

C-2 LAND FOR SALE OR LEASE

14630 N CAVE CREEK ROAD | PHOENIX, AZ 85022

C-2 ZONED, CITY OF PHOENIX

FORMER CAR WASH ±4,000 SF

15,774± SF LOT

APN 214-68-078 / 214-68-079A

\$795,000
PURCHASE PRICE

\$5,500/MO
MODIFIED GROSS
LEASE RATE

SUBJECT



For additional information please contact John or Suzanne



John Quatrini
Associate Broker
C 602.859.0506
john@shellcommercial.com



Suzanne Enright
Senior Associate
C 602.471.2981
suzanne@shellcommercial.com

OFFICE 480.443.3992
www.shellcommercial.com

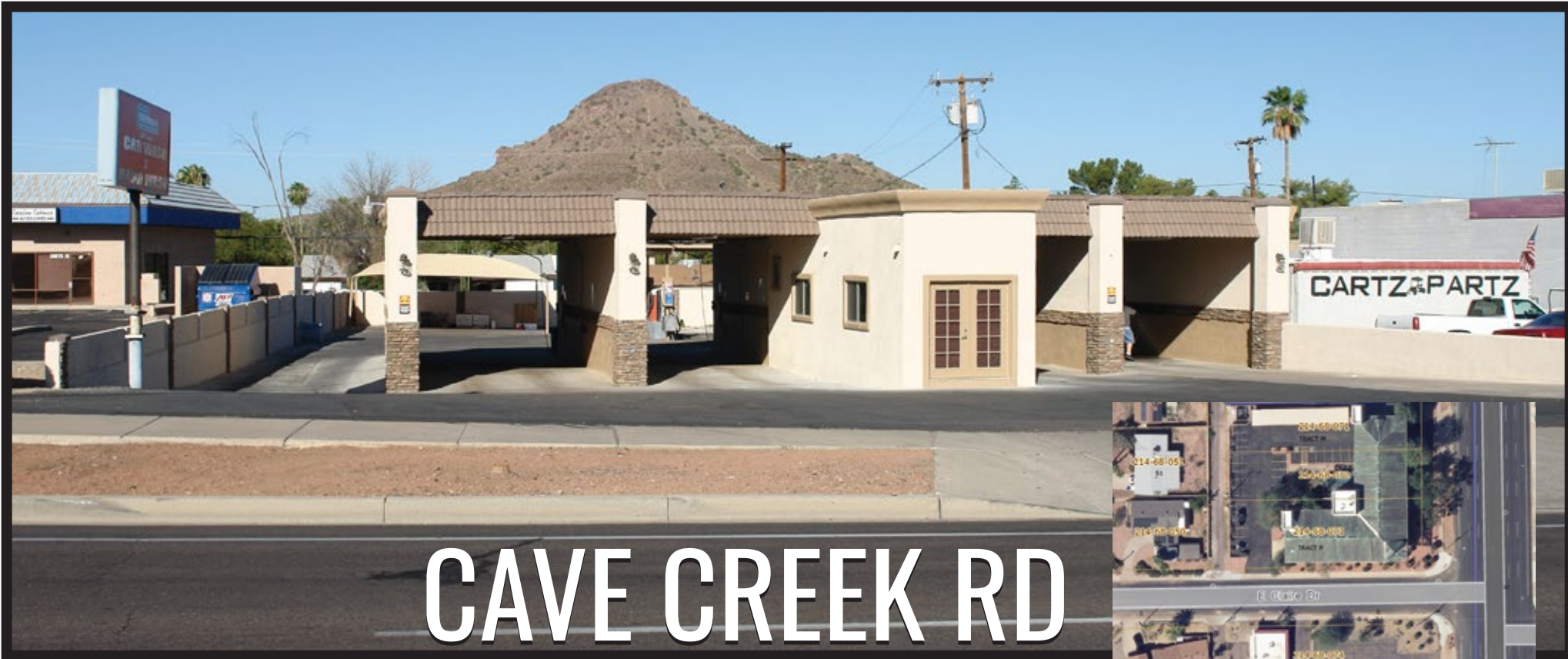


16410 N 91ST ST
SUITE 112 | SCOTTSDALE, AZ 85260

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

14630 N CAVE CREEK ROAD | PHOENIX, AZ 85022

FORMER CAR WASH



PROPERTY TYPE: Commercial lot with former car wash (±4,000 sf)

LOT SIZE: 15,774± sf

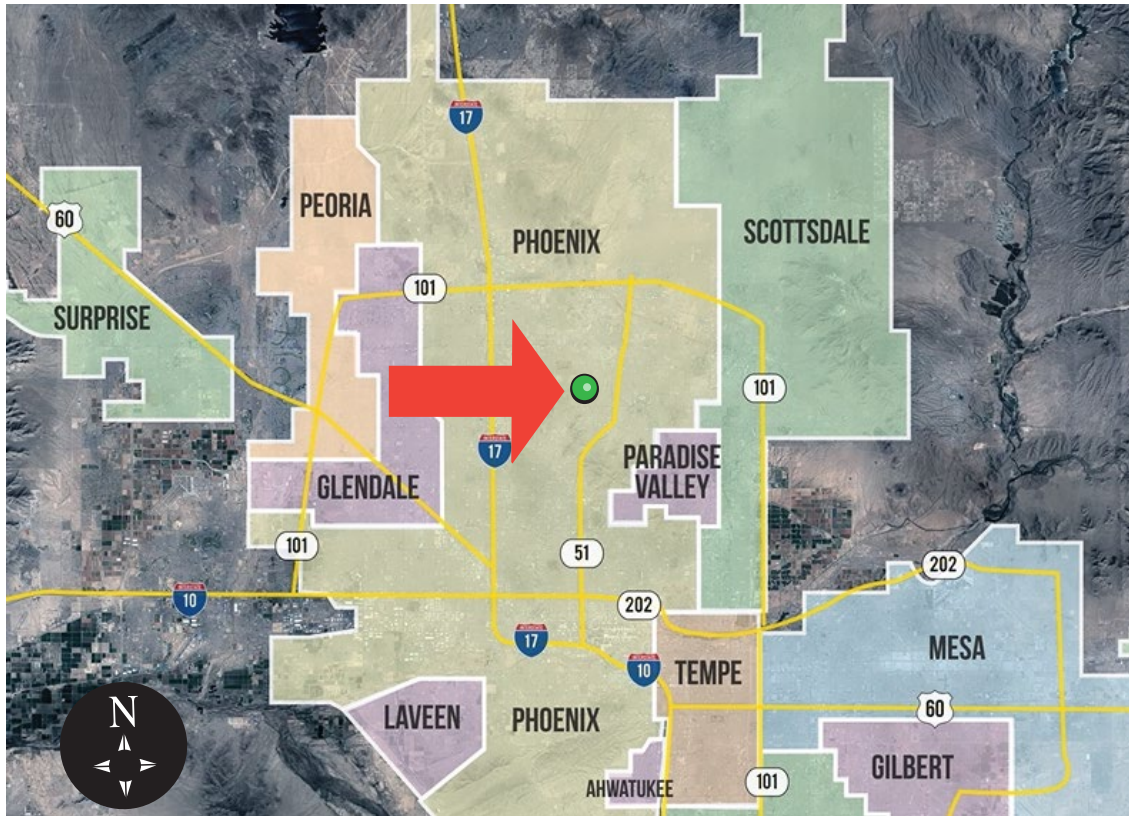
PRICE: \$795,000.00

LEASE RATE: \$5,500.00/Month Modified Gross

ZONING: C-2 City of Phoenix



All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.



CONVENIENTLY LOCATED IN NORTH PHOENIX
EQUIDISTANT TO PHOENIX'S MAIN THOROUGHFARES
AND SURROUNDING CITIES

ANNUAL MARKET RENT GROWTH (PROJECTED*)

RETAIL 9.8%

INDUSTRIAL 12.4%

OFFICE APPROXIMATELY 4%

*According to CoStar 10/2023



DEMOGRAPHICS

WITHIN 3-MILE RADIUS*
*2022 Statistics CoStar

- Population 135,862
- Average income \$86,259
- Median age range 39.90
- Daytime employment 31,394

