

**AVAILABLE:** PADS AVAILABLE FOR SALE, GROUND LEASE OR BTS



## PROPERTY HIGHLIGHTS

- Located less than a mile from the AZ-51 Freeway carrying 108,988 vehicles per day
- Strong frontage on Bell Road, with multiple full-turn movement access points providing excellent ingress/egress to Bell Rd
- Immediate corridor includes neighborhood retail centers, QSRs, and medical/urgent care users
- Close proximity to Abrazo Scottsdale Campus (18,031 patient days in 2024) and Paradise Valley High School (1,886 students)



**AVERAGE HH INCOME**  
\$119,615 (3 mile radius)



**POPULATION**  
140,746 (3 mile radius)



**DAYTIME EMPLOYMENT**  
112,376 (3 mile radius)



**TRAFFIC COUNTS**  
Bell Rd: 54,117 VPD  
32nd St: 24,734 VPD

\* Demographics ©ESRI 2025 | Traffic Counts @AZDOT 2024









| Population Summary            | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| 2010 Total Population         | 20,691 | 129,197 | 259,902 |
| 2020 Total Population         | 23,136 | 138,681 | 283,981 |
| 2020 Group Quarters           | 108    | 993     | 2,105   |
| 2025 Total Population         | 22,921 | 140,746 | 290,319 |
| 2025 Group Quarters           | 119    | 1,099   | 2,338   |
| 2030 Total Population         | 23,469 | 140,866 | 293,278 |
| 2025-2030 Annual Rate         | 0.47%  | 0.02%   | 0.20%   |
| 2025 Total Daytime Population | 19,807 | 112,376 | 259,106 |
| Workers                       | 8,282  | 49,328  | 129,427 |
| Residents                     | 11,525 | 63,048  | 129,679 |

| Household Summary           |       |        |         |
|-----------------------------|-------|--------|---------|
| 2010 Total Households       | 7,564 | 52,781 | 107,808 |
| 2010 Average Household Size | 2.73  | 2.43   | 2.40    |
| 2020 Total Households       | 8,660 | 57,126 | 118,354 |
| 2020 Average Household Size | 2.66  | 2.41   | 2.38    |
| 2025 Total Households       | 8,797 | 58,628 | 122,822 |
| 2025 Average Household Size | 2.59  | 2.38   | 2.34    |
| 2030 Total Households       | 9,121 | 59,241 | 125,729 |
| 2030 Average Household Size | 2.56  | 2.36   | 2.31    |
| 2025-2030 Annual Rate       | 0.73% | 0.21%  | 0.47%   |
| 2025 Families               | 5,221 | 34,748 | 73,604  |
| 2025 Average Family Size    | 3.28  | 3.01   | 2.97    |
| 2030 Families               | 5,405 | 35,047 | 74,829  |
| 2030 Average Family Size    | 3.23  | 2.98   | 2.93    |
| 2025-2030 Growth Rate       | 0.7%  | 0.2%   | 0.3%    |

| Median Household Income |          |           |           |
|-------------------------|----------|-----------|-----------|
| 2025                    | \$65,967 | \$88,438  | \$98,977  |
| 2030                    | \$76,527 | \$101,937 | \$111,095 |

© ESRI 2025



**JESSE ROZIO**  
**FOUNDER & CEO**  
**480.603.6892**  
[jesse@ignite-CRE.com](mailto:jesse@ignite-CRE.com)

**ignite-cre.com**