FREESTANDING RETAIL BUILDING AVAILABLE FOR SALE OR LEASE

±2,811 Square Feet

6800 W Bell Road | Glendale, AZ



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PROPERTY HIGHLIGHTS

Property Features

- High average household incomes of $118,039 in a 3 mile radius
- Neighboring national credit tenants such as: The Home Depot, Fry's, Dollar Tree, Living Spaces, and more
- Densely populated trade area with over 319,000 residents in a 5-mile radius
- Strong traffic counts at intersection with ±63,002 VPD
- ±2 miles from Peoria Sports Complex. Spring training home of the San Diego Padres and Seattle Manners

Property Summary

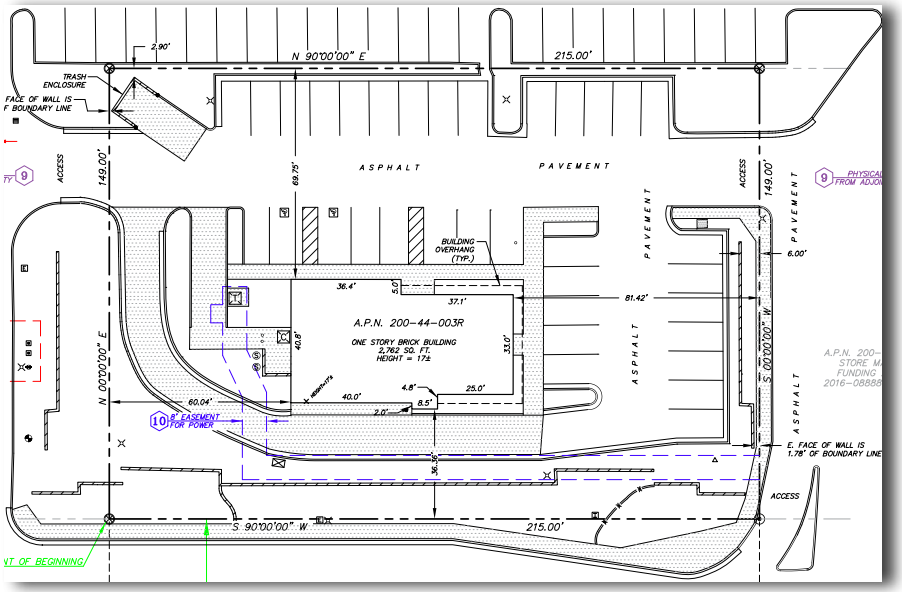
Address:	6800 W Bell Rd, Glendale, AZ 85308
Building Size:	±2,811 SF
Lot Size:	±0.74 AC; ±32,017 SF
Zoning:	PAD; City of Glendale
APN:	200-44-003R

Traffic Counts: *ADOT

NORTH ON 67TH AVENUE	±20,536 VPD
SOUTH ON 67TH AVENUE	±19,162 VPD
EAST ON BELL ROAD	±42,466 VPD
WEST ON BELL ROAD	±41,547 VPD

Demographics: *ESRI 2025

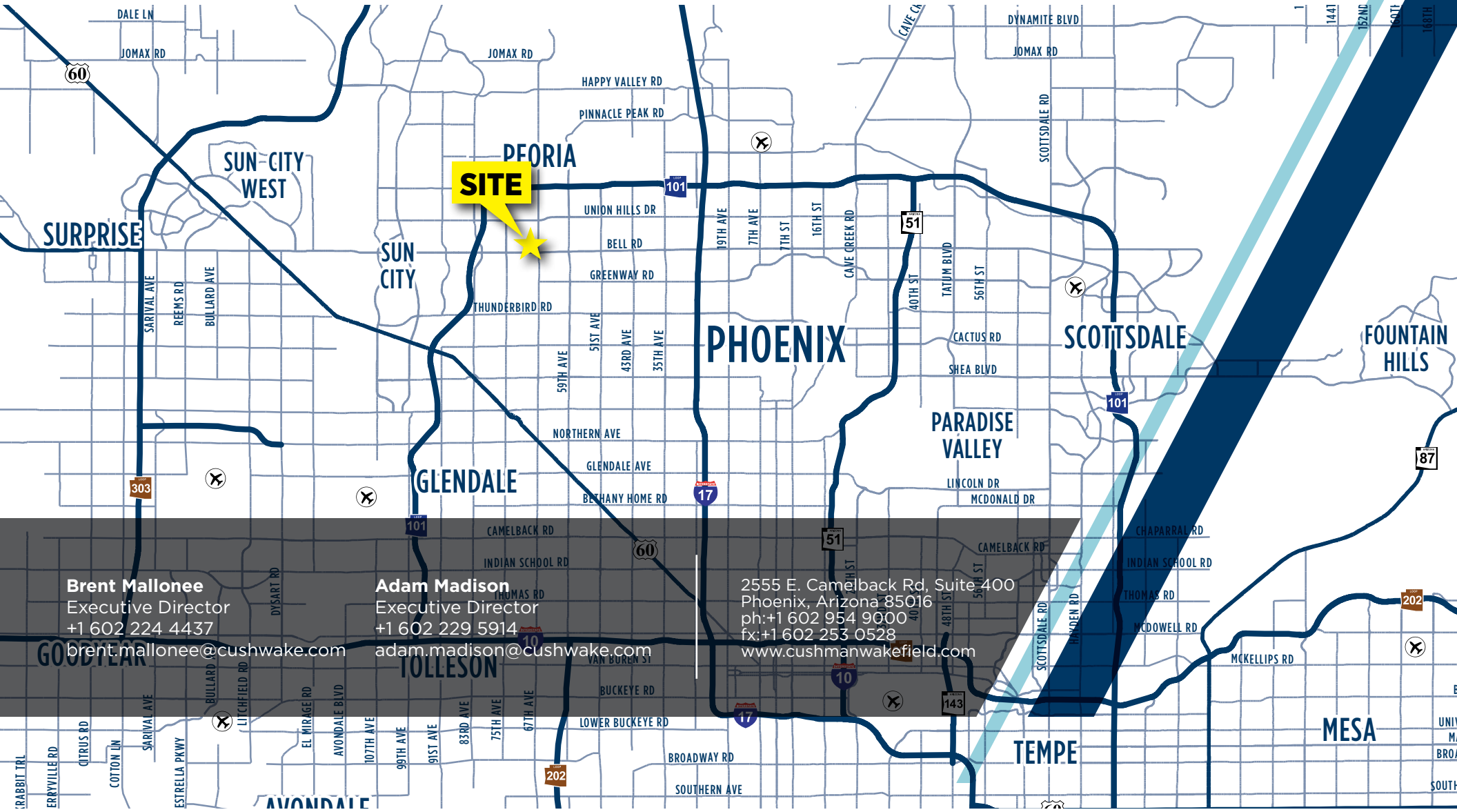
	1 MILE	3 MILES	5 MILES
Population	12,097	116,152	319,472
Average Household Income	$112,768	$118,039	$111,611
Daytime Population	14,082	127,402	299,329
Households	4,524	45,202	124,908



PROPERTY AERIAL MAP



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