



## Smart & Final/ Trader Joe's Building

7720 W. Bell Road, Glendale, Arizona

**Glendale,  
AZ**

**Project Costs:  
\$6,500,000**

**Project Size:  
28,268 Square Feet**

### Tenants:

#### Smart & Final

- 12 Year Lease
- 18,306 sq. ft
- 230-store Chain

#### Trader Joe's

- 15 Year Lease
- 9,962 sq. ft
- 234-store Chain

► **Description:** In 2001, Timberline purchased a 28,268 square foot vacant building from Sav-On Drugs. Timberline renovated the building and leased it to two tenants—Smart & Final and Trader Joe's.

The building is located on an out-parcel corner of 77th Avenue and Bell Road at the entrance to the Arrowhead Town Centre Regional Mall. Trader Joe's and Smart & Final are excellent complimentary tenants to the Arrowhead Towne Center.

The area immediately surrounding the center has enjoyed dramatic growth in population and household income. Over the next few years, average household income is expected to grow 13% to \$80,000 and total population is expected to climb by 34%.



### Timberline's Role:

Acquired and renovated a vacant building

Leased the 2 newly created retail spaces

### Timberline Commercial Real Estate

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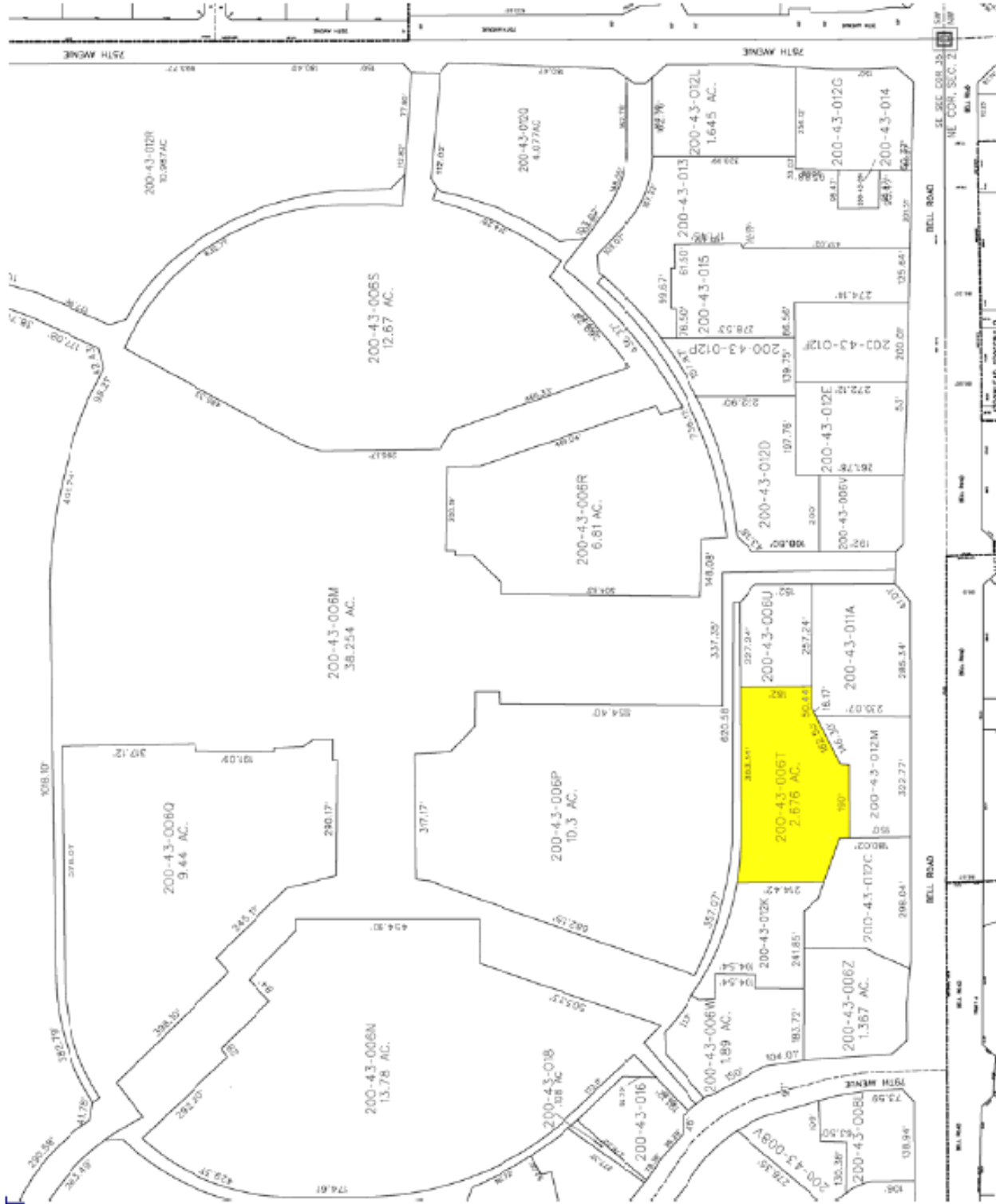
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# Bell Arrowhead

## Parcel Map

APN: 200-43-006T



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