

HEALTH CARE / MEDICAL OFFICE FOR SALE:

12821 N CAVE CREEK RD - PHOENIX, ARIZONA 85022

PRICE REDUCTION!



GARRETT HEMEYER

O: (480) 992-5976 M: (480) 848-3168

garrett.hemeyer@orionprop.com

COLT SILER

O: (480) 992-5958 M: (623) 533-1746

colt.siler@orionprop.com



FOR SALE: OFFERING SUMMARY

12821 N CAVE CREEK RD - PHOENIX, ARIZONA 85022

Turnkey freestanding medical/office building in North Central Phoenix, available for immediate owner-user or tenant occupancy. Built in 2006 with ADA-compliant restrooms, fire sprinklers, and energy-efficient construction. The property has been freshly painted with recent interior upgrades throughout. The building is divided into two suites, offering flexibility to occupy the entire 3,081 SF or lease a portion for additional income. The +/-2,000 SF suite includes a waiting room, reception area, corner office, five additional offices, and a dedicated restroom. The secondary +/-1,000 SF suite features four private offices, one bathroom, and additional storage space. The building is situated on a 15,126 SF lot with 15 parking spaces, Cave Creek Road frontage, and easy ingress/egress.

Price: **\$810,000** ~~\$850,000~~

APN: 166-12-028

Size (GBA): 3,081 SF

Lot Size: 15,126 SF

Parking: 15

Year Built: 2006

Cross Streets: Cave Creek Rd & Sweetwater Ave



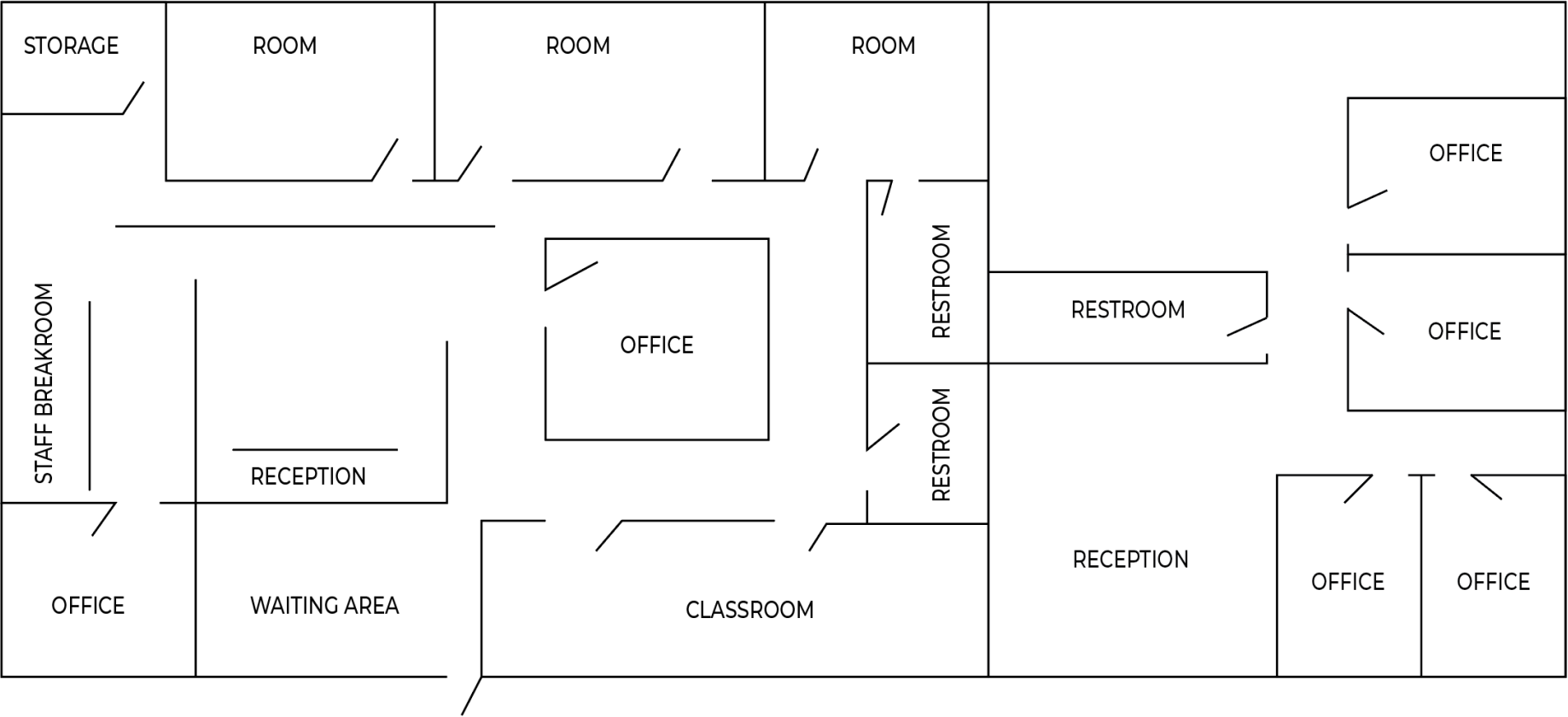
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN ±3,081 SF



* All dimensions and square footages are approximate and should be independently verified by a qualified professional.

PARCEL MAP



APN: 166-12-028



AERIAL VIEW



PROXIMITY TO MAJOR SITES

12821 N CAVE CREEK RD - PHOENIX, ARIZONA 85008

SR-51 (PIESTEWA FWY)

1.0 MILE, 2 MINUTE DRIVE

I-17 (BLACK CANYON FREEWAY)

3.2 MILES, 6 MINUTE DRIVE

DESERT RIDGE MARKETPLACE

7.9 MILES, 14 MINUTE DRIVE

MAYO CLINIC

9.4 MILES, 16 MINUTE DRIVE

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

14.8 MILES, 18 MINUTE DRIVE

DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



5 Mile

Daytime
Population

425,784



5 Mile

Average
Household Income

\$123,764



1 Mile

Median
Age

42.1



1 Mile

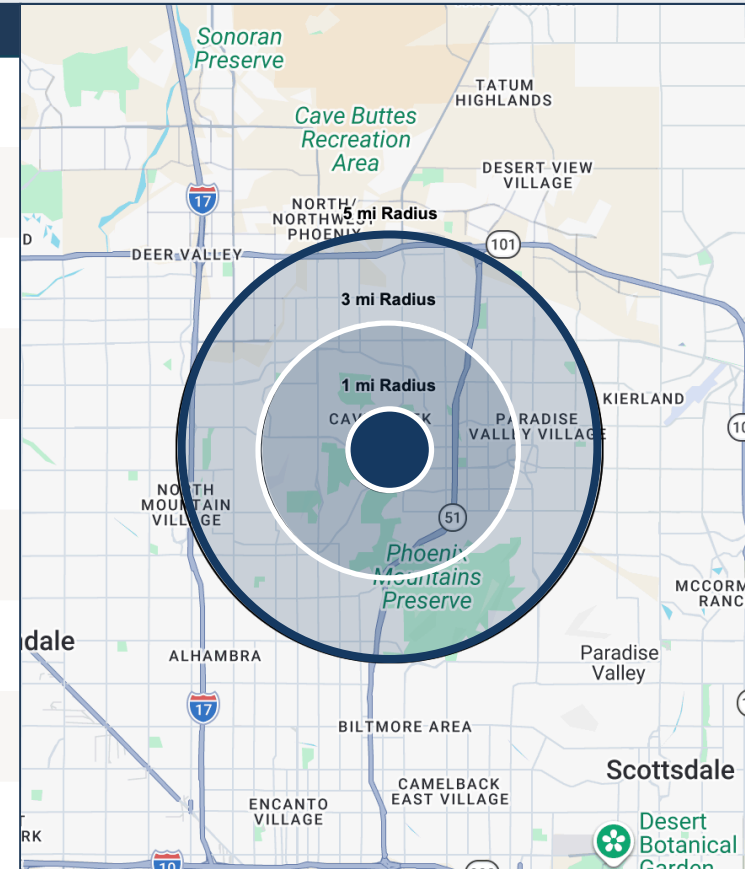
Average
Household Size

2.2



2025 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	13,574	139,986	425,784
Estimated Population:	11,186	112,844	317,099
Average Household Income:	\$99,151	\$115,730	\$123,764
Median Age:	42.1	40.4	39.3
Average Household Size:	2.2	2.3	2.3
Total Businesses:	480	5,017	16,460
Total Households:	4,971	49,482	135,826
Total Retail Expenditure	\$239.96 M	\$5.18 B	\$14.66 B



NORTH PHOENIX, ARIZONA

North Phoenix is a well-established and growing submarket within the Phoenix metro area, known for its strong residential base, diverse workforce, and convenient access to shopping, dining, recreation, and healthcare services. The area attracts families, professionals, and retirees seeking a high quality of life, supported by strong demographics, expanding employment opportunities, and continued population growth. Backed by Phoenix's diverse economy—including healthcare, technology, financial services, and manufacturing—North Phoenix remains a desirable location for investment and long-term growth.



HEALTH CARE / MEDICAL OFFICE FOR SALE:

*12821 N CAVE CREEK RD
PHOENIX, AZ 85022*



ORION Investment Real Estate

7150 E Camelback Road Unit 425
Scottsdale, Arizona 85251



GARRETT HEMEYER

O: (480) 992-5976

M: (480) 848-3168

garrett.hemeyer@orionprop.com



COLT SILER

O: (480) 992-5958

M: (623) 533-1746

colt.siler@orionprop.com

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.