

# HEALTH CARE / MEDICAL OFFICE FOR SALE:

12821 N CAVE CREEK RD - PHOENIX, ARIZONA 85022



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# FOR SALE: OFFERING SUMMARY

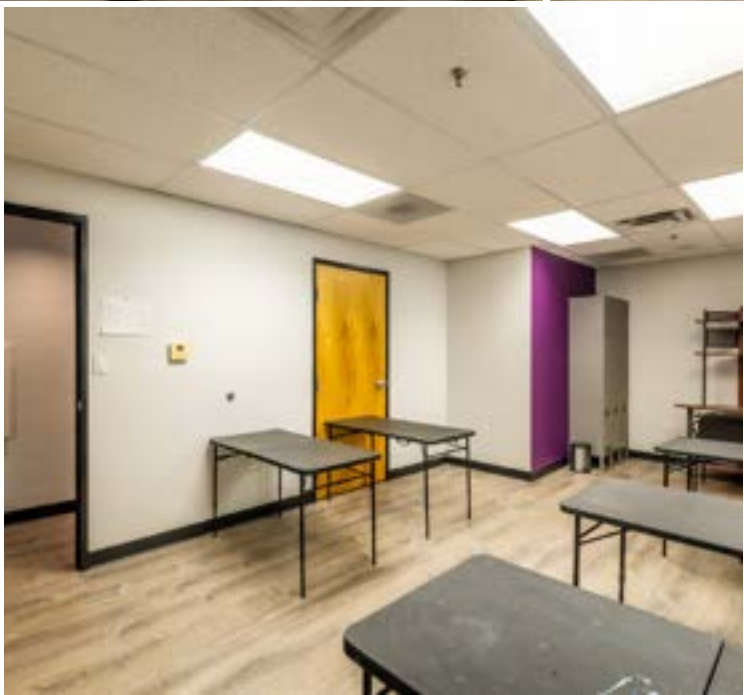
12821 N CAVE CREEK RD - PHOENIX, ARIZONA 85022

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:	<b>\$850,000</b>
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



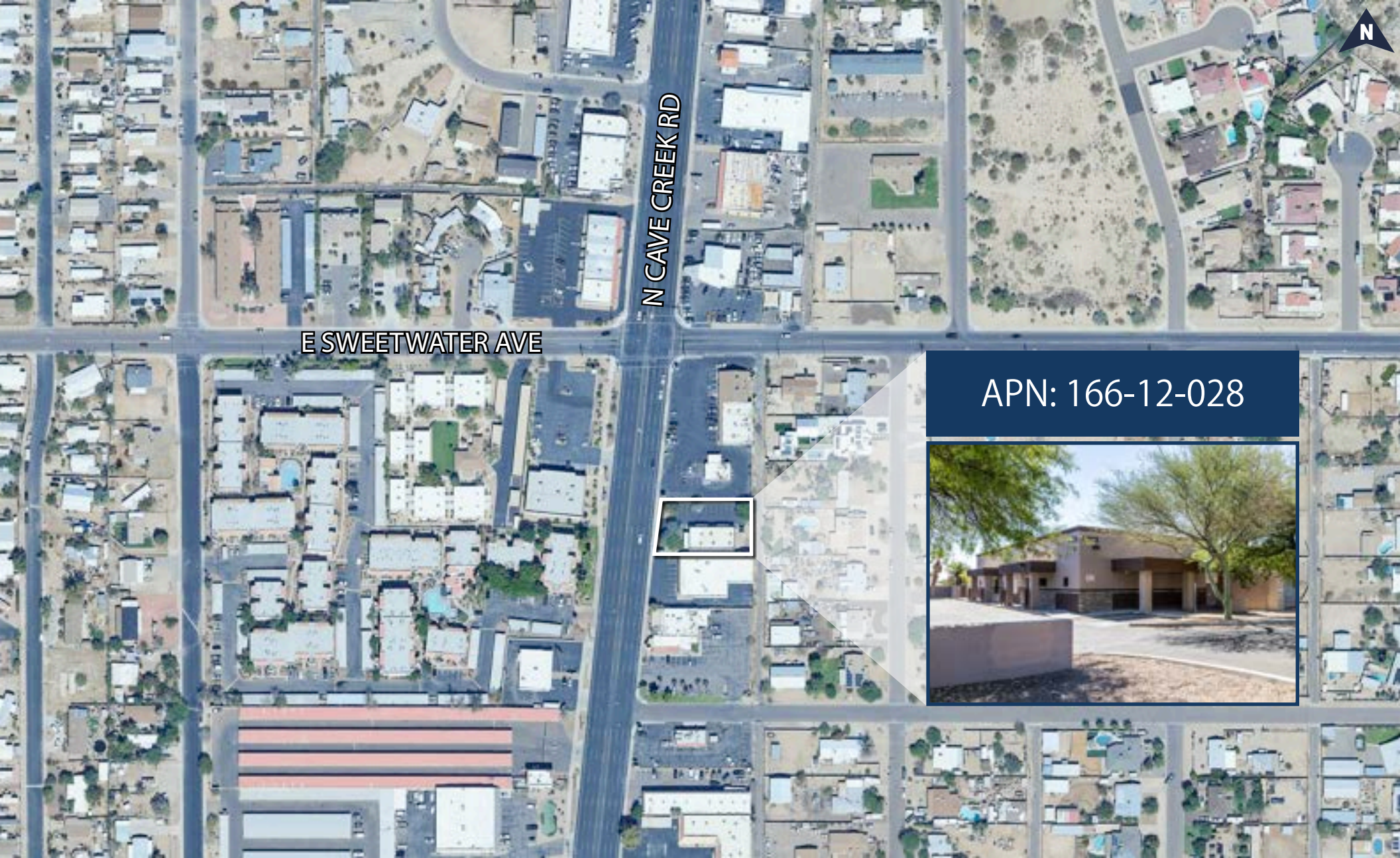
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# PARCEL MAP



# 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**

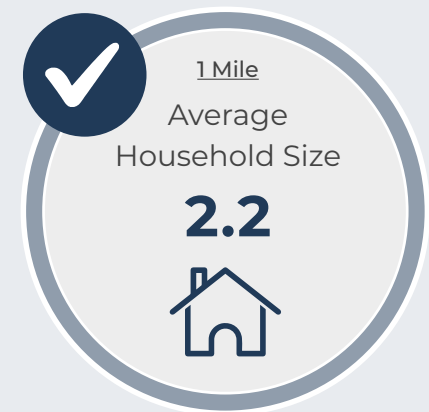
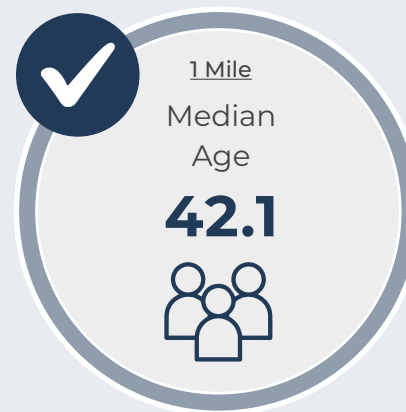
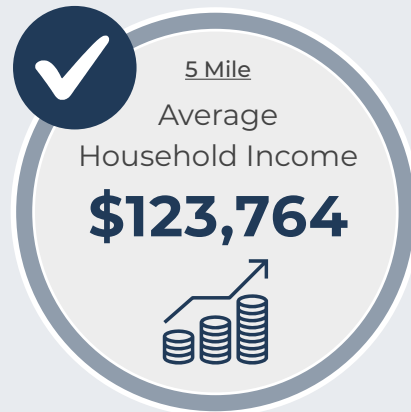
MAYO CLINIC

**9.4 MILES, 16 MINUTE DRIVE**

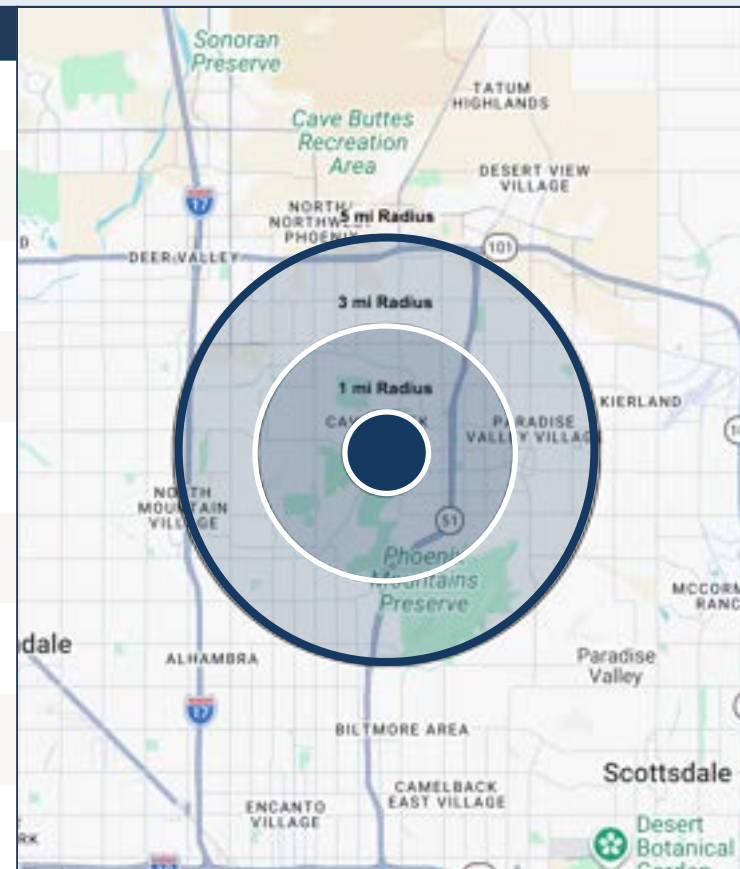
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**14.8 MILES, 18 MINUTE DRIVE**

# DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,574	139,986	<b>425,784</b>
Estimated Population:	11,186	112,844	317,099
Average Household Income:	\$99,151	\$115,730	<b>\$123,764</b>
Median Age:	<b>42.1</b>	40.4	39.3
Average Household Size:	<b>2.2</b>	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.



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**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.