



Blue Ribbon Center

OFFERING MEMORANDUM | 15026 NORTH CAVE CREEK ROAD | PHOENIX, AZ

Exclusively Listed by

Paul Andrews - Director - Commercial Real Estate Advisory | (650) 888-8960

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Location Overview



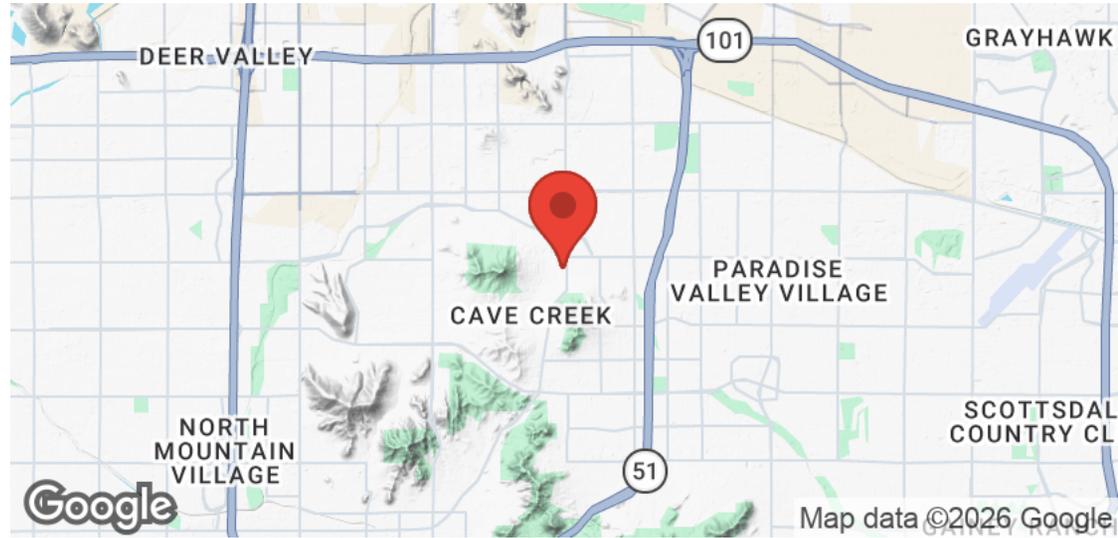
The Blue Ribbon Center, optimally located on the northwest corner of North Cave Creek and East Nisbet Roads, is situated nearby many Retail, Entertainment, Hospitality and Lifestyle Amenities. There is direct, fast access to the AZ-51 (Piestewa Freeway) and Loop 101, connecting the area seamlessly to surrounding employment centers and the greater Phoenix metro area. The property's intersection boasts a traffic count of 31,785 VPD.

- Amenities: The surrounding area near the property features a high-density, affluent retail and entertainment hub anchored by premier shopping centers. Local employees and residents enjoy immediate access to top-tier dining, curated boutiques, diverse entertainment venues, medical hospitality and proximity to major Scottsdale and Phoenix recreation hubs, creating an upscale lifestyle environment.
- Premium Retail & Shopping: Within minutes, the area offers high-traffic retail centers, including Desert Ridge Marketplace and Paradise Valley Mall, featuring major anchors such as Starbucks, Target, Whole Foods Market, Sprouts and REI, alongside many popular boutique shops.
- Dining & Entertainment Hubs: The area features a vibrant culinary scene with extensive casual and fine dining options, particularly concentrated around the Cave Creek Road / 101 corridor as well as nearby Kierland / Scottsdale Quarter. Entertainment venues include major cinema complexes and family-oriented attractions like the Musical Instrument Museum.
- Recreation & Lifestyle: Proximity to expansive outdoor recreation, including the adjacent North Mountain Park, Lookout Mountain and the Phoenix Mountain Preserves as well as many local golf courses, provides an active lifestyle component, attracting residents and visitors. Many hotels and resorts are located minutes away, including the JW Marriott at Desert Ridge, Marriott Canyon Villas, Hilton Tapatio Cliffs, Embassy Suites and Westin Kierland located minutes away. Paradise Valley Community College is also located just a few miles to the northeast.
- Medical Facilities: There is a strong, diversified local healthcare network featuring major hospital systems and high-quality medical care facilities. These providers include the Abrazo Scottsdale Campus, HonorHealth - John C Lincoln and Deer Valley Medical Campuses, as well as the internationally renowned Mayo Clinic of Arizona which is just 7 miles away. Residents also have quick access to other numerous Urgent Care locations and other medical care providers.

Offering Information



Price:	\$1,095,000
Building SF:	5,976
Price / SF:	\$183
Lot Size:	17,860 SF
Year Built:	1989
Signage:	Pylon Monument
Street Frontage:	100 Feet - North Cave Creek Rd 180 Feet - East Nisbet Rd
Construction Type:	Concrete Tilt-Up
Roof:	Flat - Replaced in 2019
HVAC:	Seven separate roof units
Parking:	16 Total - 15 stalls w/ 1 Handicap
Parking Ratio:	3.53 / 1000
Zoning:	C2
Permitted Uses:	Inquire w/ City of Phoenix Planning Dept
Power:	2 Phase - 220 Amps
Signal Intersection:	East Greenway Road
Traffic Count:	31,785 cars / day
Utilities:	APS
APN:	214-52-021
Floors:	1
Occupancy:	Vacant in 30 days of COE
Supplemental Income:	Seller can lease back 1,200- 1,500 sf of bldg after COE, if Buyer desires
Expandable Square Footage :	Current: 5,976 sf (33.4% Coverage) Expanded: 8,938 sf (50% Coverage)
Security Sytem:	Sophisticated Video Security System Available
Property Perimeter	Property fully fenced w/ 3 large rolling west, east and south gates



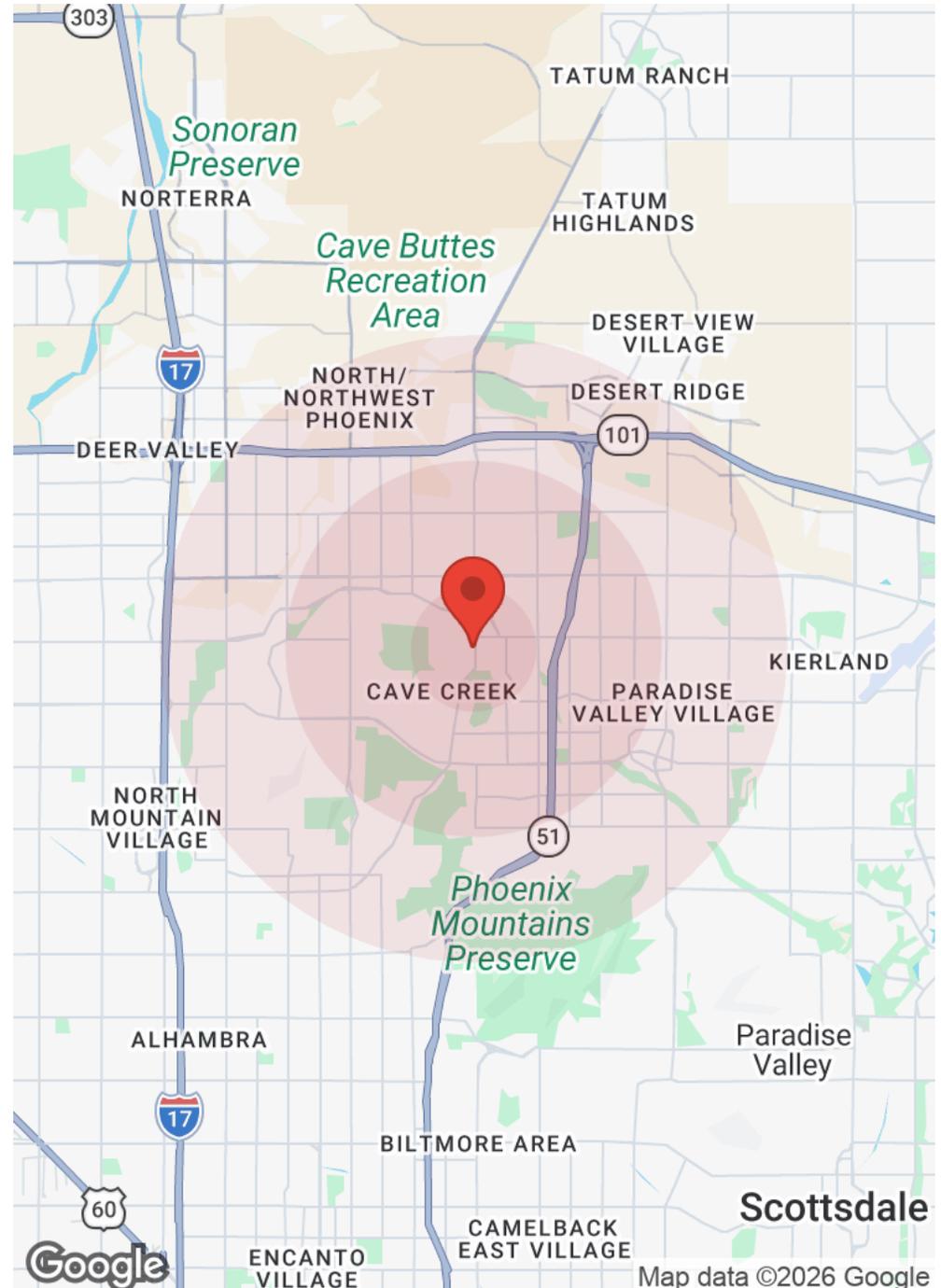
Retailer Locations



Demographics Report



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,023	66,595	152,585
	Female	7,676	68,069	154,042
	Total Population	15,699	134,664	306,626
Age	Ages 0-14	2,840	22,072	51,966
	Ages 15-24	2,090	15,513	35,142
	Ages 25-54	6,521	56,150	127,084
	Ages 55-64	1,886	17,549	39,681
	Ages 65+	2,358	23,381	52,754
Race	White	7,730	77,970	177,046
	Black	810	7,097	15,883
	Am In/AK Nat	141	1,131	2,668
	Hawaiian	13	162	399
	Hispanic	5,887	36,992	81,348
	Asian	642	6,652	18,949
	Multi-Racial	418	4,255	9,567
	Other	57	404	767
Income	Median	\$75,079	\$83,079	\$88,472
	< \$15,000	651	4,056	8,615
	\$15,000-\$24,999	252	2,786	6,100
	\$25,000-\$34,999	441	3,646	7,984
	\$35,000-\$49,999	737	6,979	13,657
	\$50,000-\$74,999	840	9,043	19,111
	\$75,000-\$99,999	760	7,809	17,072
	\$100,000-\$149,999	953	11,028	23,671
	\$150,000-\$199,999	665	5,625	13,339
> \$200,000	548	7,095	19,786	
Housing	Total Units	6,384	63,487	141,860
	Occupied	5,848	58,067	129,335
	Owner Occupied	3,345	33,020	75,967
	Renter Occupied	2,503	25,047	53,368
	Vacant	536	5,420	12,525



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