

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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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Immediate Trade Area

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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

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