

# Carefree Highway Plaza

NEC 51st St & Carefree Hwy | NWC 52nd St & Carefree Hwy  
Cave Creek, AZ



# NEC 51st St & Carefree Hwy

Cave Creek | AZ 85331



## Property Info



Lot 1: ±87,904 SF  
Lot 2: ±86,118 SF  
Total Lot Size: ±174,022 SF  
±3.99 Acres  
Zoned: Commercial Buffer,  
Town of Cave Creek  
APN: 211-47-088A - Lot 1  
211-47-087A - Lot 2

## Traffic Counts



51st St :: ±19,807 VPD  
Carefree Hwy :: ± 31,564 VPD  
Cave Creek Rd :: ± 16,961 VPD

# Conceptual Renderings

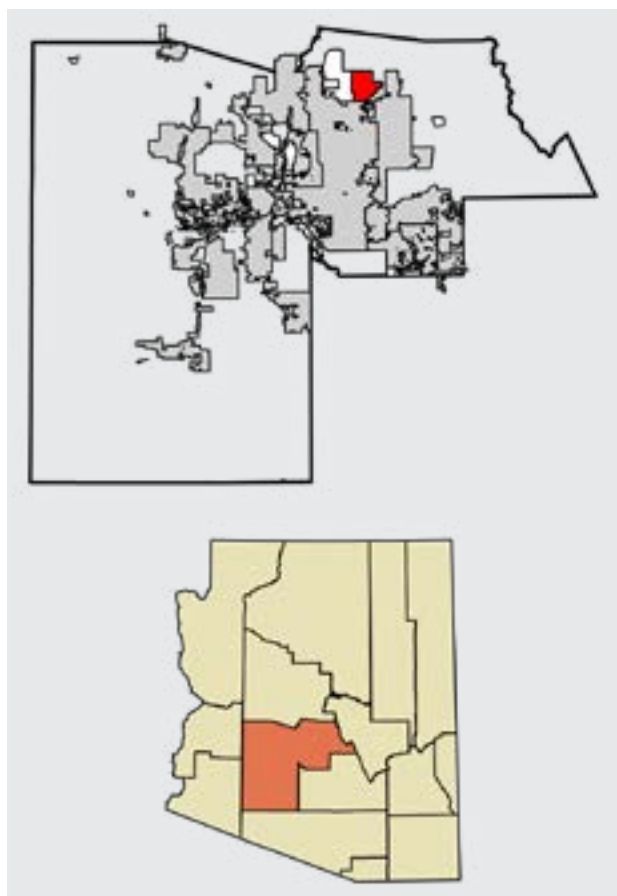


# Cave Creek, Arizona

- Excellent access and visibility Carefree Hwy
- High Growth Area
- Historical appeal as a quality place to live, work and recreate
- Unique Southwest village theme
- Central location



**CAVE CREEK**  
ARIZONA

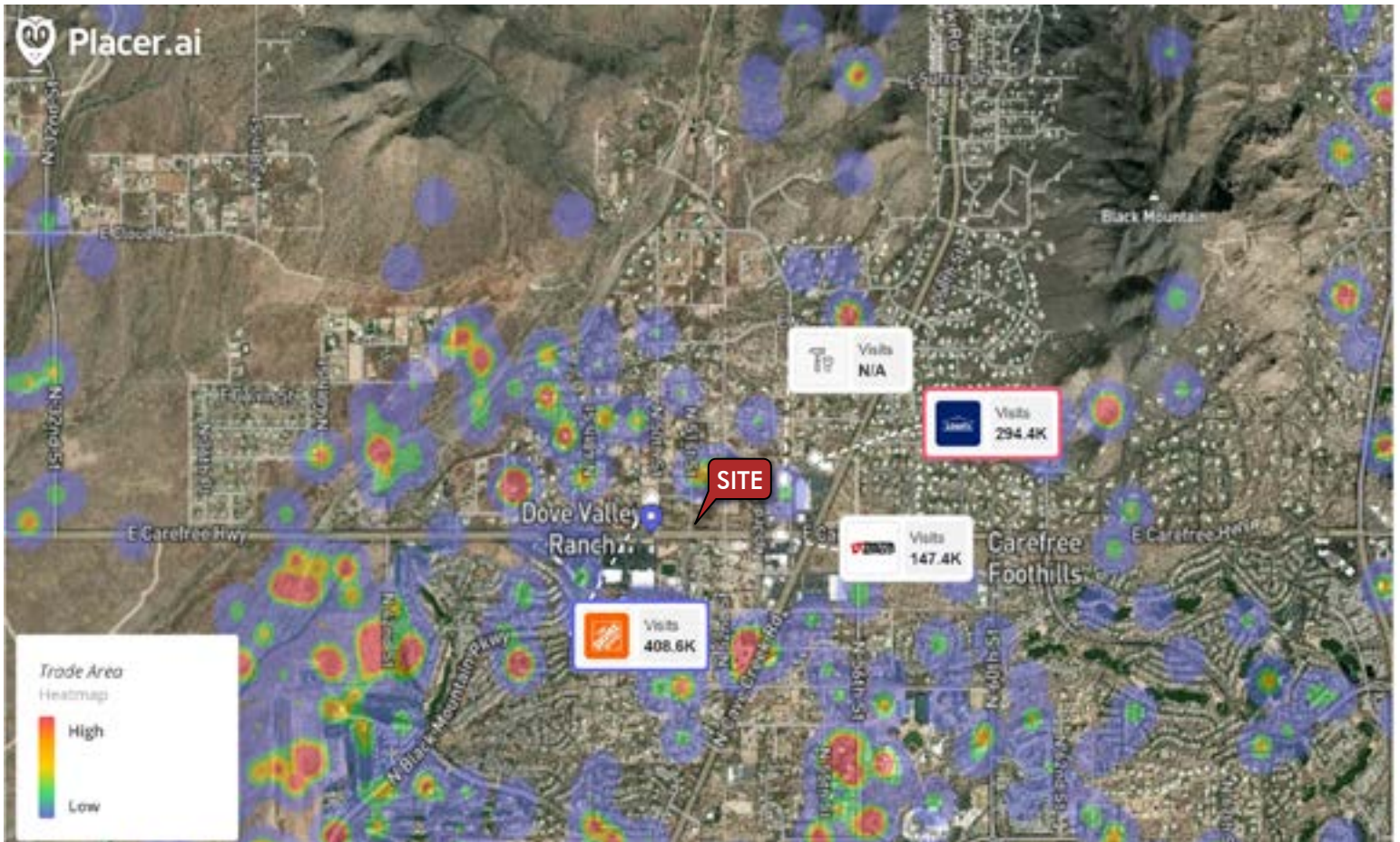


Cave Creek is a town in the Sonoran Desert. It sits in northern Maricopa County on the northern edge of Paradise Valley, with mountains rising to the north that eventually connect with the New River Mountains and the Black Hills. It is 33 miles north of downtown Phoenix, although the Phoenix city limits extend north to Cave Creek's southern border. The town is bordered to the east by the town of Carefree, to the west by unincorporated New River, and to the north by Tonto National Forest. Elephant Mountain rises to an elevation of 3,926 feet in the northernmost part of the town. Local landmark Black Mountain, elevation 3,398 feet, is in the southern part of town on the border with Carefree.

Along Cave Creek's quaint main street visitors can while away many happy hours rummaging through quirky curio shops, upscale western shops and funky stores. From western wear to consigned designer fashions, home accessories, Native American crafts, pottery, postcards and souvenirs to fine art and furnishings, Cave Creek has an eclectic mixture of shopping. Well-known saloons, live entertainment, authentic south-western food, ranch style BBQ and fine dining have established Cave Creek's reputation as one of the most recognized and charming Western towns in the U.S.

| Demographics                            | ±1 Mile   | ±3 Miles  | ±5 Miles  |
|---|-----------|-----------|-----------|
| 2022 Population - Current Year Estimate | 3,096     | 22,973    | 46,169    |
| 2027 Population - Five Year Projection  | 3,144     | 23,738    | 47,766    |
| 2020-2022 Annual Population Growth Rate | 0.81%     | 1.26%     | 1.01%     |
| 2022-2027 Annual Population Growth Rate | 0.31%     | 0.66%     | 0.68%     |
| 2022 Households - Current Year Estimate | 1,201     | 9,503     | 19,210    |
| 2027 Households - Five Year Projection  | 1,219     | 9,816     | 19,881    |
| 2022 Average Household Income           | \$162,024 | \$183,033 | \$180,846 |
| 2027 Average Household Income           | \$191,729 | \$209,379 | \$205,992 |

# Trade Area Map



## Contact Us

**R. Max Bippus**  
Senior Vice President  
+1 602 735 5518  
max.bippus@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.