

1.83 ACRES 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
\$112,495 (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 2026 | Traffic Counts @AZDOT 2024









	1 mile	3 mile	5 mile
POPULATION SUMMARY			
2026 Total Population	24,109	137,165	333,908
2031 Total Population	24,321	138,401	337,654
2026 Total Daytime Population	18,057	129,085	330,219
Workers	7,797	66,793	175,518
Residents	10,260	62,292	154,701
HOUSEHOLD SUMMARY			
2026 Total Households	10,981	58,049	137,083
2026 Average Household Size	2.19	2.35	2.42
2031 Total Households	11,176	59,151	140,039
2031 Average Household Size	2.17	2.33	2.39
HOUSING UNIT SUMMARY			
2026 Housing Units	11,779	61,681	145,591
Owner Occupied Housing Units	41.8%	60.2%	59.4%
Renter Occupied Housing Units	58.2%	39.8%	40.6%
HOUSEHOLD INCOME & VALUE			
Average Household Income	\$104,902	\$112,495	\$110,072
Average Home Value	\$427,775	\$485,499	\$487,819
POPULATION BY RACE/ETHNICITY			
White Alone	61.8%	62.5%	61.0%
Black Alone	9.1%	5.7%	5.5%
American Indian Alone	2.1%	1.9%	2.0%
Asian Alone	5.4%	5.2%	5.1%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	9.2%	11.3%	12.7%
Two or More Races	12.1%	13.3%	13.5%
Hispanic Origin	22.3%	25.7%	27.6%
2025 POP 25+ BY EDUCATIONAL ATTAINMENT			
Total	16,874	97,556	235,599
Less than 9th Grade	1.6%	2.8%	3.4%
9th - 12th Grade, No Diploma	6.3%	5.2%	5.6%
High School Graduate	21.0%	20.1%	20.2%
GED/Alternative Credential	5.0%	4.0%	4.2%
Some College, No Degree	20.7%	20.1%	20.8%
Associate Degree	10.7%	11.2%	10.4%
Bachelor's Degree	21.9%	23.1%	23.0%
Graduate/Professional Degree	12.9%	13.4%	12.4%

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COMMERCIAL
REAL ESTATE

JESSE ROZIO
FOUNDER & CEO

480.603.6892

jesse@ignite-CRE.com

ignite-cre.com