

Free-Standing Retail/Auto for Sale or Lease

11210 N. Cave Creek Road, Phoenix, AZ

DO NOT DISTURB TENANT



Property Information

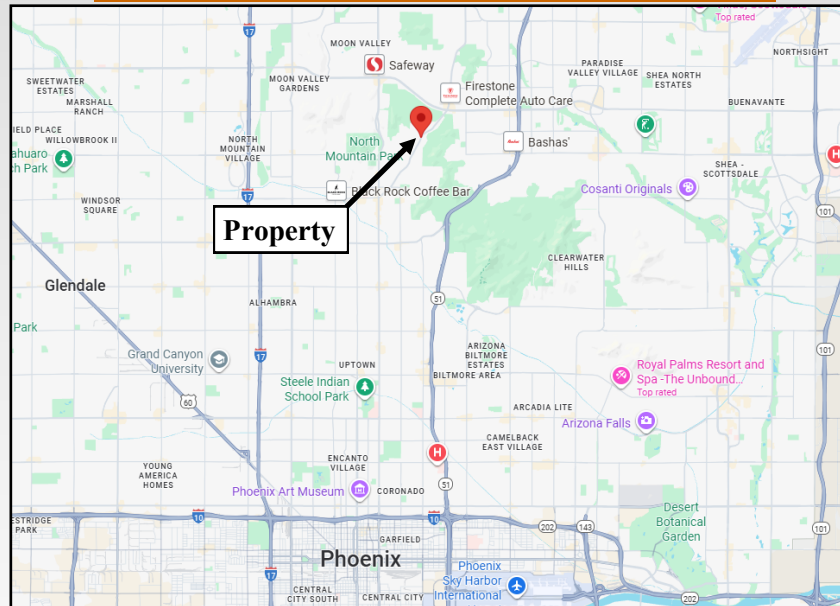
- Availability:** 5,040 SF
- Sale Price:** Call For Details
- Lease Rate:** \$24.00/SF
- Lease Type:** Triple Net
- Year Built:** 1964
- Site Area:** *16,757 SF
- Parcel#:** 159-21-058B & 159-21-039J
- Zoning:** C-2, City of Phoenix

Comments:

- Well suited for independent or regional collision shop, mechanic shop, tire shop, auto repair or specialty automotive business.
- Bake paint booth.
- 2 hydraulic lifts.
- Excellent frontage and access allow for easy customer entry and exit - an important advantage for automotive service operations.
- Established automotive corridor with complementary commercial uses that drive consistent traffic throughout the day.
- Strong exposure for branding and signage, helping automotive businesses attract repeat and first-time customers alike.
- Secured lot.
- Updated electric.

*Per Maricopa County Assessor

Location Map



Exclusively Represented by:

Robert Nolan

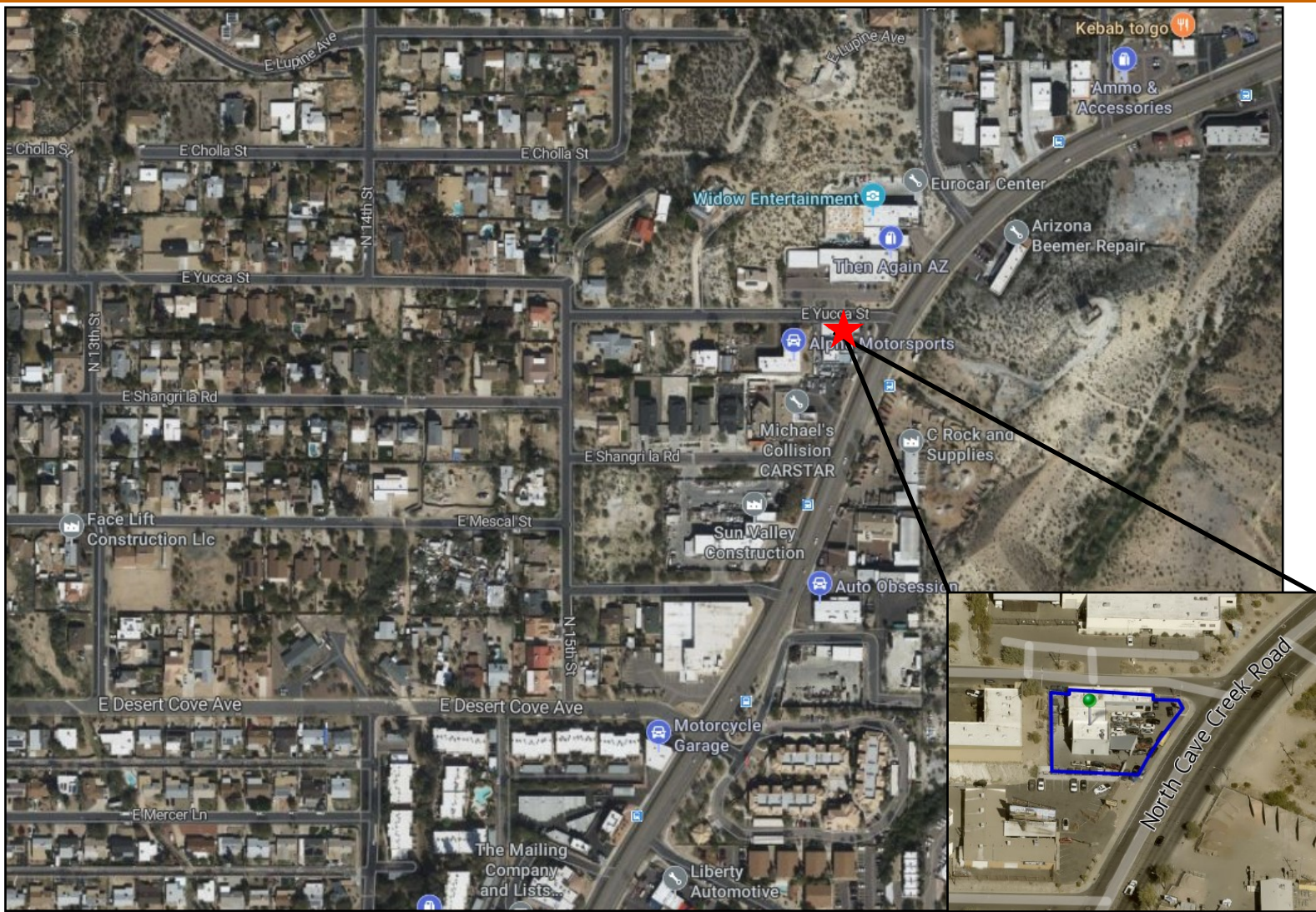
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Aerial - 11210 N. Cave Creek Road



Auto-oriented commercial property with excellent Cave Creek Road exposure in North Phoenix. Ideal for auto repair or service use, offering strong visibility, easy access and proximity to dense residential neighborhoods that support consistent automotive demand.



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	9,429	97,787	340,402
Average HH Income:	\$83,077	\$98,107	\$91,256

Traffic Counts

N. Cave Creek Road 51,754 VPD

Source: CoStar 2025

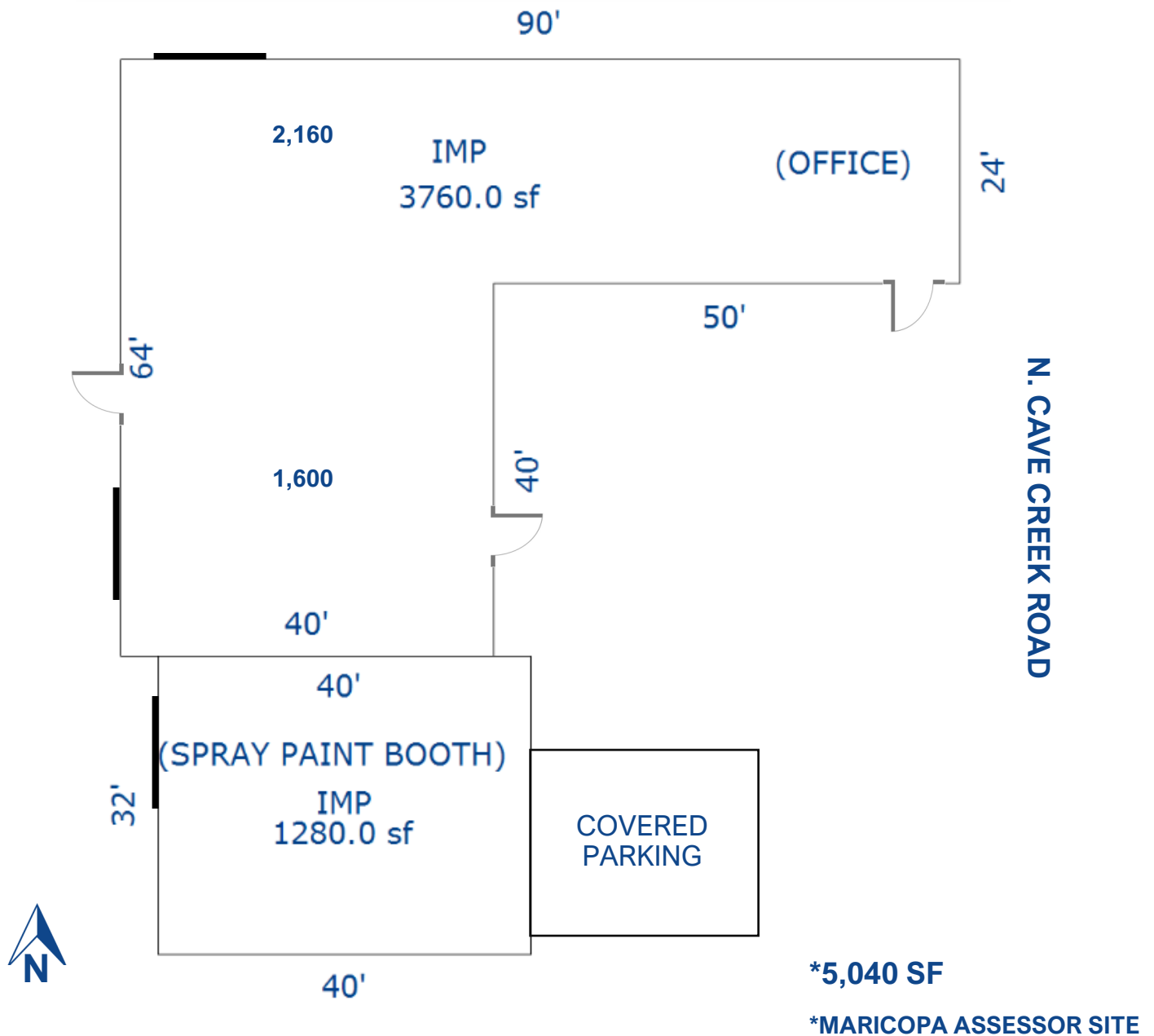
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Site Plan - 11210 N. Cave Creek Road



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