

# CAVE CREEK & BELL

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

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



## 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.

**AVAILABLE:**  
**2,040 SF**  
**FREE STANDING**  
**EXISTING RESTAURANT**  
**DRIVE-THRU**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	31,543	147,770	296,658
Projected Population (2022)	28,802	154,940	316,395
Average Household Income (2018)	\$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



**W.M. GRACE COMPANIES**  
SINCE 1966

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## BASIC SUMMARY REPORT

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

### POPULATION

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
Population (2018)	31,543	147,770	296,220
Projected Population (2022)	28,802	154,940	316,395
% Growth (2018- 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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