



PHOENIX WEST
COMMERCIAL

CONTACT

BOBBIE MASTRACCI, CCIM, SIOR

PRINCIPAL / DESIGNATED BROKER

ELI MASTRACCI, CCIM

VICE PRESIDENT, PRINCIPAL



BELL AMERICAN PLAZA

LEASING OFFICE SPACE

7121 W BELL RD, GLENDALE, AZ 85308

PROPERTY OVERVIEW

The subject property is an office/medical complex located in the Bell American Plaza. The property has a courtyard setting with exceptional access to Loop 101 and I-17 Freeway. Ongoing renovations since 2019 to common area, including elevators, landscaping, hallways, bathrooms, outside paint, and more. Frontage, building, and monument signage are available on Bell Road. The property is located less than ¼ mile from Arrowhead Mall (kitty-corner at 75th Avenue & Bell Road) and surrounded by area restaurants and retail.



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700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

PROPERTY SUMMARY

BUILT IN 2002



Available SF **2,483 - 2,853 SF**

Building Size **10,156 - 23,834 SF**

Lease Rate **\$26 / SF / YR**

Traffic Count: **34,400 VPD**

Lot Size **1.69 Acres**

Submarket **Arrowhead**

Type **Modified Gross**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Frontage, building, and monument signage exposure on Bell Road, where traffic counts exceed 34,400 VPD
- Covered parking available at 4.22/1,000 SF
- Exceptional access to AZ Loop 101, Interstate 17, and tons of amenities
- Common conference room that seats 49, included in Rent



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7121 Building

AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Suite 200	± 2,483 - 2,853 RSF	Negotiable	\$26.00/ RSF	Office	2nd gen.	Immediately



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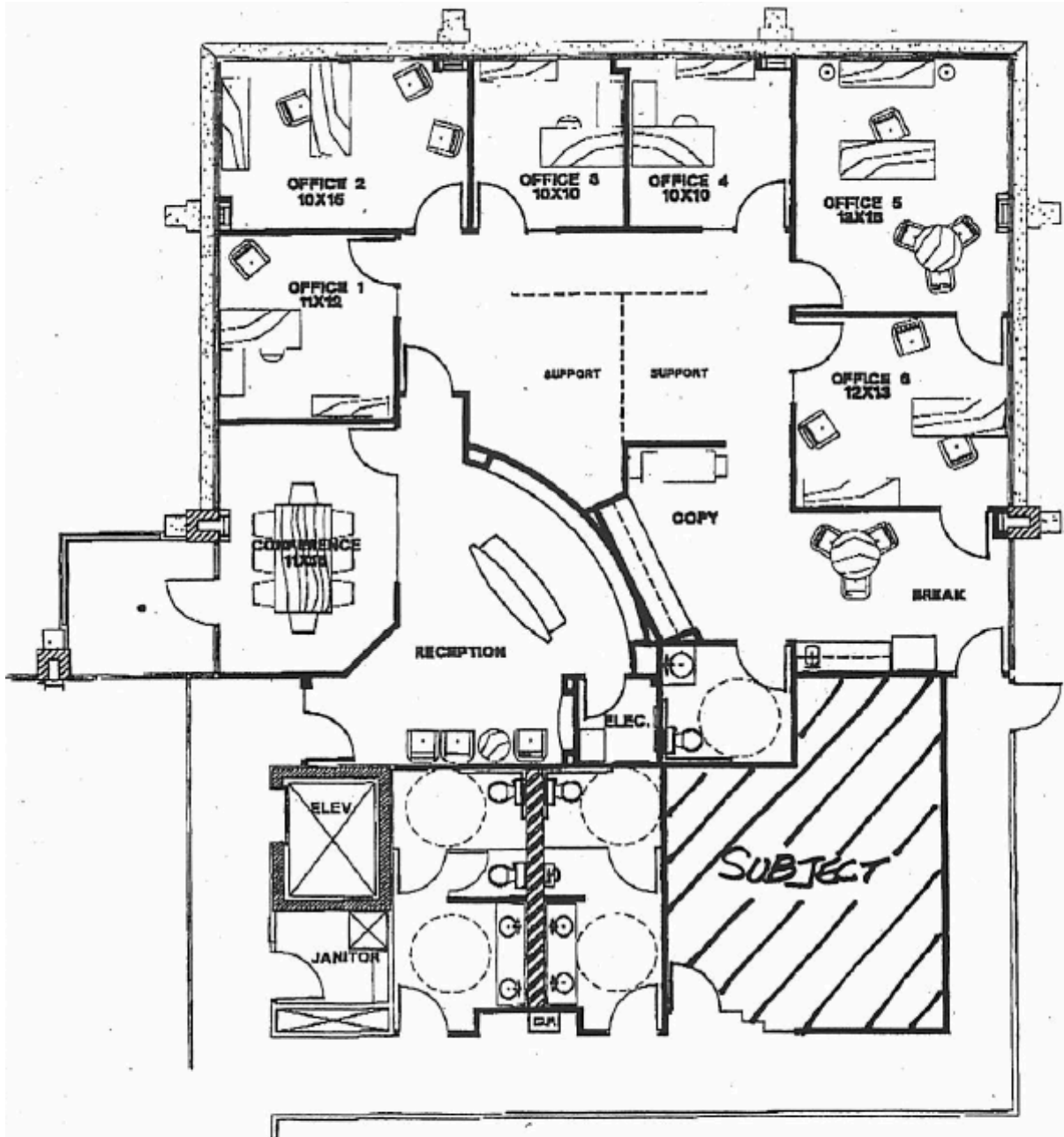


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FLOOR PLAN



7121 Building | Suite 200



[DOWNLOAD FLOOR PLAN](#)



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AERIAL MAP



= SITE



MEDICAL



= DINING



= ENTERTAINMENT



= RETAIL/GROCERY



HOTELS



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2024 DEMOGRAPHICS & INCOME PROFILE

DRIVE TIME: 5 MINUTE RADIUS



POPULATION
29,193



HOUSEHOLDS
11,251



FAMILIES
7,641

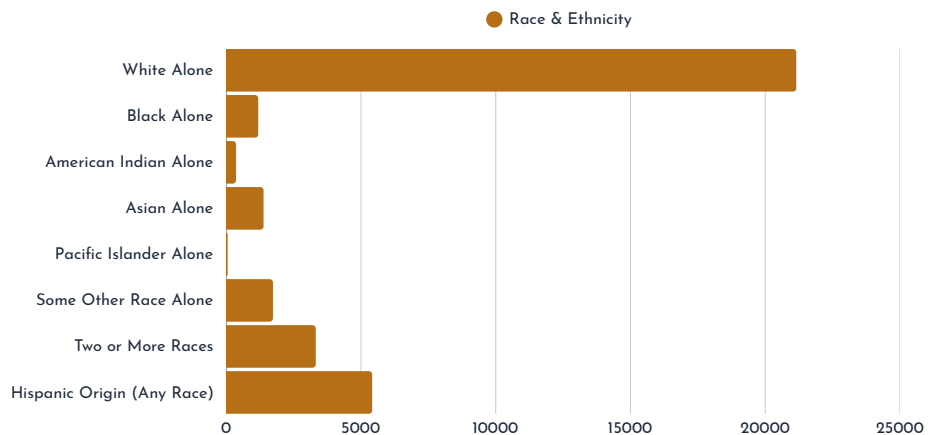
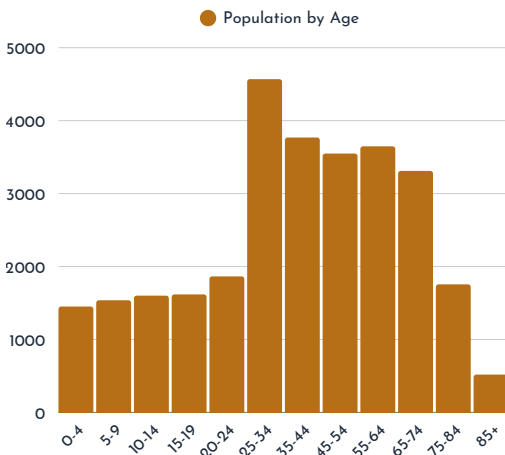


AVG. HOUSEHOLD SIZE
2.56



MEDIAN AGE
40.1

Owner Occupied Housing Units **7,144** | Renter Occupied Housing Units **4,107**



MEDIAN HOUSEHOLD INCOME
\$89,530



AVG. HOUSEHOLD INCOME
\$112,187



PER CAPITA INCOME
\$43,416



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2024 DEMOGRAPHICS & INCOME PROFILE

DRIVE TIME: 10 MINUTE RADIUS



POPULATION

191,618



HOUSEHOLDS

74,325



FAMILIES

49,716



AVG. HOUSEHOLD SIZE

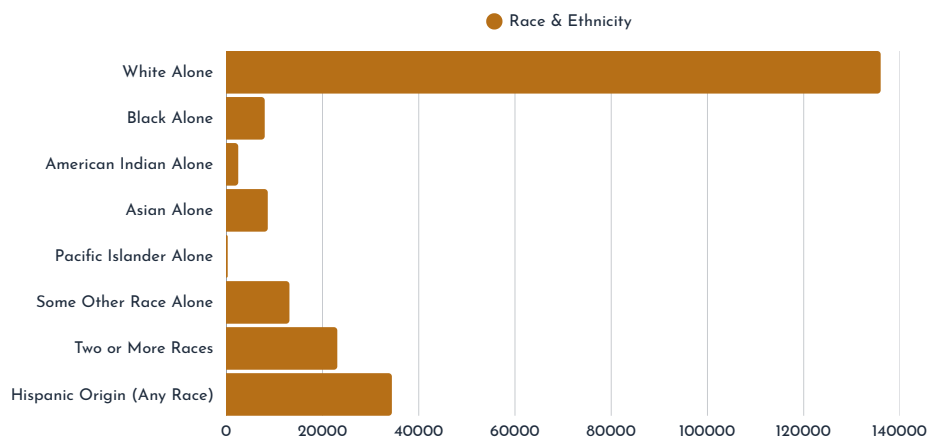
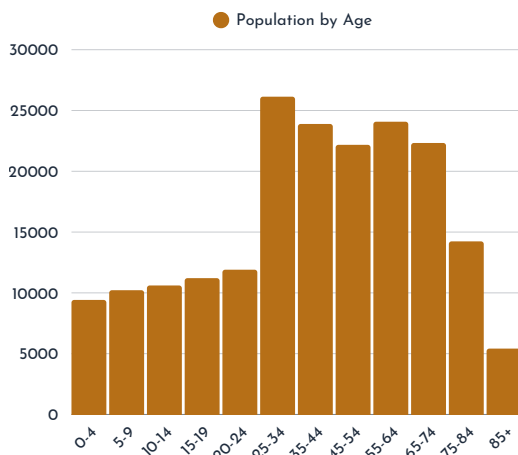
2.52



MEDIAN AGE

41.8

Owner Occupied Housing Units **52,244** | Renter Occupied Housing Units **22,081**



MEDIAN HOUSEHOLD INCOME

\$87,855



AVG. HOUSEHOLD INCOME

\$109,964



PER CAPITA INCOME

\$42,873



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2024 DEMOGRAPHICS & INCOME PROFILE

DRIVE TIME: 15 MINUTE RADIUS



POPULATION
490,232



HOUSEHOLDS
193,967



FAMILIES
125,604

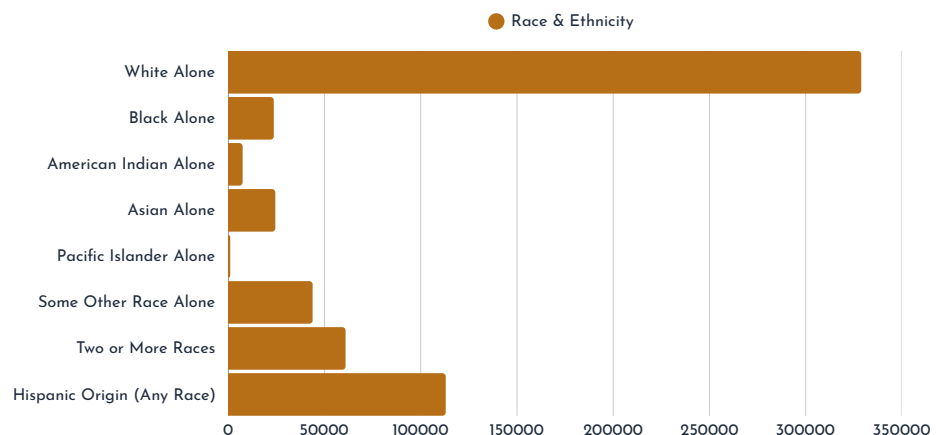
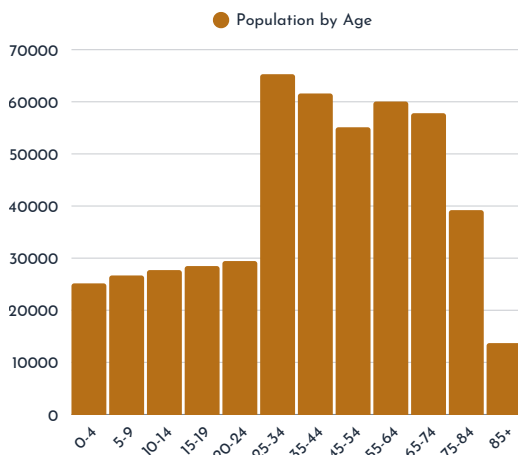


AVG. HOUSEHOLD SIZE
2.49



MEDIAN AGE
41.8

Owner Occupied Housing Units **136,760** | Renter Occupied Housing Units **57,207**



MEDIAN HOUSEHOLD INCOME
\$78,782



AVG. HOUSEHOLD INCOME
\$103,115



PER CAPITA INCOME
\$40,821



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