

Tierra del Sol

NEC of Bell Rd. & 16th St., Phoenix, AZ



Exclusively
Marketed By:

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SHOP SPACE RATES:

\$9 - \$16 Per SF + NNN's

Shop Space Available:

**+800 SF; +1,200 SF;
+3,125 SF**

Co - Tenants:

Sports Pepper's, Mike's Grill, Allstate

Center Size:

43,500 Square feet

Demographics:

Population 2004
Avg. HH Income

One Mile

21,551
\$52,436

Three Mile

143,818
\$61,772

Five Mile

316,676
\$63,310

Traffic Counts:

Bell Road

48,200 VPD

16th Street

19,400 VPD

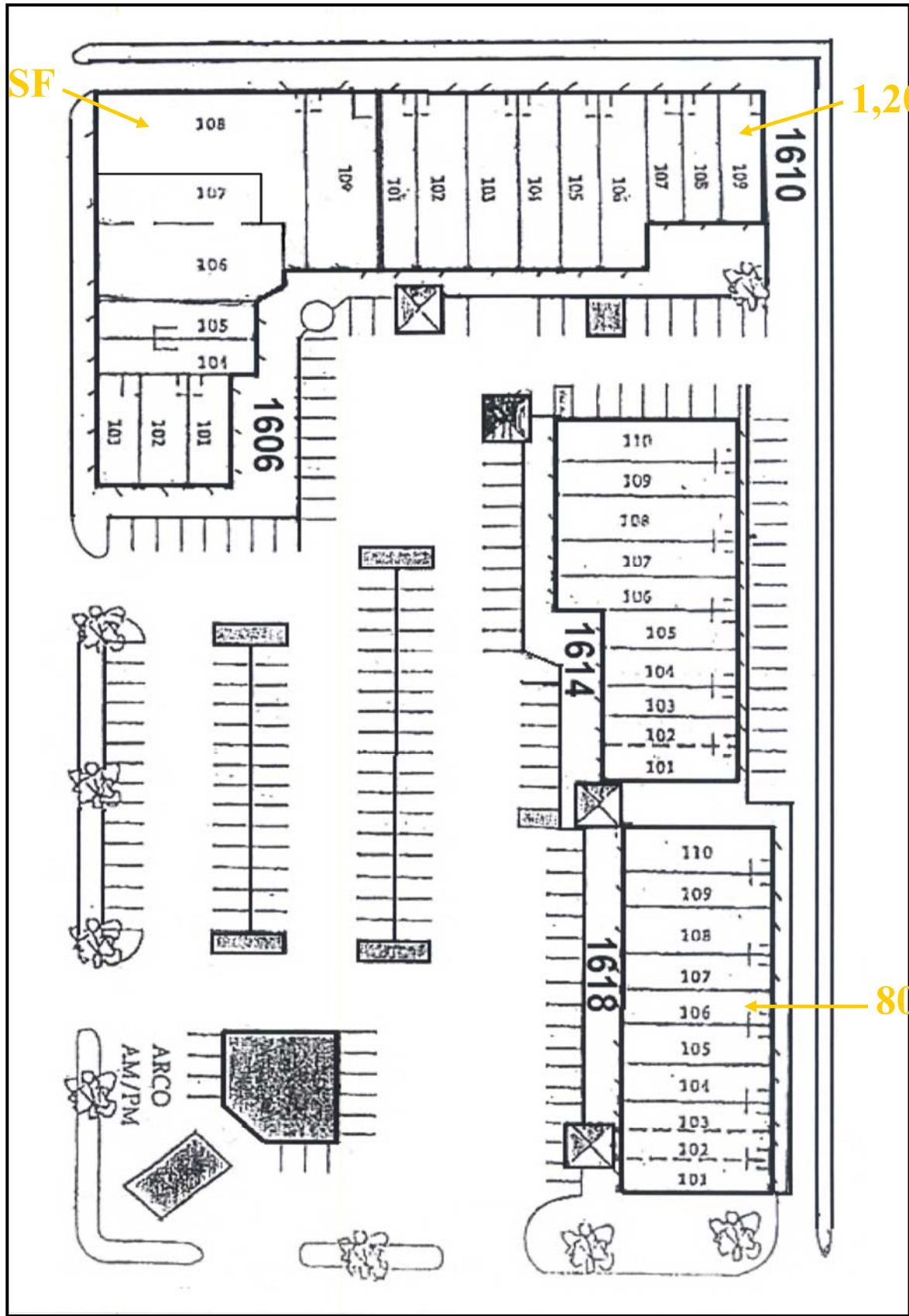
Property Highlights:

- Located on Bell Road which is the dominant east/west street for this N. Phx trade area.
- Great retail space with easy access to the SR-51 / 101.
- Gorgeous Remodeled Center.
- Monument Signage Available.**

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3,125 SF

1,200 SF



800 SF