

OFFERING MEMORANDUM

FOR LEASE

CAVE CREEK BUSINESS CENTER

10016 N CAVE CREEK RD
PHOENIX, ARIZONA 85020



±2,070 SF

REMODELED OFFICE / SHOWROOM / FLEX SPACE

HIGH VISIBILITY. MODERN DESIGN. UNMATCHED FLEXIBILITY.



23,065

VEHICLES PER DAY
ON CAVE CREEK RD



122'

FEET OF FRONTAGE
& STREET SIGNAGE



30 TOTAL

PARKING SPACES
16 FRONT + 14 REAR

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Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Cave Creek Business Center delivers the rare combination of high visibility, modern showroom appeal, and operational flexibility in the heart of North Phoenix. Located at 10016 N Cave Creek Rd, the property benefits from approximately 23,065 vehicles per day, 122 feet of frontage, and prominent street signage that creates exceptional exposure for office, showroom, retail, automotive, contractor, medical, creative, or service-oriented businesses.

The ±2,070 SF building was remodeled in 2018 and features a modern industrial design with exposed ductwork, upgraded finishes, open workspace, two private offices, and expansive glass roll-up doors that provide natural light and strong visual appeal. Situated on .29 acres, the property also offers 16 front parking spaces plus a secured rear yard capable of accommodating additional vehicles, equipment storage, fleet parking, or operational staging.

Combined with excellent access to Loop 101, SR-51, and I-17, Cave Creek Business Center offers businesses a highly functional and recognizable North Phoenix location built for visibility, flexibility, and growth.

PROPERTY HIGHLIGHTS

- ±2,070 SF remodeled office / showroom / flex property
- Approximately 23,065 vehicles per day along Cave Creek Road
- ±122 feet of frontage with prominent street signage
- Modern industrial design with upgraded finishes
- Large windows providing natural light and showroom appeal
- Flexible layout featuring 2 private offices, open workspace, and reception area
- 16 front parking spaces plus secured rear parking/storage area

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Number of Units:	1
Available SF:	2,070 SF
Lot Size:	.29 AC
Building Size:	2,070 SF

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Property Description

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PROPERTY DESCRIPTION

Cave Creek Business Center is well positioned along one of North Phoenix's most established commercial corridors, offering exceptional visibility, accessibility, and business exposure. Located at 10016 N Cave Creek Rd, the property benefits from approximately 23,065 vehicles per day traveling along Cave Creek Road, creating consistent daily traffic and outstanding brand recognition for office, showroom, retail, automotive, creative, or service-oriented businesses.

The property combines excellent street exposure with practical operational features that are difficult to find in comparable spaces. Positioned along Cave Creek Road with approximately 23,065 vehicles per day and 122 feet of frontage, the site provides outstanding visibility, strong traffic exposure, and valuable street signage that enhance business recognition and customer accessibility.

The building was remodeled in 2018 and features a flexible layout capable of accommodating office, retail, showroom, medical, service, or contractor-related uses. The interior includes a large open workspace/showroom area along with 2 private offices, creating a layout that supports a wide range of operational needs.



In addition to the functional interior, the property offers extensive parking capacity with 16 front parking spaces and additional secure rear parking or storage capable of accommodating approximately 14 vehicles. The secured rear yard creates added flexibility for businesses requiring fleet parking, equipment staging, outdoor storage, or controlled access operations.



Convenient access to Loop 101, SR-51, and I-17 further enhances the property's appeal for both customers and employees. Combined with strong visibility, street signage, substantial parking, and flexible functionality, this property presents an exceptional leasing opportunity within one of North Phoenix's most active commercial corridors.

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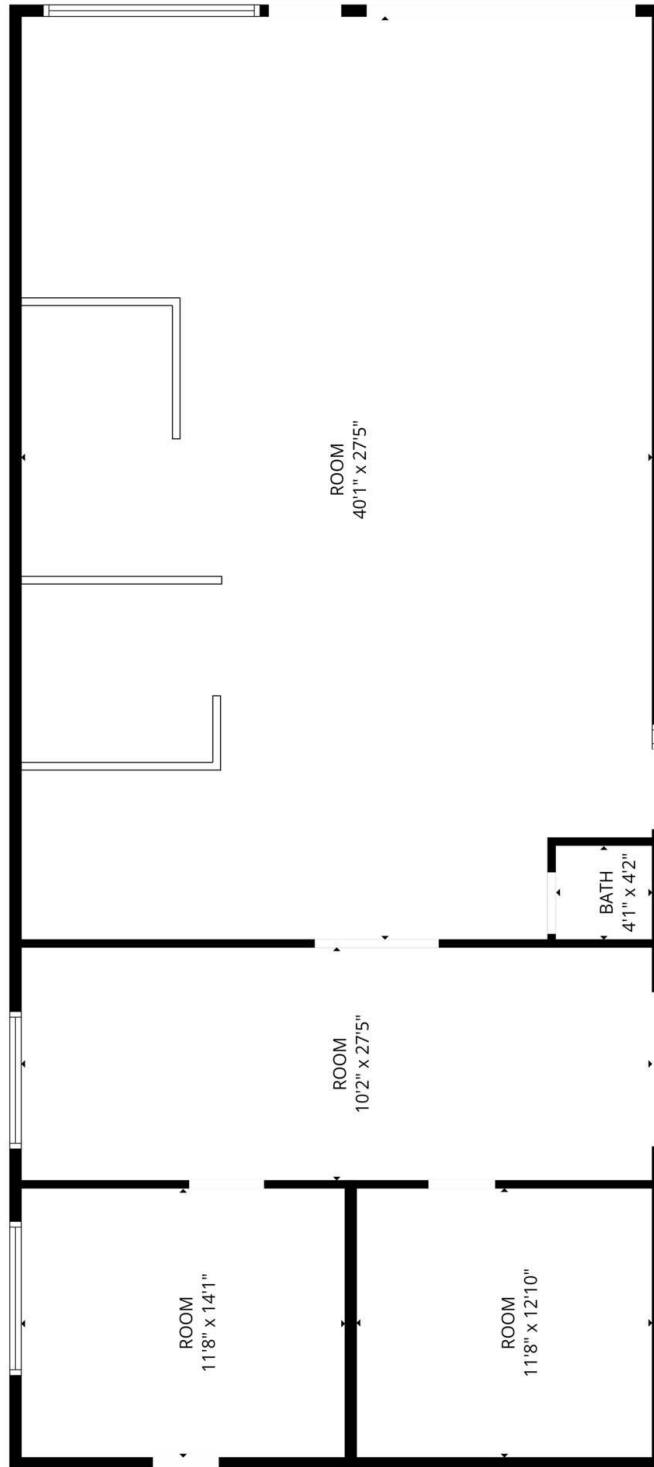
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Floor Plan

FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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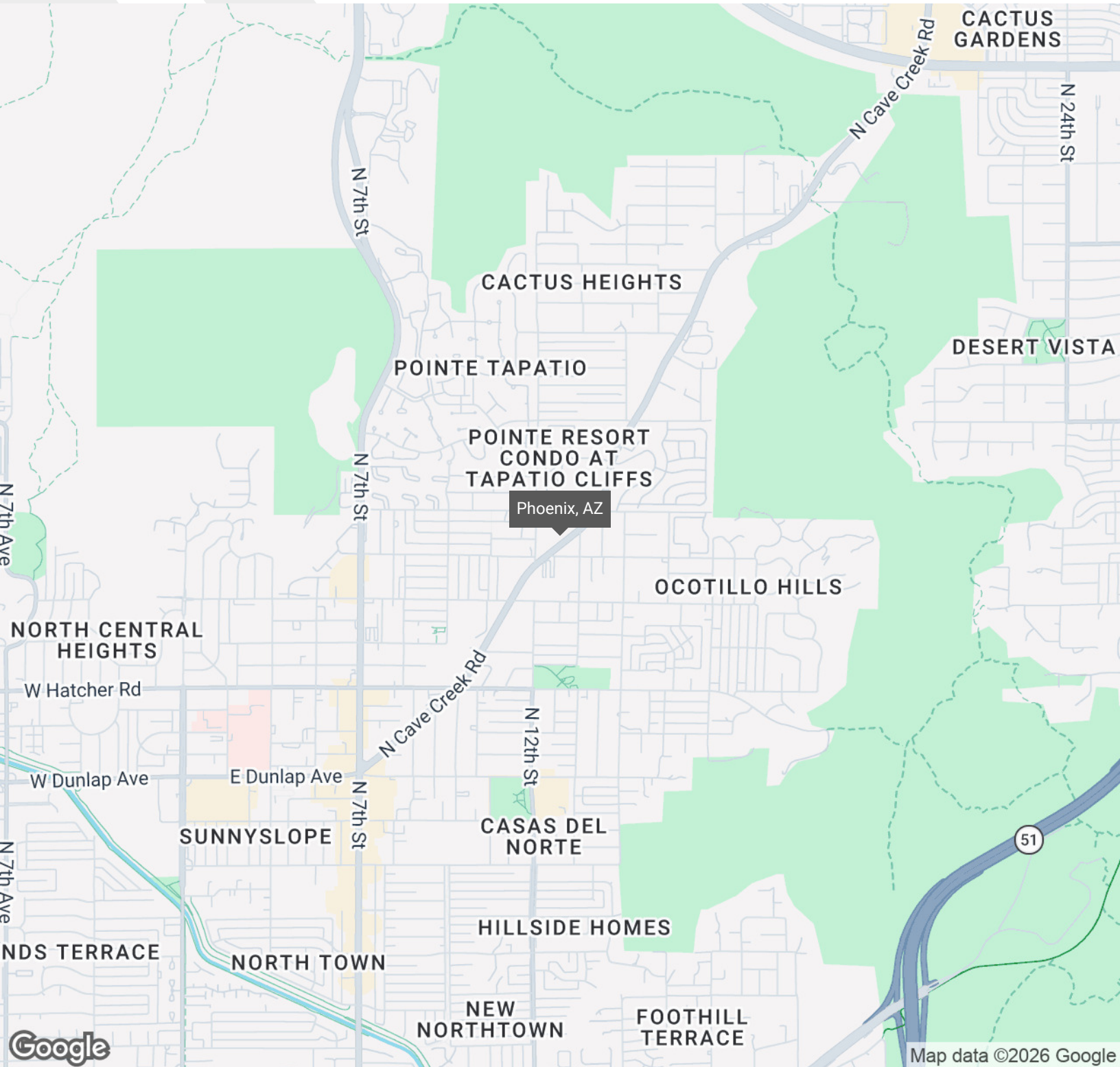
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Regional Map

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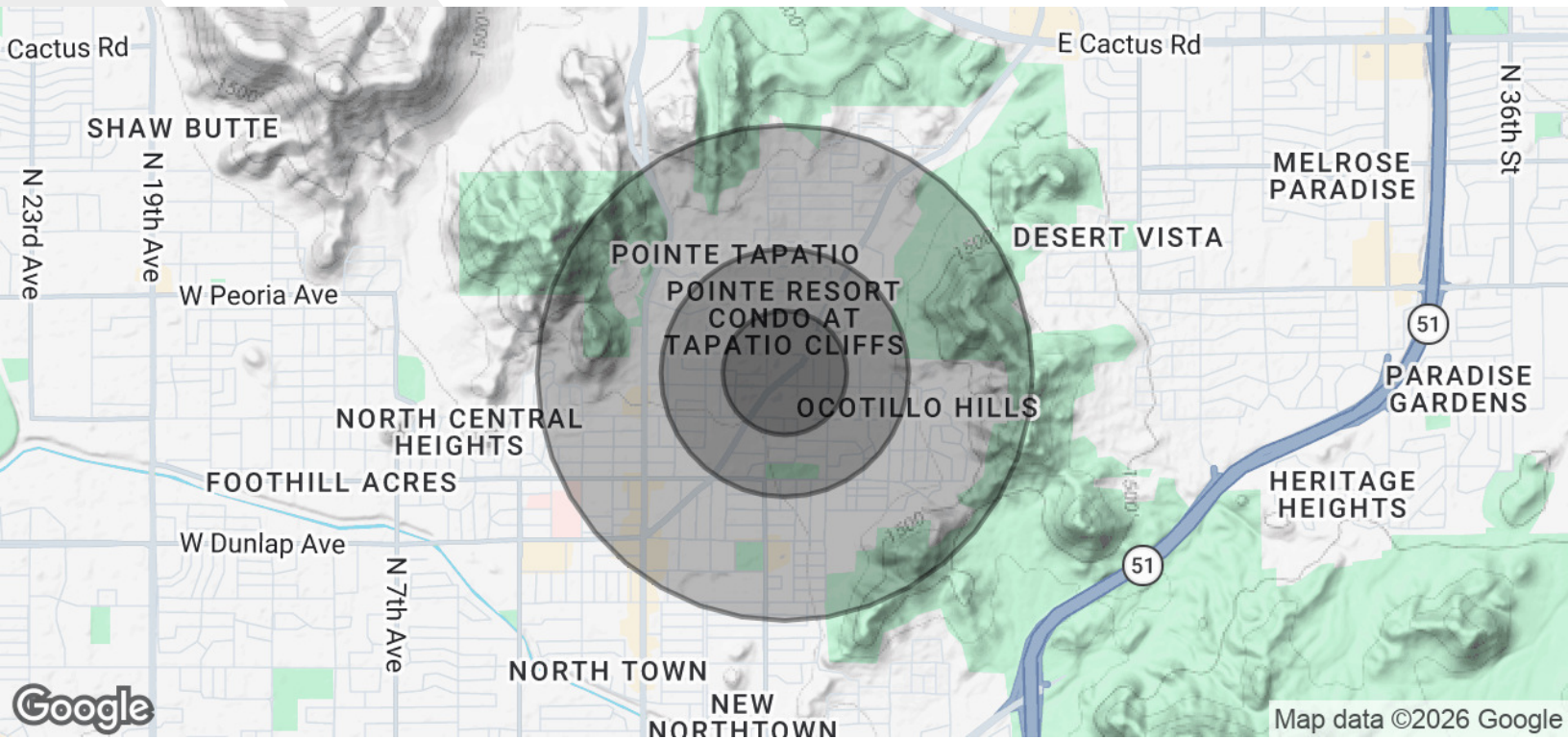
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,314	5,543	12,271
Average Age	43.5	40.9	40.3
Average Age (Male)	39.2	37.3	37.7
Average Age (Female)	44.4	44.4	44.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	700	2,775	5,742
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$66,026	\$73,982	\$83,383
Average House Value	\$237,973	\$252,502	\$333,444

2023 American Community Survey (ACS)

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