

MEDICAL OFFICE FOR LEASE

36800 N SIDEWINDER RD, UNIT A-8, CAREFREE, AZ 85377

LEASE RATE
REDUCED!



LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

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PROPERTY DETAILS



PROPERTY TYPE:
Medical Office



LEASE RATE:
\$25.00/SF NNN
(2025 NNN's \$5.75/SF/YR)
Fully Furnished



AVAILABLE:
+696 SF



LOT SIZE:
±1.80 AC (±78,806 SF)



BUILDING SIZE:
±7,002 SF



ZONING:
G-O, City of Carefree



PARCEL:
216-83-733

PROPERTY HIGHLIGHTS

- Fully Furnished Optional
- Newly renovated
- Great views of Black Mountain & Sonoran Desert
- Close proximity to HonorHealth Medical Group Primary Care & Abrazo Cave Creek Emergency Center
- Just south of the Basha's Retail Center
- One covered/reserved space



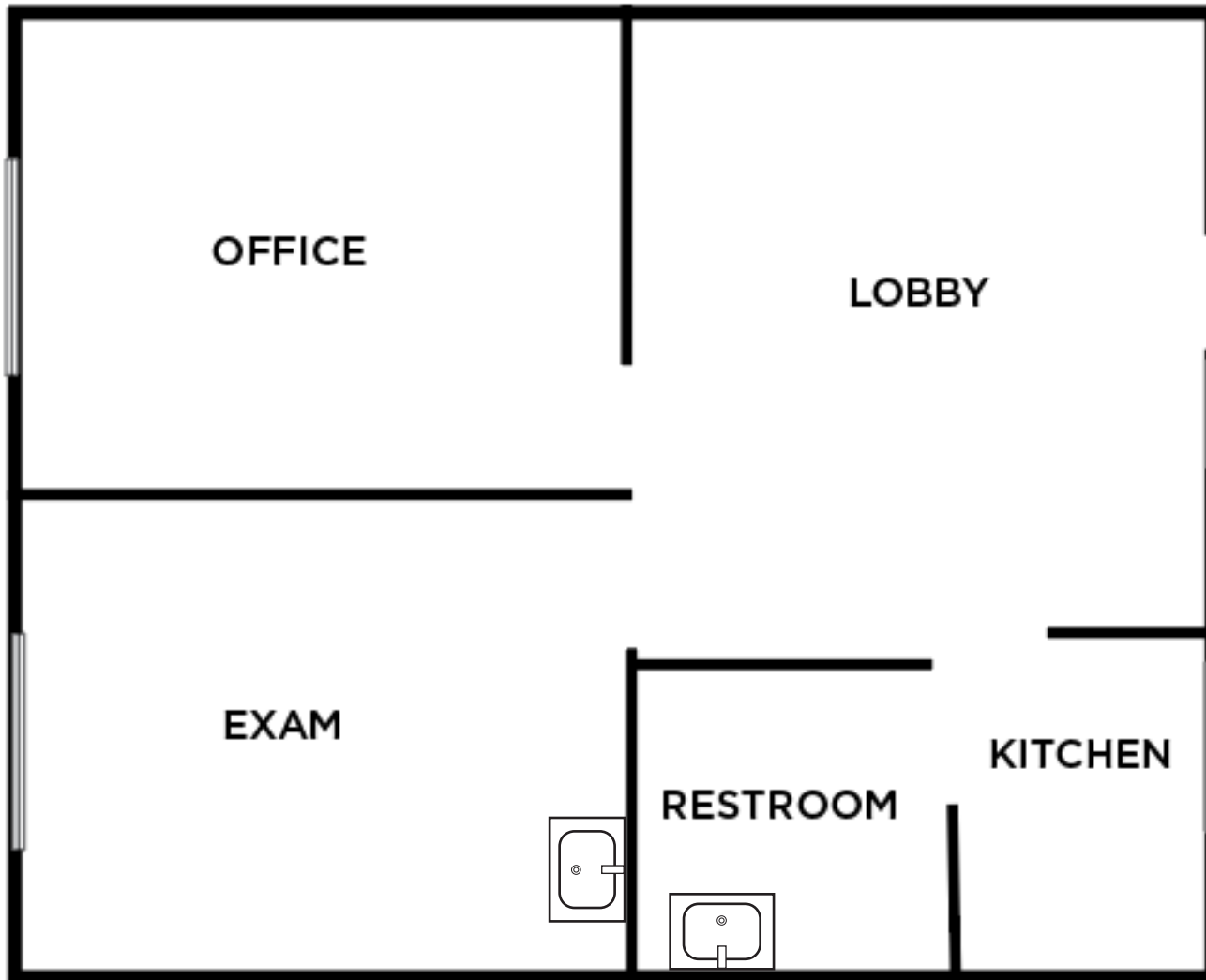
PROPERTY PHOTOS

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FLOOR PLAN



AERIAL OVERVIEW



RANCHO
MANANA
GOLF CLUB

Buffalo Chip
Cave Creek, AZ

AROLD'S
Cave Creek, AZ

STAGECOACH
VILLAGE
CAVE CREEK, ARIZONA



Bashas'



SITE

CIVANA
WELLNESS RESORT & SPA

SKYRANCH
LO CALIFORNIA
ISAZ

THE BOULDERS

HONORHEALTH

LOWE'S
Home Improvement Warehouses

Abrazo Health

SPROUTS
FARMERS MARKET

Walmart


E Carefree Hwy.

N Cave Creek Rd

N Tom Darlington Dr

E Cave Creek Rd


DEMOGRAPHICS

 **POPULATION**

	1 MILE	3 MILES	5 MILES
2024	2,094	16,928	39,518
2029	2,319	18,858	43,763

 **AVERAGE INCOME**

	1 MILE	3 MILES	5 MILES
2024	\$155,040	\$162,417	\$170,163

 **HOUSEHOLDS**

	1 MILE	3 MILES	5 MILES
2024	1,030	7,981	17,427
2029	1,141	8,900	19,347

 **EMPLOYMENT**

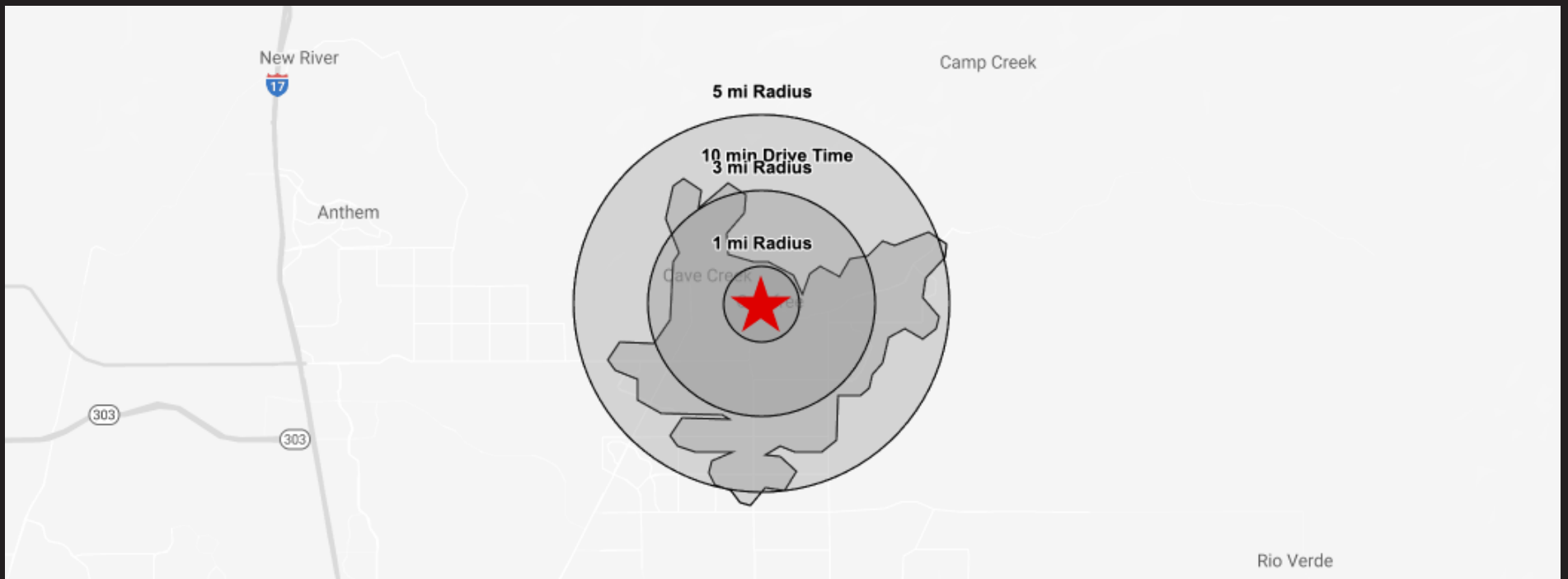
	1 MILE	3 MILES	5 MILES
2024	3,488	7,588	13,098

 **HOME VALUE (MEDIAN)**

	1 MILE	3 MILES	5 MILES
2024	\$872,689	\$837,225	\$827,258

 **BUSINESSES**

	1 MILE	3 MILES	5 MILES
2024	396	1,086	1,685



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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