

FOR SALE OR LEASE

10828 N Cave Creek Rd

Phoenix, AZ 85020



\$2,600,000
SALE PRICE







\$13,075/month
\$15/SF NNN
RENTAL RATE

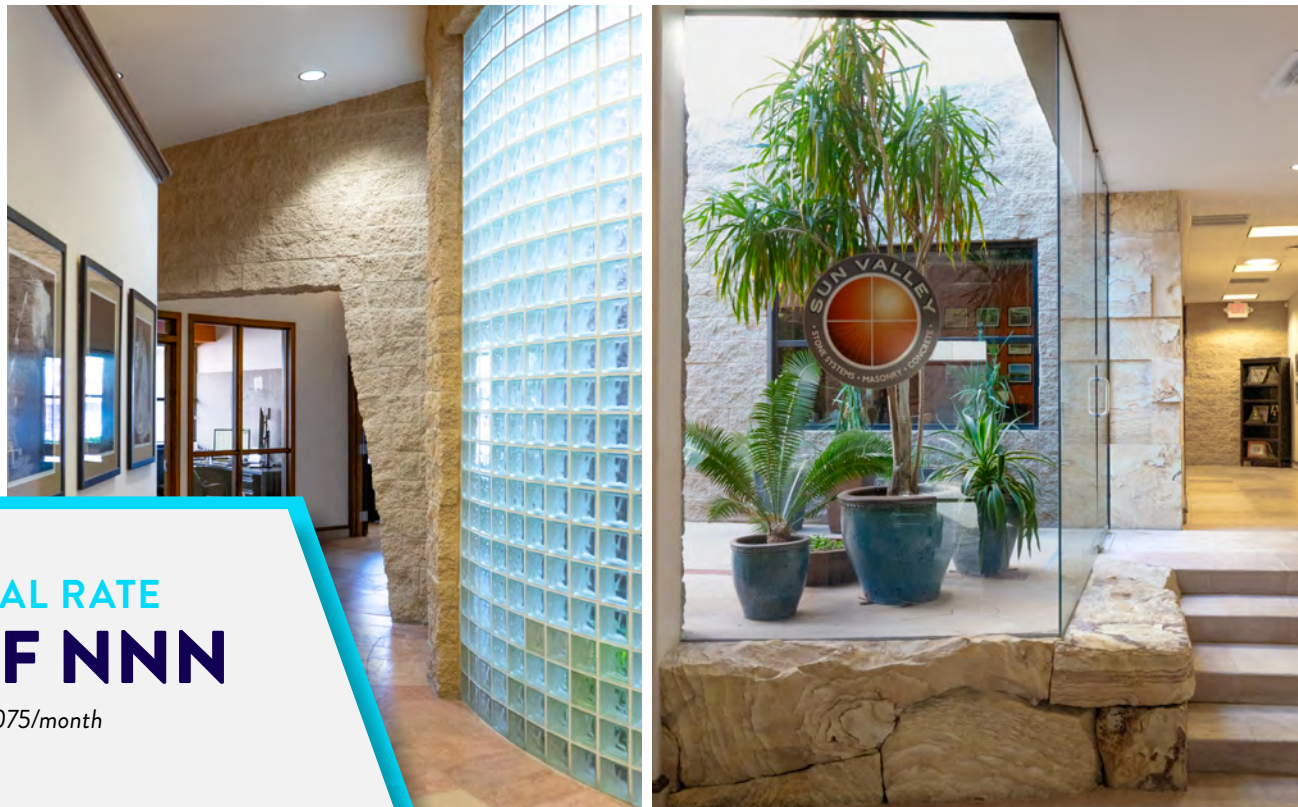
Property Summary

PROPERTY DETAILS

Total SF	10,460 SF
Building	Office
Land Size	.99 Acres
Parking	4/1000 (40 Spaces)
Built	1991 (Fully Renovated 2010)
Zoned	C-2
Furniture	Can be Leased With or Without Furniture

FEATURES & AMENITIES


-  Courtyard
-  LED Lighting
-  Break Room
-  Alarm System
-  Training Room
-  Within 2 miles of Route 51



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RENTAL RATE
\$15/SF NNN
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 Can be Leased With or Without Furniture

FLOOR PLAN

10,460 SF

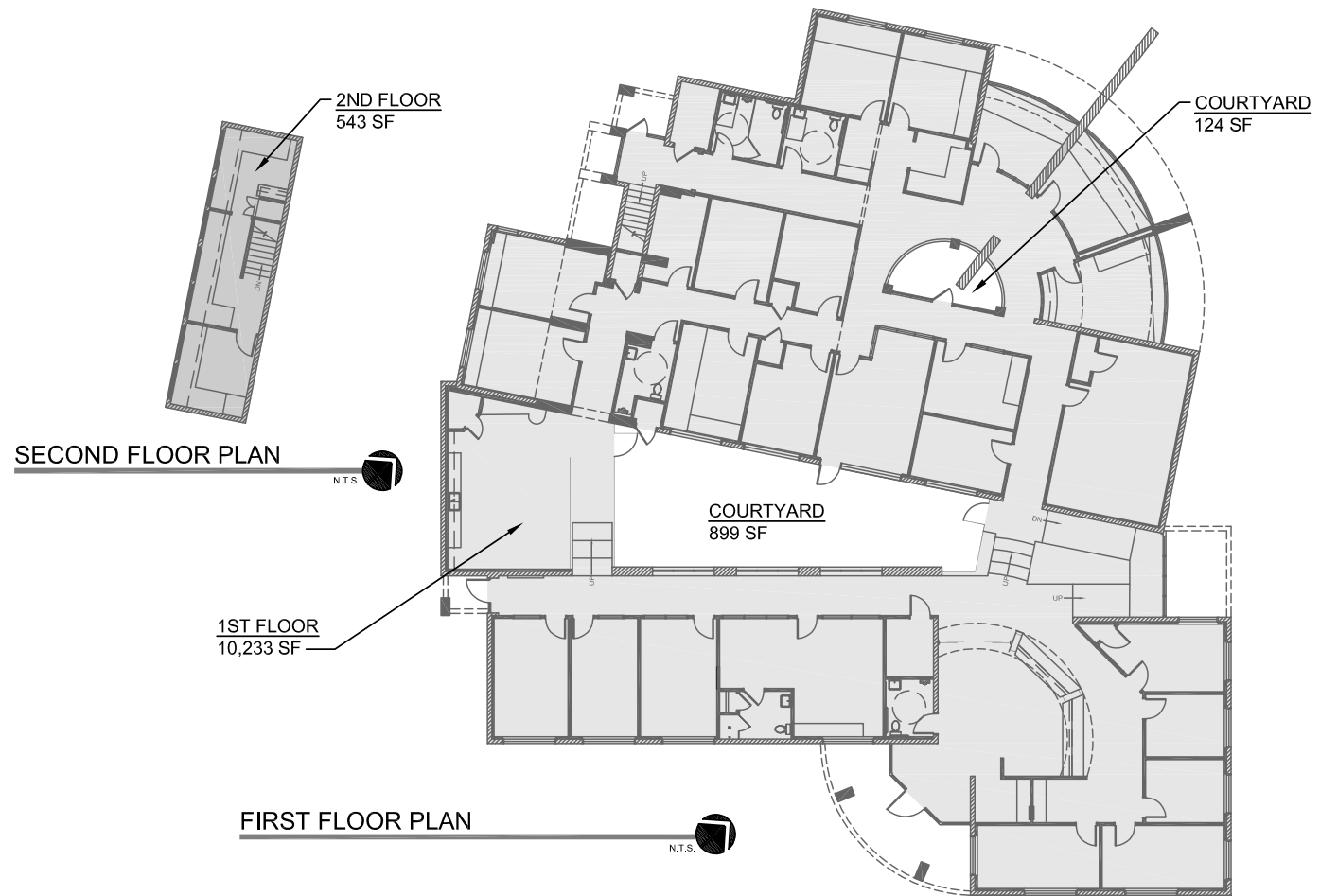
20
OFFICES

4
CONFERENCE
ROOMS

5
BATHROOMS

1
STORAGE ROOM

1
COURTYARD



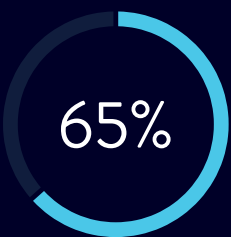
Phoenix, AZ

DEMOGRAPHICS

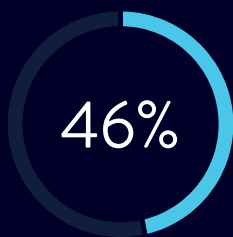
	5 Miles	10 Miles	20 Miles
Current Population	330,593	1,302,623	3,195,368
2028 Population Projection	339,856	1,369,175	3,410,868
Households	143,470	531,177	1,238,353
Median HH Income	\$85,676	\$86,406	\$89,717
Total Businesses	16,982	77,565	153,907
Total Employees	123,909	692,375	1,351,594

POPULATION

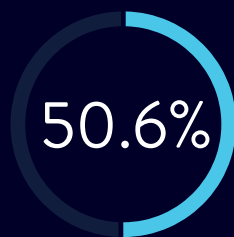
Within 30 Minutes



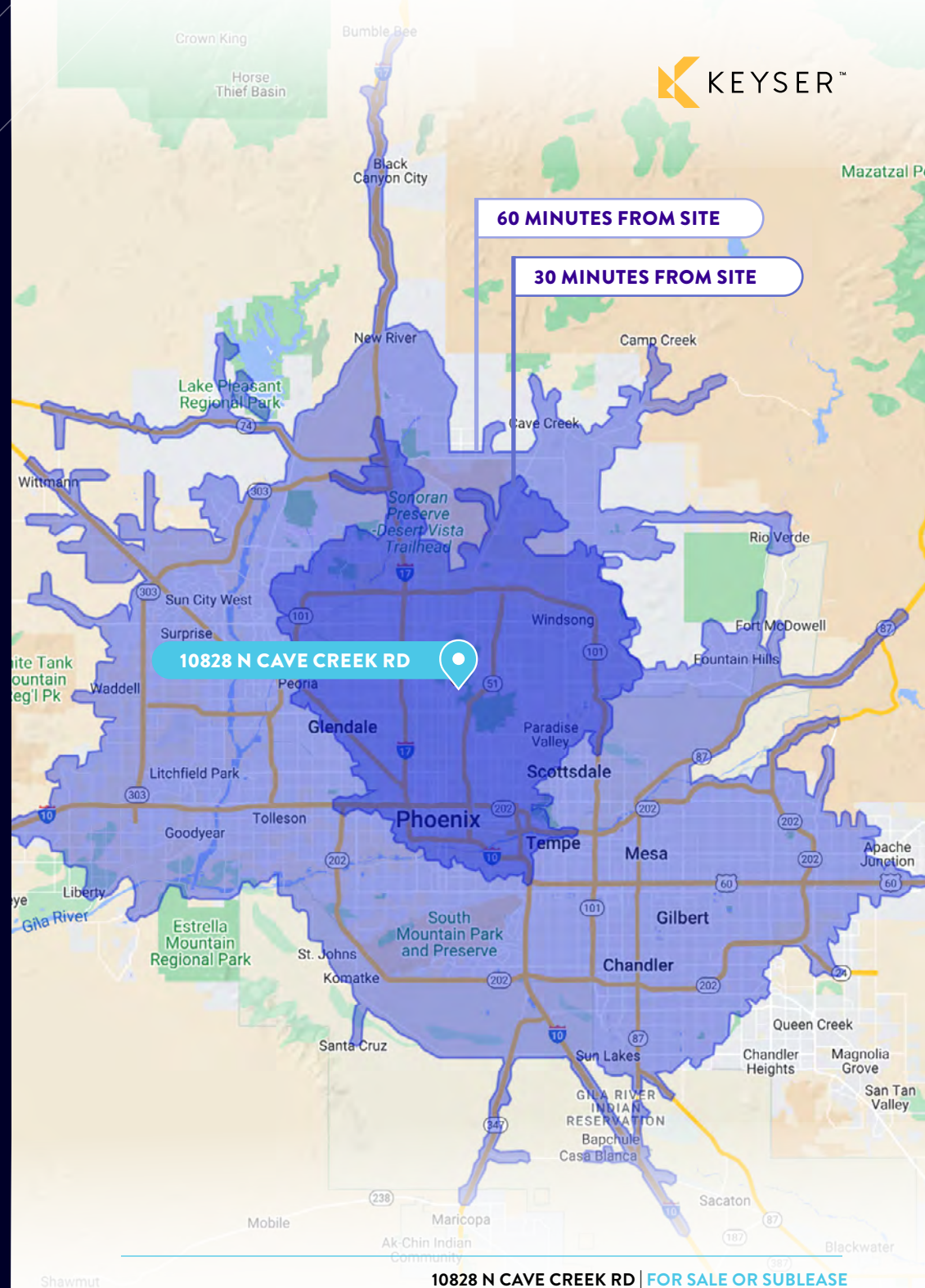
Office Workers



Associates Degree or Higher



Drive Less than 30 Minutes to Work



Nearby Amenities



RESTAURANTS

- | | | |
|--------------------------|---------------|----------------|
| Cafe Rio | First Watch | Pei Wei |
| Baja Fresh | Five Guys | Port of Subs |
| Blimpie | Jersey Mike's | Potbelly |
| Cafe Zupas | Jimmy Johns | Red Lobster |
| Buffalo Wild Wings | Longhorn | Red Robin |
| California Pizza Kitchen | Mod Pizza | Smash Burger |
| Cava | Noodles & | Snooze |
| Chili's | Company | Subway |
| Chipotle | Olive Garden | The Habit |
| Firehouse Subs | Outback | Torchy's Tacos |
| | Steakhouse | Twin Peaks |



HOTELS

- | | | |
|-------------------|----------------|-----------------|
| Courtyard | Comfort Inn | Homewood Suites |
| Autograph | Embassy Suites | Motel 6 |
| Collection Hotels | Extended Stay | Red Roof |
| Best Western | America | |
| Hotels | Hampton Inn | |
| Econolodge | Hilton | |



ENTERTAINMENT

- | | |
|---------|-------------------|
| AMC | Castles and |
| AMF | Coasters |
| Bowlero | Peter Piper Pizza |



10828 N CAVE CREEK RD | FOR SALE OR SUBLEASE

PHOENIX METRO AREA

Higher Education



GRAND CANYON UNIVERSITY

Top Programs



NURSING



BUSINESS



HUMAN SERVICES



ARIZONA STATE UNIVERSITY - WEST CAMPUS

Top Programs



BUSINESS



PSYCHOLOGY



BIOLOGY



NORTHERN ARIZONA UNIVERSITY - NORTH VALLEY

Top Programs



BUSINESS



HEALTH



EDUCATION



Economic Development



TSMC Invests \$40B in Phoenix. TSMC's new chip fabrication plant in north Phoenix is the largest foreign direct investment in Arizona's history.



PetSmart has revolutionized the pet supply industry. With pet companionship growing, PetSmart sees the valley as pivotal to its continued growth.



Phoenix is growing as a semiconductor hub. ASM is one of many companies that continue to thrive in Phoenix with access to the industry's continued growth and innovation.

CONTACT

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Thank You

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