

RETAIL SPACE FOR LEASE:

CAVE CREEK PLAZA

SWC of Bell Road and Cave Creek - Phoenix, AZ 85022 & 85032



PROPERTY HIGHLIGHTS

- Aggressive rental rates
- Strong retail intersection with neighboring tenants including Home Depot, AutoZone, Starbucks, McDonalds and Carl's Jr
- Newly painted exterior

AVAILABILITY:	1,430 & 1,440 SF
LEASE RATE:	Contact Broker
ZONING:	C-2
PARKING:	3.60/1,000 SF
CROSS STREETS:	Bell Rd & Cave Creek Rd (65,357 VPD)

JENNIFER EGGERT - D: (480) 565-3772 | M: (480) 205-7681 | jennifer.eggert@orionprop.com
MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com



SITE PLAN



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NOW LEASING: CAVE CREEK PLAZA - PHOENIX

PROPERTY PHOTOS



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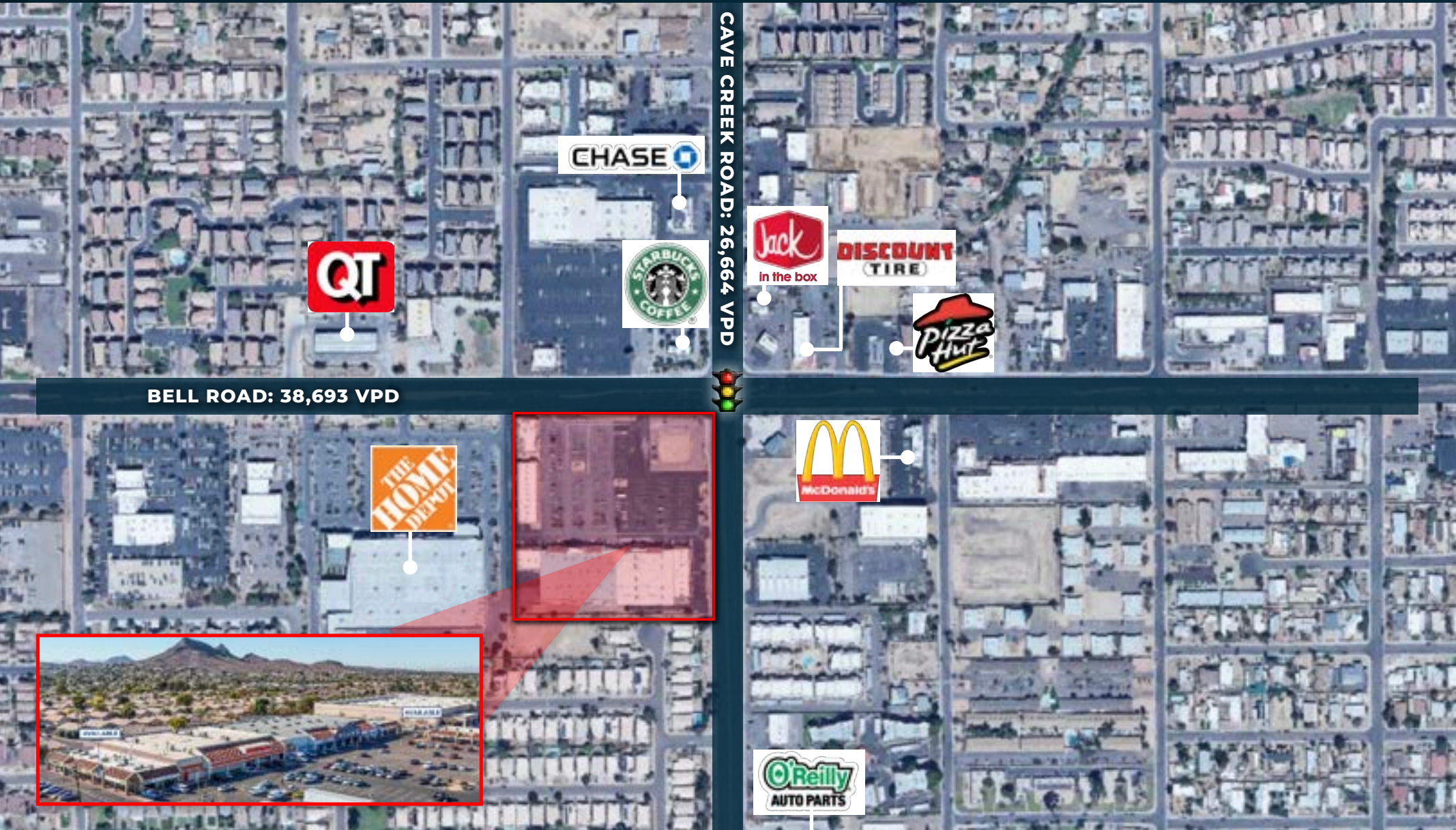
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INTERSECTION AERIAL VIEW



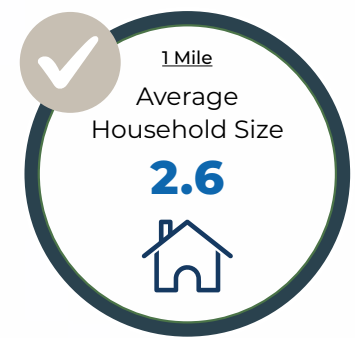
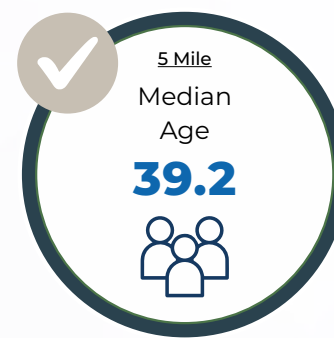
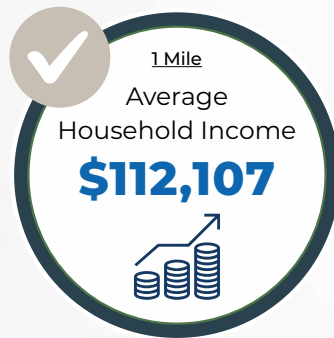
CAVE CREEK ROAD: 26,664 VPD

BELL ROAD: 38,693 VPD

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DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	28,677	173,751	396,000
Estimated Population:	25,387	140,088	299,174
Average Household Income:	\$90,537	\$112,107	\$128,385
Median Age:	34.7	38.5	39.2
Average Household Size:	2.6	2.4	2.3
Total Annual Retail Expenditures:	\$316.14 M	\$2.14 B	\$4.95 B
Housing Units:	10,630	63,598	137,343
Total Households:	9,866	59,104	126,987
Total Employees:	3,290	33,663	96,826

