

CAVE CREEK & BELL

N. 25th St. & E. Bell Rd.

SEC of Cave Creek and Bell Rd.
Phoenix, Arizona 85032



TENANTS:



PROPERTY DETAILS:

- Cave Creek & Bell is located in the established retail community of North Phoenix, with Home Depot 3 miles and Walmart Super Center just 4 miles West.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	26,543	142,770	291,658
Projected Population (2022)	28,802	154,940	316,395
Average Household Income (2017)	\$48,798	\$69,614	\$79,761
Projected Household Income (2022)	\$61,649	\$86,909	\$99,689

TRAFFIC COUNTS

North Cave Creek Rd.	26,000 VPD
East Bell Rd.	40,000 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
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6925 E Indian School Rd.
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	26,543	142,770	291,220
Projected Population (2022)	28,802	154,940	316,395
% Growth (2017- 2022)	1.7%	1.7%	1.7%
HOUSEHOLDS			
Households Avg	9,968	59,503	121,431
Household Size	2.7	2.4	2.4
EMPLOYMENT			
Total Employers (2017)	724	4,830	11,426
Workplace Employees (2017)	3,933	33,689	102,129
RACE			
% White	68.2%	78.0%	78.8%
% Hispanic	43.1%	23.8%	20.8%
% Black	4.8%	4.1%	3.8%
% Asian	3.1%	3.9%	4.4%
% Other	5.9%	5.0%	6.9%
White	18,107	111,354	229,587
Hispanic	11,427	33,952	60,278
Black	1,272	5,818	11,093
Asian	824	5,505	12,921
Other	4,979	13,358	23,743
HOUSING			
% Renter Occupied Housing Units	50.4%	39.4%	37.4%
% Owner Occupied Housing Units	49.6%	60.6%	62.6%
Median Home Value	\$151,294	\$212,021	\$241,596
INCOME			
Average Household Income (2017)	\$48,798	\$69,614	\$79,761
Projected Average Household Income (2022)	\$61,649	\$86,909	\$99,689
Per Capita Income (2022)	\$22,555	\$35,180	\$40,330
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	11.4%	5.1%	4.0%
% Some High School	10.3%	7.3%	6.2%
% High School	26.2%	23.1%	21.5%
% Some College	24.8%	25.8%	24.5%
% College - Associates Degree	8.4%	8.7%	8.5%
% College - Bachelors Degree	12.8%	19.7%	22.6%
% College - Masters Degree	52.0%	64.5%	68.2%
% College - Professional/Doctorate Degree	18.9%	30.0%	35.2%
AGE			
Median Age	32.8	37.7	38.5

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