

RETAIL PROPERTY FOR LEASE

HAYDEN PLAZA NORTH

NWC Cave Creek Rd & Thunderbird Rd | Phoenix, AZ 85022

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LOCATION DESCRIPTION

Hayden Plaza North sits at the hard corner of Cave Creek Road and Thunderbird Road in Phoenix, one of the busier retail intersections on the northeast side of the valley, with combined traffic counts in the 80,000+ VPD range.

The center benefits from Home Depot next door, plus AutoZone on site, and it sits within a dense, established trade area near North Mountain and Paradise Valley Village.

Strong demographics and population gives retail users strong daily traffic from both residential rooftops and commuters passing through the corridor.

AREA CO-TENANTS



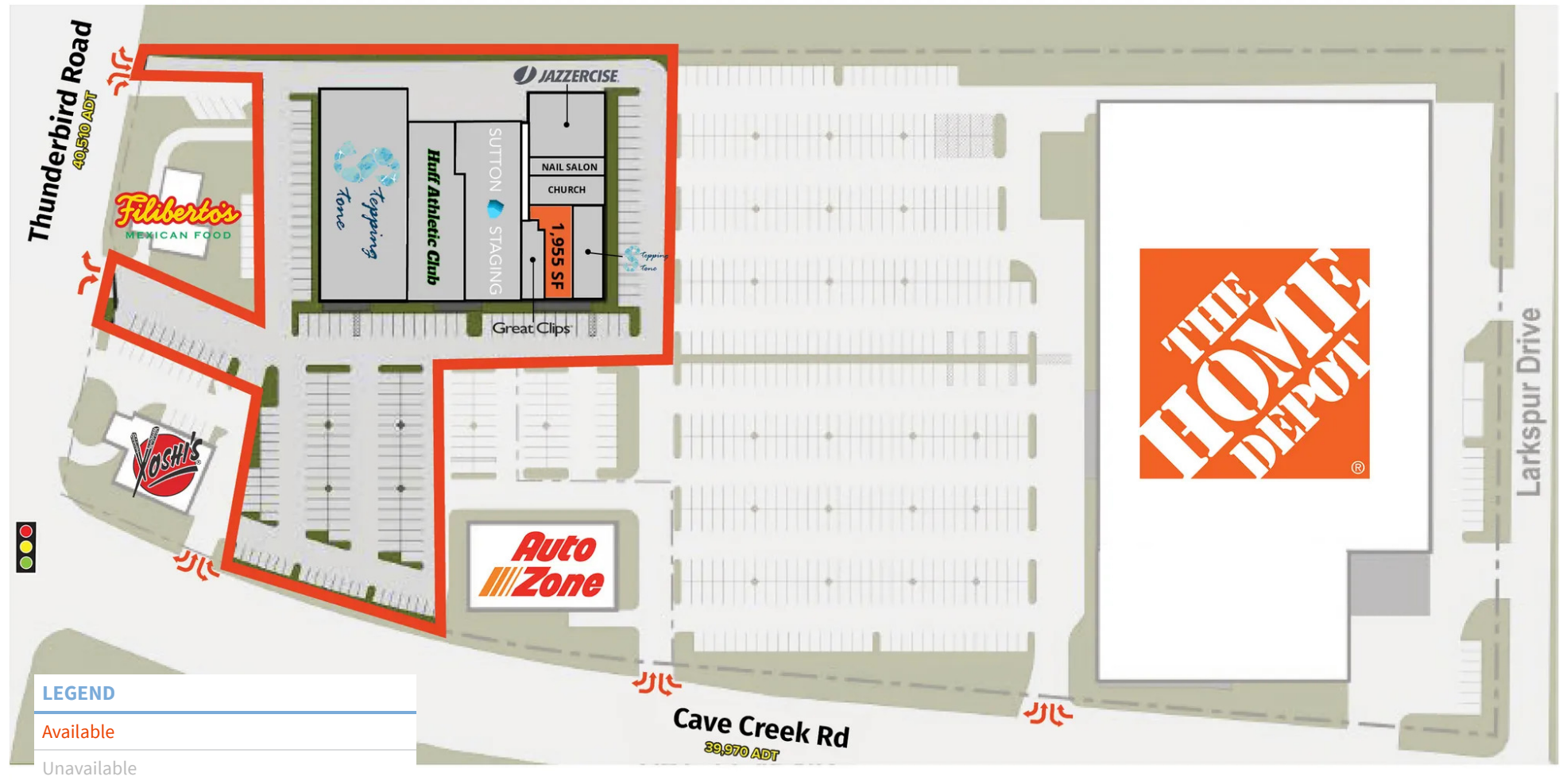
PROPERTY HIGHLIGHTS

- **1,955 SF retail suite available**
- Located at the NW corner of Cave Creek Road and Thunderbird Road, a signalized hard corner intersection
- Shadow anchored by Home Depot with strong co-tenancy including AutoZone, and EOS Fitness across the street
- Updated center with strong parking ratio and easy ingress/egress from both Cave Creek Rd and Thunderbird Rd
- Combined traffic counts at the intersection in the 80,000+ VPD range

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AVAILABLE SPACES

SUITE	TENANT	SIZE
101	JAZZERCISE	3,448 SF
106	NAIL SALON	1,015 SF
110	CHURCH	1,489 SF
112	STEPPING STONE	2,205 SF
117	Available	1,955 SF
115	GREAT CLIPS	1,323 SF
120	SUTTON STAGING	8,049 SF
121	HUFF ATHLETIC CLUB	6,873 SF
125	STEPPING STONE	11,791 SF

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,883	102,893	325,030
Median Age	45.4	42.6	40.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$77,383	\$90,858	\$87,902
Average	\$107,322	\$124,406	\$127,897



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	268	3,080	10,193
Employees	2,458	27,033	103,602
Daytime Population	8,579	87,734	302,944



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	49.9%	54.0%	53.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	64.3%	66.5%	67.0%
Services	19.3%	18.0%	17.0%
Blue Collar	16.4%	15.5%	16.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,895	44,023	139,461
Median Home Value	\$497,296	\$510,604	\$504,568

* 2026 Demographic data derived from ESRI

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