



Paradise Valley  
High School  
1947 Students

40TH ST  
±14,261 VPD

BELL RD

±43,232 VPD

413 EMP

±12,469 VPD

±40,355 VPD

±2,304 SF AVAILABLE FOR LEASE

NEC

40TH ST &  
BELL RD



# property summary

AVAILABLE

±2,304 SF

PRICING

Call for Pricing

## PROPERTY HIGHLIGHTS

- » Approximately 3/4 mile from the AZ-51
- » Dense residential population of 268,970 within a 5 mile radius
- » Located within excellent traffic drawing tenants including: Walgreens, Village Inn, Corazon De Agave, KFC, Jack in the Box, Tutor Time, and U-Haul
- » Close proximity to Abrazo Scottsdale Campus

## NEIGHBORING TENANTS



CORAZON  
DE AGAVE



NEC

**±2,304 SF AVAILABLE**

40TH ST & BELL RD



## TRAFFIC COUNT

40TH ST

N: ±14,261 VPD (NB/SB)

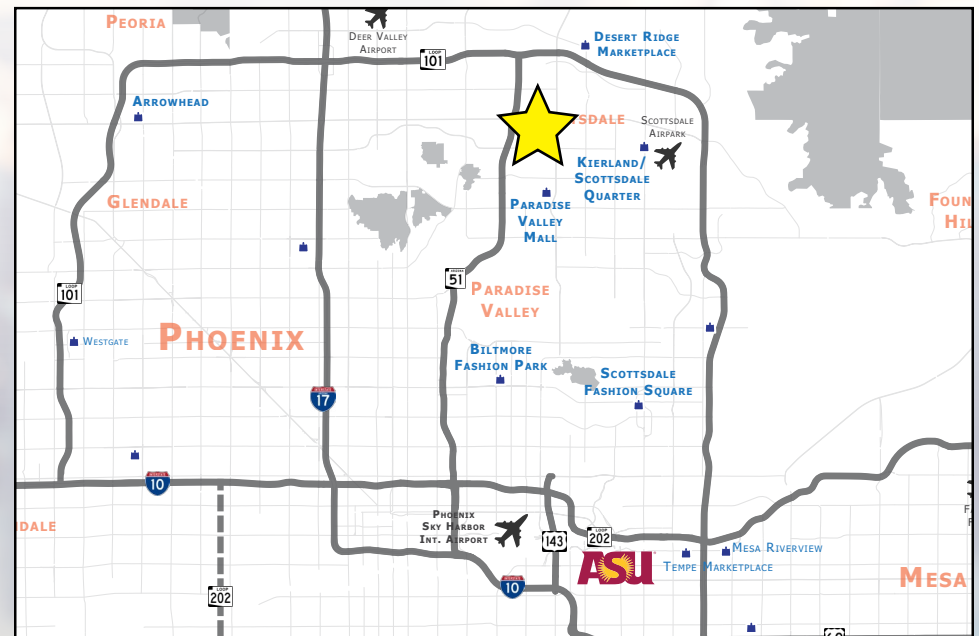
S: ±12,469 VPD (NB/SB)

BELL RD

E: ±40,355 VPD (EB/WB)

W: ±43,232 VPD (EB/WB)

ADOT 2023



# site plan



| SUITE    | TENANT                            | SF       |
|----------|-----------------------------------|----------|
| A101-102 | Soup & Sausage                    |          |
| A103     | Arizona Alterations               |          |
| A104/107 | Copper Star Home Medical Supplies |          |
| A108-109 | Pet Grooming                      |          |
| A110     | Perfect Nails                     |          |
| A111     | Lotus Spa                         |          |
| A112     | State Farm                        |          |
| B101     | The Mexican Corral                |          |
| B102     | AVAILABLE                         | 2,304 SF |

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# zoom aerial



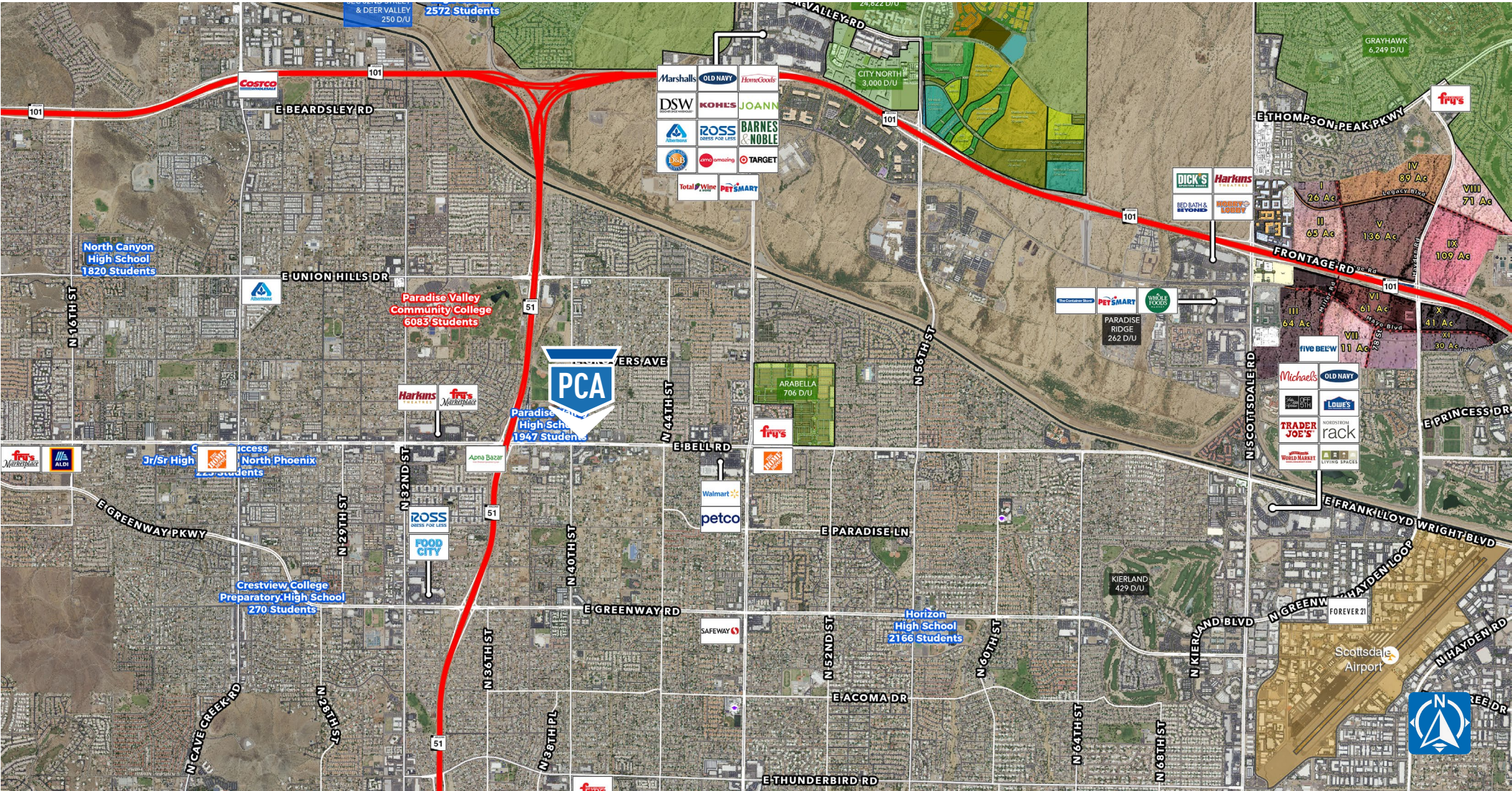
NEC

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# wide aerial



NEC

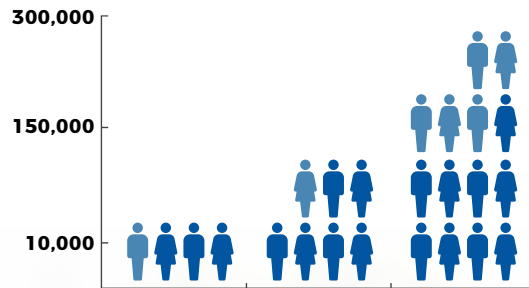
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# demographics

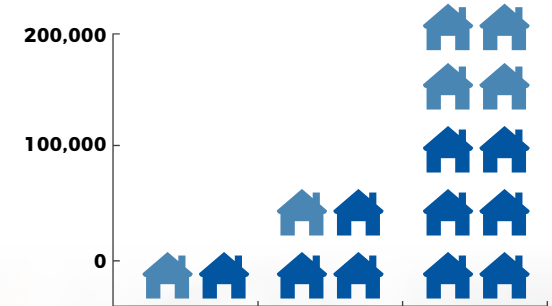
2024 ESRI



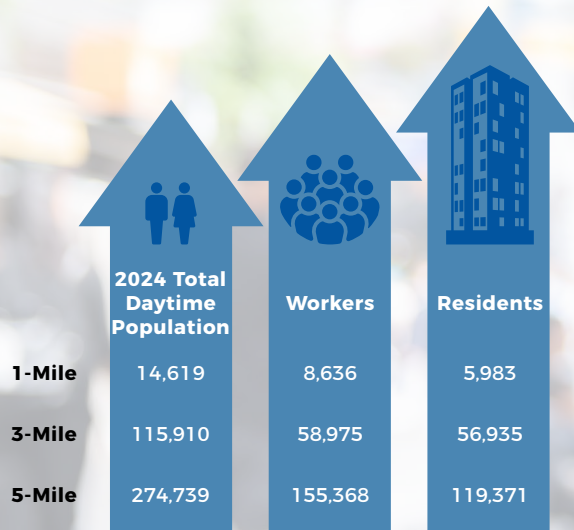
|                       | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 12,662 | 128,441 | 269,556 |
| 2029 Total Population | 13,109 | 129,022 | 275,726 |



|        | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$90,306         | \$121,527         | \$50,179          |
| 3-Mile | \$89,848         | \$122,511         | \$50,194          |
| 5-Mile | \$96,902         | \$134,363         | \$56,730          |



|                 | 1-Mile | 3-Mile | 5-Mile  |
|-----------------|--------|--------|---------|
| 2024 Households | 5,137  | 52,385 | 114,308 |
| 2029 Households | 5,394  | 53,640 | 119,438 |

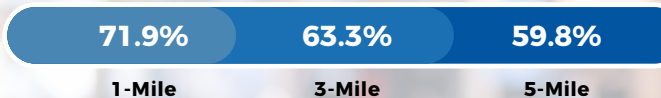


|        | 2024 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 14,619                        | 8,636   | 5,983     |
| 3-Mile | 115,910                       | 58,975  | 56,935    |
| 5-Mile | 274,739                       | 155,368 | 119,371   |

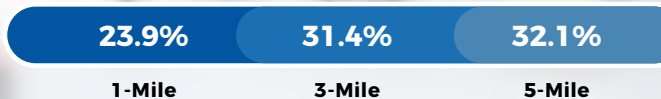
## 2024 Housing Units



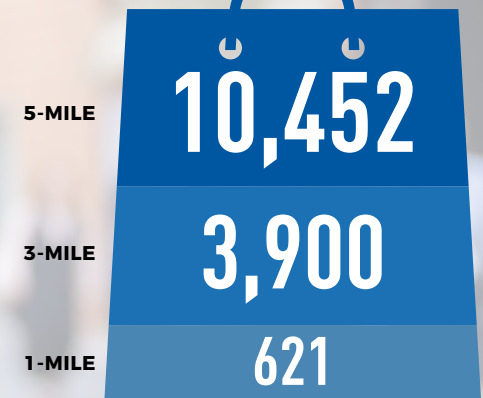
## Owner Occupied



## Renter Occupied



## 2024 Businesses



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exclusively listed by

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