

FOUNTAIN SQUARE

610 E BELL RD.
PHOENIX, AZ 85022

RETAIL PROPERTY FOR LEASE

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FOUNTAIN SQUARE

SAFeway GROCERY ANCHORED NEIGHBORHOOD CENTER | 610 E BELL RD., PHOENIX, AZ 85022



PROPERTY DESCRIPTION

Fountain Square services the Moon Valley and Deer Valley communities with the following tenants Safeway, Planet Fitness, Avalon Cosmetology, McDonalds, El Pollo Loco, Jimmy John's Biscuits, U.S. Bank, Furniture Affair, and Natalino restaurant to name a few.

PROPERTY HIGHLIGHTS

- Strong Day Time Population
- Grocery Store Anchored
- Located at a strategic North Phoenix Commercial Intersection
- Conventionally located to the Moon Valley Master Plan Community, the Pointe Resort, and the 101 Outer Loop

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OFFERING SUMMARY

Available SF:	1,050 SF - 11,807 SF
Building Size:	116,424 SF
Vehicles Per Day:	41,000 via East Bell Road
	33,307 via 7th Street
Major Tenants:	Safeway, Planet Fitness, Avalon Cosmetology

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	\$96,977	\$95,025	\$108,222
Total Population	86,370	284,315	649,134
Total Households	38,165	123,637	280,300



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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* Demographic data derived from ESRI
DT - Driving Time

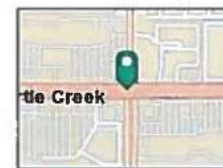
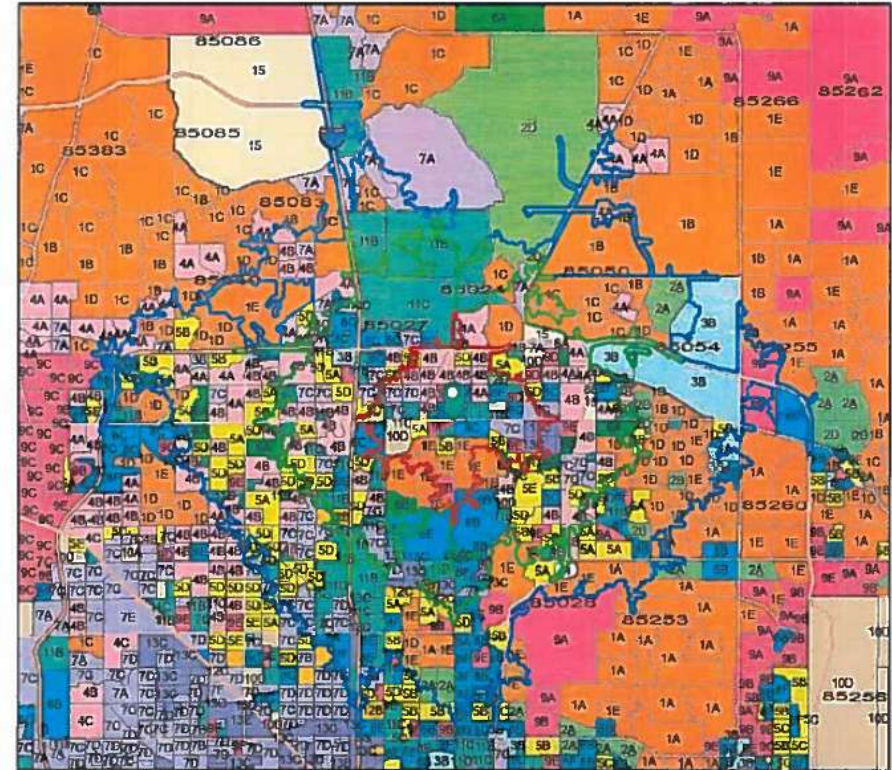
POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total population	86,370	284,315	649,134
Median Age	38.1	38.2	38.6
Total Households	38,165	123,637	280,300



Dominant Tapestry Map

E Bell Rd & N 7th St, Phoenix, Arizona, 85022
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.61018
Longitude: -112.06561



Source: Esri

Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenue
- L3: Urban Endpoints
- L4: Family Landscapes
- L5: Gentrification
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Millennial Singles
- L12: Homebound
- L13: Next Wave
- L14: Scholars and Patriots



March 27, 2024

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