

ONE | CAREFREE PLACE

36800 N SIDEWINDER | CAREFREE, AZ 85377



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

ERIC BUTLER

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Office Condo
**AVAILABLE FOR
SALE/LEASE**



Professional Office Space in a Prime Carefree, AZ Location

AVAILABLE FOR SALE/LEASE

One Carefree Place offers a strong sale or leasing opportunity in a desirable Carefree location. With growing demographics, high household incomes, and more than \$814 million in consumer spending within five miles, the property is well positioned for businesses looking to establish or expand their presence in the area.

Property Summary

Address	36800 N Sidewinder Rd, Carefree, AZ 85377
Building Size	±7,233 SF
Office Size	±723 SF
Sale Price	\$245,000
Lease Rate	\$19.92/SF/YR NNN
PSF	\$339
Year Built	1999
Zoning	G-O
Parcel	216-83-741
Parking Ratio	5/1,000



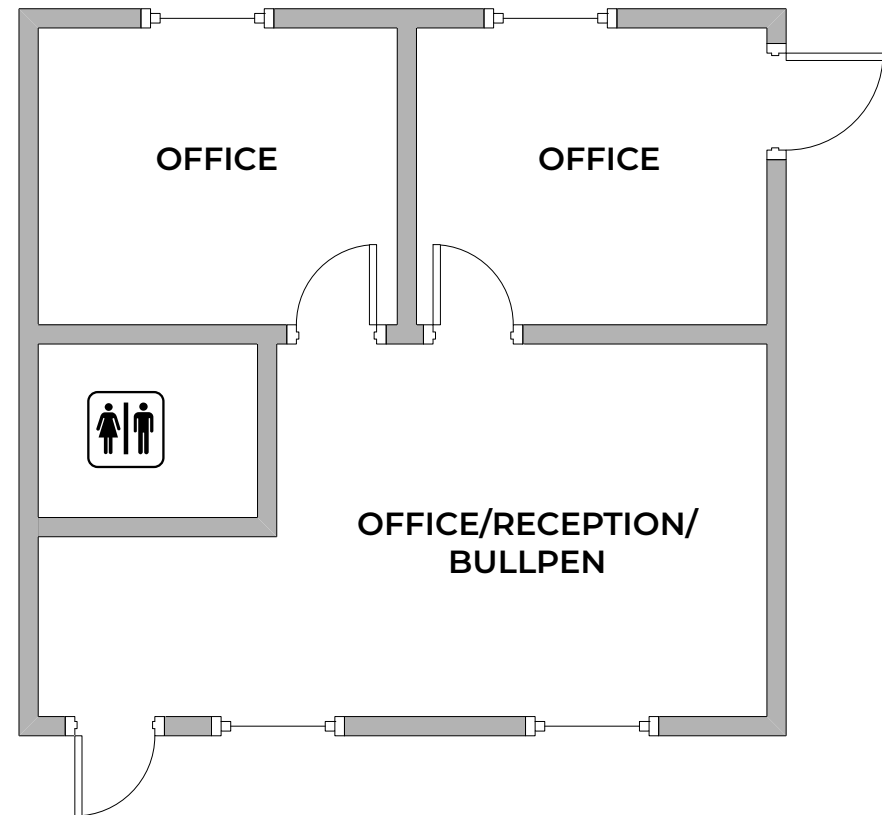
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 09 09 26

AVAILABLE

Suite B16

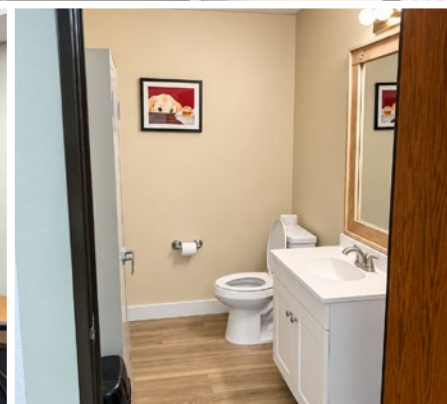
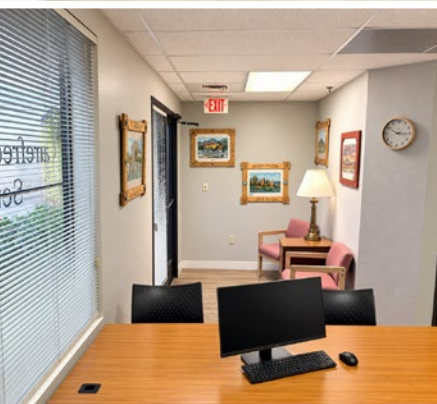
±723 SF | \$19.92/SF/NNN

- 3 Offices
- 1 Restroom
- 1 Bullpen



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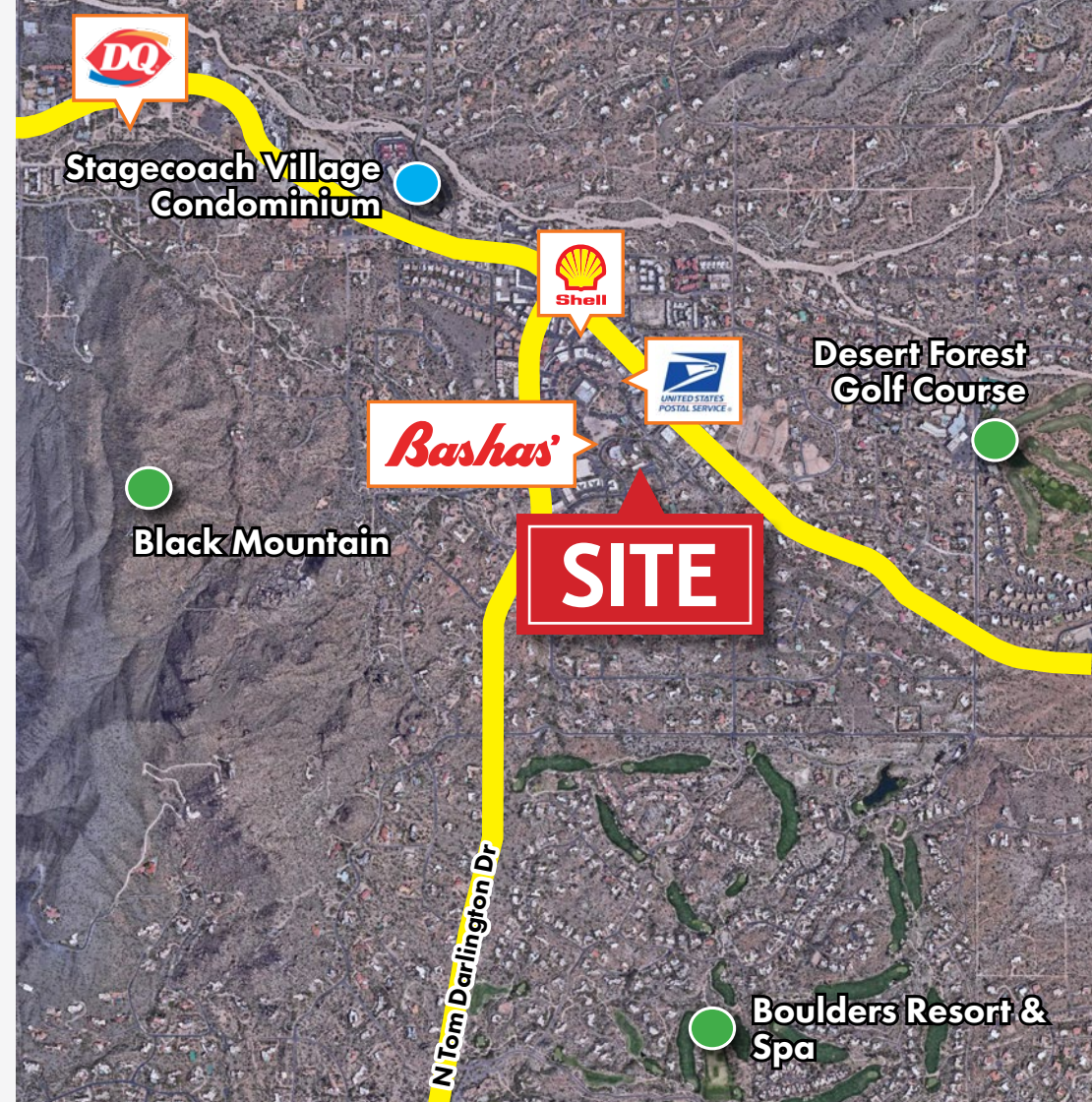
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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	2,437	17,253	39,357
Annual Growth 2020 - 2025	4.7%	5.0%	3.7%
2025 Households	1,208	8,168	17,466
Median Age	66.6	66.1	62.6
Bachelor's Degree or Higher	57%	62%	60%
Avg HH Income	\$149.8K	\$169.9K	\$179.1K
Total Consumer Spending	\$52.01M	\$365.86M	\$814.66M
Daytime Employment	2,949	7,882	13,508
Businesses	399	1,006	1,528
Median Home Value	\$1.05M	\$1.03M	\$1.02M



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