



1,300 - 2,982 SF Available for Lease in Multi-Use Development

### Opportunity

- Outstanding visibility to Bell Rd
- Convenient access to Bell Rd
- Dense residential and daytime population in the surrounding area
- Over 85,000 SF of office in the immediate area to complement the retail component
- Within 1-mile of SR-51 Freeway, Paradise Valley Hospital, and Paradise Valley High School

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### Availability

- Suite 190: 1,682 sf
- Suite 192: 1,300 sf - former pizza restaurant








### Price

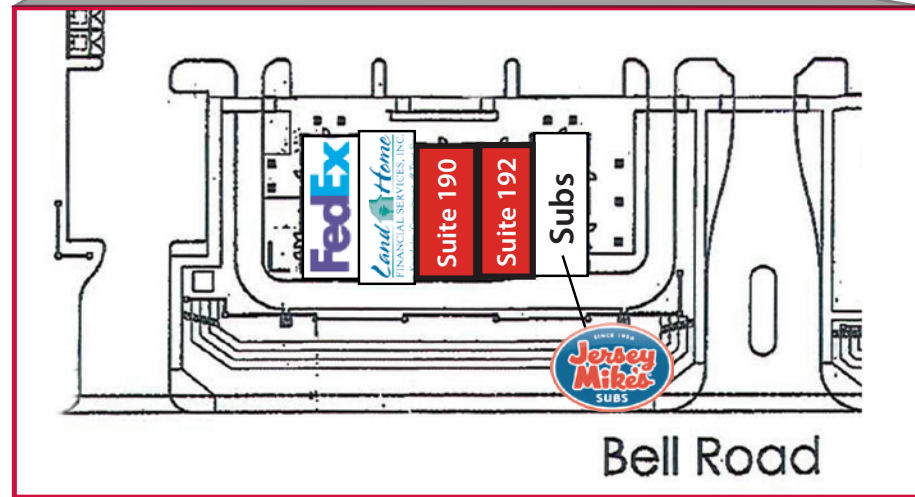
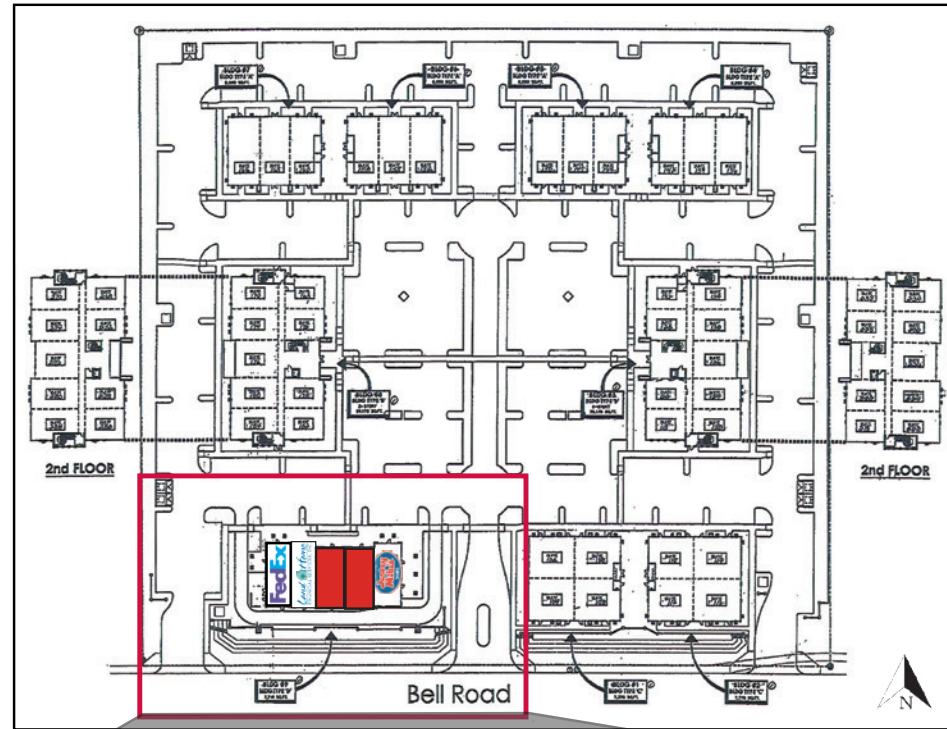
- Contact Broker

### Traffic Counts

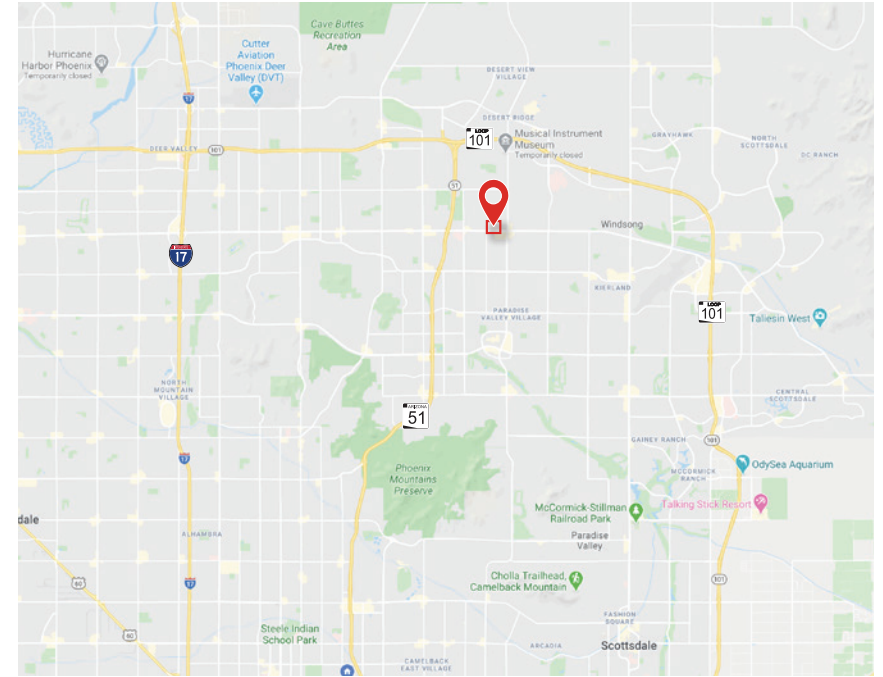
Bell Rd	±43,322 CPD
Tatum Blvd	±36,056 CPD

### Demographics

1-Mile Radius			
	Population <b>17,228</b>	Average Household Income <b>\$111,483</b>	Daytime Employment <b>4,055</b>
	3-Mile Radius		
Population <b>116,647</b>		Average Household Income <b>\$100,581</b>	Daytime Employment <b>47,018</b>
5-Mile Radius			
	Population <b>248,237</b>	Average Household Income <b>\$109,146</b>	Daytime Employment <b>135,976</b>













# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.6407/-111.9775

RF5

N Tatum Blvd & W Bell Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Population</b>				
Estimated Population (2020)	17,228	116,647	248,237	
Projected Population (2025)	18,701	126,685	269,568	
Census Population (2010)	16,159	103,310	215,169	
Census Population (2000)	17,187	106,302	210,820	
Projected Annual Growth (2020 to 2025)	1,473 1.7%	10,038 1.7%	21,331 1.7%	
Historical Annual Growth (2010 to 2020)	1,069 0.7%	13,337 1.3%	33,068 1.5%	
Historical Annual Growth (2000 to 2010)	-1,028 -0.6%	-2,992 -0.3%	4,349 0.2%	
Estimated Population Density (2020)	5,487 psm	4,128 psm	3,162 psm	
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	
<b>Households</b>				
Estimated Households (2020)	7,041	48,685	104,929	
Projected Households (2025)	7,345	50,804	109,480	
Census Households (2010)	6,527	42,006	89,246	
Census Households (2000)	6,553	39,887	81,999	
Estimated Households with Children (2020)	2,122 30.1%	13,603 27.9%	28,638 27.3%	
Estimated Average Household Size (2020)	2.41	2.37	2.35	
<b>Average Household Income</b>				
Estimated Average Household Income (2020)	\$111,483	\$100,581	\$109,146	
Projected Average Household Income (2025)	\$126,967	\$113,866	\$124,227	
Estimated Average Family Income (2020)	\$137,112	\$118,682	\$134,542	
<b>Median Household Income</b>				
Estimated Median Household Income (2020)	\$87,445	\$79,714	\$83,332	
Projected Median Household Income (2025)	\$103,012	\$92,945	\$96,862	
Estimated Median Family Income (2020)	\$106,446	\$95,453	\$103,668	
<b>Per Capita Income</b>				
Estimated Per Capita Income (2020)	\$45,698	\$42,060	\$46,207	
Projected Per Capita Income (2025)	\$49,995	\$45,738	\$50,518	
Estimated Per Capita Income 5 Year Growth	\$4,296 9.4%	\$3,677 8.7%	\$4,311 9.3%	
Estimated Average Household Net Worth (2020)	\$1,181,383	\$957,667	\$1,074,607	
<b>Daytime Demos (2020)</b>				
Total Businesses	640	4,977	14,140	
Total Employees	4,055	47,018	135,976	
Company Headquarter Businesses	1 0.2%	26 0.5%	125 0.9%	
Company Headquarter Employees	24 0.6%	4,718 10.0%	15,186 11.2%	
Employee Population per Business	6.3	9.4	9.6	
Residential Population per Business	26.9	23.4	17.6	

Lat/Lon: 33.6407/-111.9775

RF5

N Tatum Blvd & W Bell Rd					
	1 mi radius	3 mi radius	5 mi radius		
<b>Race &amp; Ethnicity</b>					
White (2020)	13,173 76.5%	90,496 77.6%	196,891 79.3%		
Black or African American (2020)	649 3.8%	4,679 4.0%	9,957 4.0%		
American Indian or Alaska Native (2020)	135 0.8%	1,202 1.0%	2,435 1.0%		
Asian (2020)	1,962 11.4%	6,523 5.6%	13,263 5.3%		
Hawaiian or Pacific Islander (2020)	37 0.2%	176 0.2%	353 0.1%		
Other Race (2020)	653 3.8%	9,328 8.0%	16,399 6.6%		
Two or More Races (2020)	619 3.6%	4,243 3.6%	8,939 3.6%		
Not Hispanic or Latino Population (2020)	14,935 86.7%	90,717 77.8%	199,373 80.3%		
Hispanic or Latino Population (2020)	2,293 13.3%	25,930 22.2%	48,864 19.7%		
Not Hispanic or Latino Population (2025)	16,042 85.8%	97,335 76.8%	213,782 79.3%		
Hispanic or Latino Population (2025)	2,659 14.2%	29,350 23.2%	55,786 20.7%		
Not Hispanic or Latino Population (2010)	14,807 91.6%	85,070 82.3%	182,507 84.8%		
Hispanic or Latino Population (2010)	1,352 8.4%	18,240 17.7%	32,662 15.2%		
Not Hispanic or Latino Population (2000)	16,240 94.5%	92,922 87.4%	188,095 89.2%		
Hispanic or Latino Population (2000)	946 5.5%	13,380 12.6%	22,725 10.8%		
Projected Hispanic Annual Growth (2020 to 2025)	366 3.2%	3,420 2.6%	6,923 2.8%		
Historic Hispanic Annual Growth (2000 to 2020)	1,347 7.1%	12,550 4.7%	26,139 5.8%		
<b>Age Distribution (2020)</b>					
Age Under 5	919 5.3%	6,430 5.5%	13,345 5.4%		
Age 5 to 9 Years	932 5.4%	6,659 5.7%	13,976 5.6%		
Age 10 to 14 Years	1,080 6.3%	7,177 6.2%	15,121 6.1%		
Age 15 to 19 Years	1,003 5.8%	6,969 6.0%	14,513 5.8%		
Age 20 to 24 Years	877 5.1%	6,785 5.8%	13,894 5.6%		
Age 25 to 29 Years	1,234 7.2%	9,246 7.9%	18,501 7.5%		
Age 30 to 34 Years	1,289 7.5%	8,685 7.4%	17,652 7.1%		
Age 35 to 39 Years	1,188 6.9%	8,066 6.9%	16,969 6.8%		
Age 40 to 44 Years	1,143 6.6%	7,601 6.5%	16,371 6.6%		
Age 45 to 49 Years	1,253 7.3%	8,036 6.9%	17,173 6.9%		
Age 50 to 54 Years	1,256 7.3%	8,019 6.9%	17,031 6.9%		
Age 55 to 59 Years	1,260 7.3%	8,100 6.9%	17,238 6.9%		
Age 60 to 64 Years	1,114 6.5%	7,274 6.2%	15,825 6.4%		
Age 65 to 74 Years	1,531 8.9%	10,078 8.6%	23,215 9.4%		
Age 75 to 84 Years	784 4.6%	5,243 4.5%	12,075 4.9%		
Age 85 Years or Over	365 2.1%	2,279 2.0%	5,338 2.2%		
Median Age	40.0	38.7	39.7		
<b>Gender Age Distribution (2020)</b>					
Female Population	8,739 50.7%	59,110 50.7%	127,029 51.2%		
Age 0 to 19 Years	1,914 21.9%	13,197 22.3%	27,639 21.8%		
Age 20 to 64 Years	5,369 61.4%	36,088 61.1%	76,561 60.3%		
Age 65 Years or Over	1,456 16.7%	9,825 16.6%	22,830 18.0%		
Female Median Age	41.2	40.0	41.0		
Male Population	8,489 49.3%	57,537 49.3%	121,208 48.8%		
Age 0 to 19 Years	2,020 23.8%	14,039 24.4%	29,316 24.2%		
Age 20 to 64 Years	5,245 61.8%	35,724 62.1%	74,094 61.1%		
Age 65 Years or Over	1,224 14.4%	7,775 13.5%	17,798 14.7%		
Male Median Age	38.9	37.5	38.4		

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.6407/-111.9775

N Tatum Blvd & W Bell Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Household Income Distribution (2020)</b>				
HH Income \$200,000 or More	841 12.0%	4,140 8.5%	11,556 11.0%	
HH Income \$150,000 to \$199,999	711 10.1%	4,156 8.5%	8,518 8.1%	
HH Income \$100,000 to \$149,999	1,383 19.6%	8,720 17.9%	18,354 17.5%	
HH Income \$75,000 to \$99,999	913 13.0%	7,204 14.8%	14,572 13.9%	
HH Income \$50,000 to \$74,999	1,419 20.1%	9,465 19.4%	18,962 18.1%	
HH Income \$35,000 to \$49,999	577 8.2%	5,495 11.3%	12,526 11.9%	
HH Income \$25,000 to \$34,999	442 6.3%	3,463 7.1%	7,185 6.8%	
HH Income \$15,000 to \$24,999	432 6.1%	3,336 6.9%	7,383 7.0%	
HH Income Under \$15,000	323 4.6%	2,707 5.6%	5,874 5.6%	
HH Income \$35,000 or More	5,844 83.0%	39,181 80.5%	84,487 80.5%	
HH Income \$75,000 or More	3,849 54.7%	24,220 49.7%	52,999 50.5%	
<b>Housing (2020)</b>				
Total Housing Units	7,198	50,490	110,168	
Housing Units Occupied	7,041 97.8%	48,685 96.4%	104,929 95.2%	
Housing Units Owner-Occupied	4,606 65.4%	28,776 59.1%	64,418 61.4%	
Housing Units, Renter-Occupied	2,435 34.6%	19,909 40.9%	40,512 38.6%	
Housing Units, Vacant	157 2.2%	1,805 3.7%	5,238 5.0%	
<b>Marital Status (2020)</b>				
Never Married	3,288 23.0%	31,320 32.5%	62,834 30.5%	
Currently Married	7,969 55.7%	42,696 44.3%	95,196 46.3%	
Separated	466 3.3%	4,230 4.4%	8,227 4.0%	
Widowed	881 6.2%	4,729 4.9%	10,561 5.1%	
Divorced	1,694 11.8%	13,406 13.9%	28,977 14.1%	
<b>Household Type (2020)</b>				
Population Family	13,934 80.9%	90,580 77.7%	192,699 77.6%	
Population Non-Family	3,035 17.6%	25,008 21.4%	53,716 21.6%	
Population Group Quarters	259 1.5%	1,059 0.9%	1,822 0.7%	
Family Households	4,640 65.9%	29,089 59.7%	62,761 59.8%	
Non-Family Households	2,402 34.1%	19,597 40.3%	42,169 40.2%	
Married Couple with Children	1,538 19.3%	8,780 20.6%	18,488 19.4%	
Average Family Household Size	3.0	3.1	3.1	
<b>Household Size (2020)</b>				
1 Person Households	1,905 27.1%	15,368 31.6%	32,960 31.4%	
2 Person Households	2,468 35.0%	16,287 33.5%	36,396 34.7%	
3 Person Households	1,260 17.9%	7,294 15.0%	15,407 14.7%	
4 Person Households	924 13.1%	5,655 11.6%	12,001 11.4%	
5 Person Households	330 4.7%	2,458 5.0%	5,139 4.9%	
6 or More Person Households	155 2.2%	1,623 3.3%	3,026 2.9%	
<b>Household Vehicles (2020)</b>				
Households with 0 Vehicles Available	274 3.9%	2,220 4.6%	4,732 4.5%	
Households with 1 Vehicles Available	2,698 38.3%	18,235 37.5%	38,517 36.7%	
Households with 2 or More Vehicles Available	4,070 57.8%	28,231 58.0%	61,681 58.8%	
Total Vehicles Available	12,470	87,210	189,340	
Average Vehicles Per Household	1.8	1.8	1.8	

Lat/Lon: 33.6407/-111.9775

N Tatum Blvd & W Bell Rd				
	1 mi radius	3 mi radius	5 mi radius	
<b>Labor Force (2020)</b>				
Estimated Labor Population Age 16 Years or Over	14,098	95,010	202,899	
Estimated Civilian Employed	9,232 65.5%	64,462 67.8%	135,422 66.7%	
Estimated Civilian Unemployed	257 1.8%	2,031 2.1%	4,180 2.1%	
Estimated in Armed Forces	-	23 -	33 -	
Estimated Not in Labor Force	4,610 32.7%	28,494 30.0%	63,263 31.2%	
Unemployment Rate	1.8%	2.1%	2.1%	
<b>Occupation (2020)</b>				
Occupation: Population Age 16 Years or Over	9,232	64,462	135,422	
Management, Business, Financial Operations	1,906 20.6%	12,496 19.4%	27,024 20.0%	
Professional, Related	2,602 28.2%	15,281 23.7%	33,769 24.9%	
Service	1,332 14.4%	12,084 18.7%	23,544 17.4%	
Sales, Office	2,376 25.7%	15,348 23.8%	32,035 23.7%	
Farming, Fishing, Forestry	29 0.3%	196 0.3%	404 0.3%	
Construct, Extraction, Maintenance	434 4.7%	3,785 5.9%	7,632 5.6%	
Production, Transport Material Moving	552 6.0%	5,272 8.2%	11,014 8.1%	
White Collar Workers	6,884 74.6%	43,124 66.9%	92,829 68.5%	
Blue Collar Workers	2,348 25.4%	21,338 33.1%	42,594 31.5%	
<b>Consumer Expenditure (2020)</b>				
Total Household Expenditure	\$534.79 M	\$3.42 B	\$7.8 B	
Total Non-Retail Expenditure	\$282.78 M	52.9% \$1.8 B	52.8% \$4.13 B	52.9%
Total Retail Expenditure	\$252.01 M	47.1% \$1.61 B	47.2% \$3.67 B	47.1%
Apparel	\$19.05 M	3.6% \$121.02 M	3.5% \$276.96 M	3.6%
Contributions	\$18.04 M	3.4% \$112.95 M	3.3% \$263.31 M	3.4%
Education	\$17.09 M	3.2% \$104.65 M	3.1% \$246.04 M	3.2%
Entertainment	\$30.73 M	5.7% \$194.52 M	5.7% \$446.09 M	5.7%
Food and Beverages	\$78.11 M	14.6% \$501.57 M	14.7% \$1.14 B	14.6%
Furnishings and Equipment	\$19.05 M	3.6% \$120.8 M	3.5% \$276.64 M	3.5%
Gifts	\$13.66 M	2.6% \$85.23 M	2.5% \$200.01 M	2.6%
Health Care	\$44.44 M	8.3% \$286.37 M	8.4% \$650.39 M	8.3%
Household Operations	\$21.24 M	4.0% \$134.57 M	3.9% \$309.32 M	4.0%
Miscellaneous Expenses	\$10.18 M	1.9% \$64.79 M	1.9% \$148.29 M	1.9%
Personal Care	\$7.18 M	1.3% \$45.9 M	1.3% \$104.67 M	1.3%
Personal Insurance	\$3.9 M	0.7% \$24.34 M	0.7% \$56.45 M	0.7%
Reading	\$1.17 M	0.2% \$7.47 M	0.2% \$17.14 M	0.2%
Shelter	\$112.26 M	21.0% \$720.17 M	21.1% \$1.64 B	21.1%
Tobacco	\$3 M	0.6% \$20.03 M	0.6% \$44.52 M	0.6%
Transportation	\$97.42 M	18.2% \$623.61 M	18.3% \$1.42 B	18.2%
Utilities	\$38.26 M	7.2% \$248.43 M	7.3% \$561.21 M	7.2%
<b>Educational Attainment (2020)</b>				
Adult Population Age 25 Years or Over	12,417	82,627	177,388	
Elementary (Grade Level 0 to 8)	256 2.1%	3,354 4.1%	5,565 3.1%	
Some High School (Grade Level 9 to 11)	284 2.3%	3,760 4.6%	7,668 4.3%	
High School Graduate	1,819 14.6%	14,605 17.7%	30,459 17.2%	
Some College	2,184 17.6%	17,668 21.4%	38,822 21.9%	
Associate Degree Only	1,224 9.9%	7,815 9.5%	15,055 8.5%	
Bachelor Degree Only	3,974 32.0%	22,416 27.1%	49,777 28.1%	
Graduate Degree	2,676 21.6%	13,008 15.7%	30,043 16.9%	

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# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.6407/-111.9775

RFS

N Tatum Blvd & W Bell Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	5,094	78.1%	29,867	71.1%	64,763	72.6%
1 Attached Unit	178	2.7%	1,621	3.9%	4,571	5.1%
2 to 4 Units	212	3.2%	2,924	7.0%	5,212	5.8%
5 to 9 Units	408	6.2%	2,937	7.0%	5,904	6.6%
10 to 19 Units	334	5.1%	2,149	5.1%	5,376	6.0%
20 to 49 Units	195	3.0%	2,239	5.3%	3,826	4.3%
50 or More Units	467	7.2%	4,945	11.8%	10,138	11.4%
Mobile Home or Trailer	123	1.9%	1,933	4.6%	5,003	5.6%
Other Structure	31	0.5%	71	0.2%	136	0.2%
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	361	5.5%	3,071	7.3%	6,627	7.4%
Homes Built 2000 to 2009	639	9.8%	6,573	15.6%	15,527	17.4%
Homes Built 1990 to 1999	2,526	38.7%	11,401	27.1%	25,183	28.2%
Homes Built 1980 to 1989	2,147	32.9%	13,924	33.1%	26,122	29.3%
Homes Built 1970 to 1979	958	14.7%	10,238	24.4%	22,451	25.2%
Homes Built 1960 to 1969	255	3.9%	2,348	5.6%	6,091	6.8%
Homes Built 1950 to 1959	121	1.8%	822	2.0%	2,044	2.3%
Homes Built Before 1949	36	0.6%	308	0.7%	885	1.0%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	5	0.1%	160	0.6%	1,050	1.8%
Home Values \$500,000 to \$999,999	875	20.6%	4,030	15.2%	12,096	20.7%
Home Values \$400,000 to \$499,999	863	20.3%	4,563	17.2%	8,697	14.9%
Home Values \$300,000 to \$399,999	1,502	35.4%	7,311	27.5%	14,487	24.8%
Home Values \$200,000 to \$299,999	955	22.5%	7,858	29.6%	16,396	28.0%
Home Values \$150,000 to \$199,999	170	4.0%	2,269	8.5%	5,048	8.6%
Home Values \$100,000 to \$149,999	74	1.7%	926	3.5%	2,097	3.6%
Home Values \$70,000 to \$99,999	33	0.8%	431	1.6%	821	1.4%
Home Values \$50,000 to \$69,999	3	-	187	0.7%	504	0.9%
Home Values \$25,000 to \$49,999	25	0.6%	227	0.9%	726	1.2%
Home Values Under \$25,000	86	2.0%	696	2.6%	1,801	3.1%
Owner-Occupied Median Home Value	\$386,172		\$331,935		\$360,990	
Renter-Occupied Median Rent	\$1,052		\$1,073		\$1,085	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	6,281	73.1%	43,364	74.7%	92,840	75.0%
Drive to Work in Carpool	899	10.5%	6,016	10.4%	11,851	9.6%
Travel to Work by Public Transportation	85	1.0%	1,174	2.0%	2,347	1.9%
Drive to Work on Motorcycle	-	-	121	0.2%	398	0.3%
Walk or Bicycle to Work	66	0.8%	973	1.7%	2,015	1.6%
Other Means	56	0.7%	893	1.5%	1,985	1.6%
Work at Home	1,199	14.0%	5,534	9.5%	12,289	9.9%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	2,331	27.1%	14,767	25.4%	28,453	23.0%
Travel to Work in 15 to 29 Minutes	3,486	40.6%	25,800	44.4%	54,021	43.7%
Travel to Work in 30 to 59 Minutes	1,842	21.4%	15,347	26.4%	34,237	27.7%
Travel to Work in 60 Minutes or More	316	3.7%	2,178	3.7%	4,813	3.9%
Average Minutes Travel to Work	19.6		21.2		22.0	

