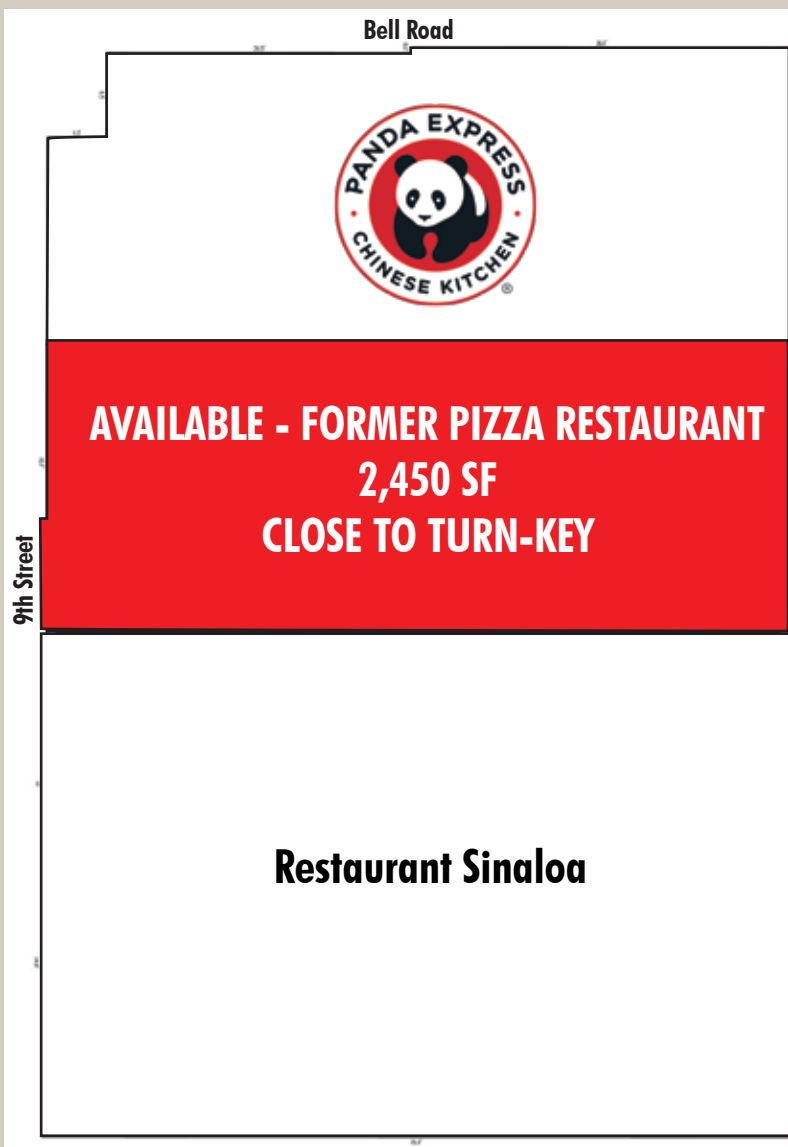


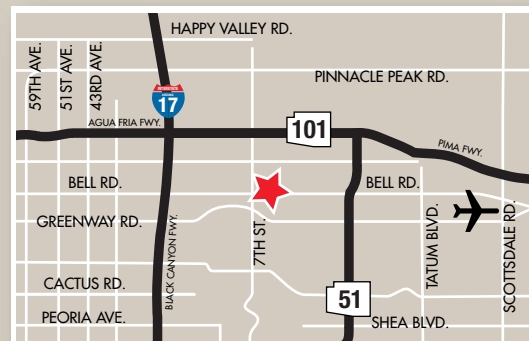
Southeast Corner of 9th Street & Bell Road - Phoenix, Arizona



PANDA EXPRESS
CHINESE KITCHEN

AVAILABLE - FORMER PIZZA RESTAURANT
2,450 SF
CLOSE TO TURN-KEY

Restaurant Sinaloa



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	24,780	138,045	324,363
Projected Population (2021)	26,990	151,355	355,157
Estimated Avg. Household Income (2016)	\$56,593	\$67,886	\$67,902
Projected Avg. Household Income (2021)	\$64,913	\$78,070	\$77,920
Average Household Size (2016)	2.12	2.40	2.43
Total Daytime Employees (2016)	4,555	34,218	125,284
Median Age (2016)	35.7	36.7	36.8

TRAFFIC COUNTS (2015 Source: CoStar)

Bell Road 39,137



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

2ND GENERATION RESTAURANT SPACE

Southeast Corner of 9th Street & Bell Road - Phoenix, Arizona

LAST AVAILABLE SUITE - 2,450 SF FORMER PIZZA RESTAURANT FOR LEASE

DO NOT DISTURB TENANT



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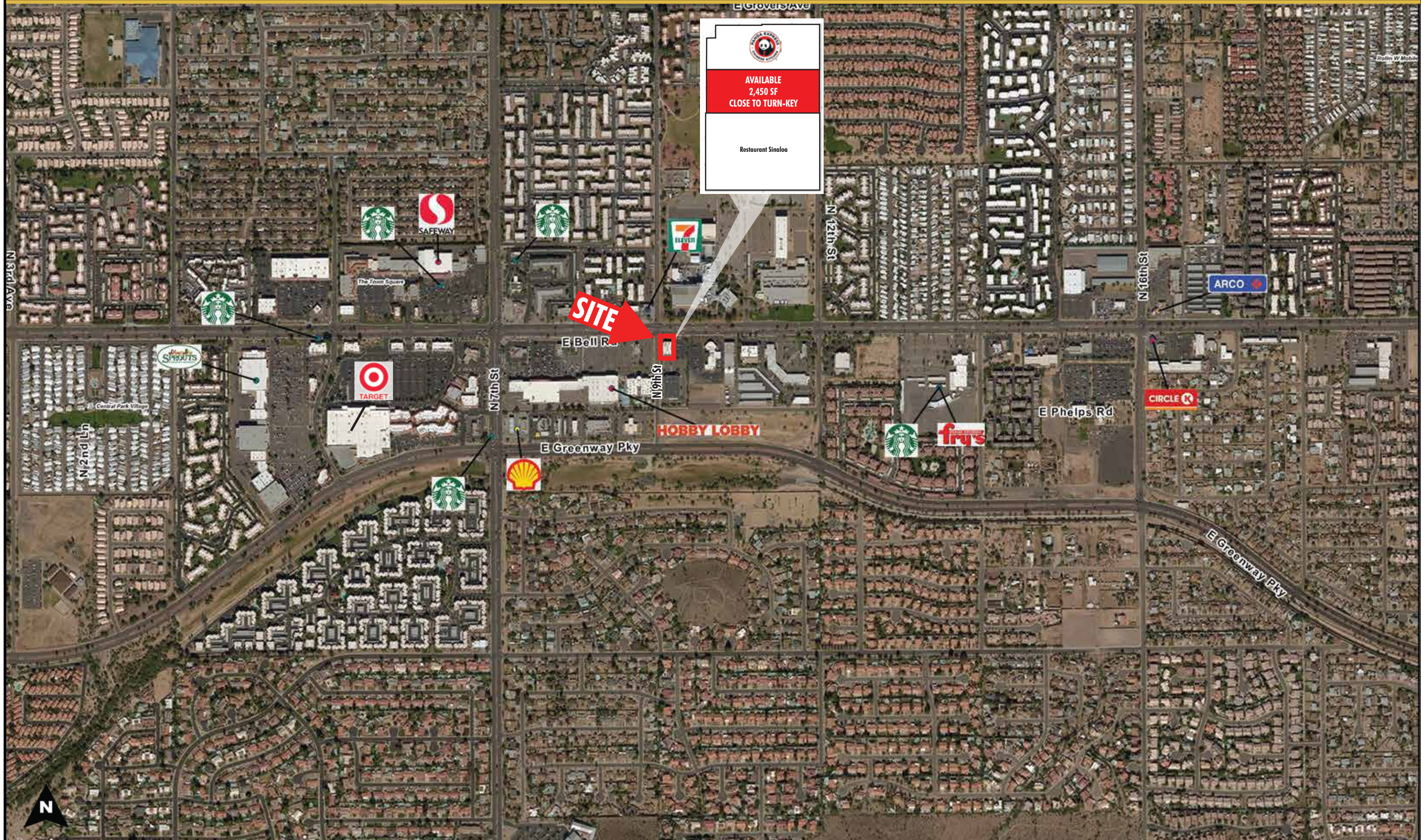
PROJECT HIGHLIGHTS

- Dynamic North Phoenix trade area
- Join shopping center with 
- Over 320,000 population within 5 miles
- Over 39,000 VPD on Bell Road
- Excellent signage
- Same intersection as:



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AVAILABLE
 2,450 SF
 CLOSE TO TURN-KEY

Restaurant Sinaloa

SITE

N 9th St

HOBBY LOBBY

E Bell Rd

N 7th St

E Greenway Pky

N 12th St

N 16th St

E Phelps Rd

E Greenway Pky

N 3rd Ave

N 2nd Ln

