

# THE SHOPS AT CAVE CREEK OFFICE BUILDING & PAD

PHOENIX, AZ 85024



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# PROPERTY OVERVIEW

PROPERTY ADDRESS	20330-20350 N Cave Creek Rd & 2340 E Beardsley Rd, Phoenix AZ 85024
PROPERTY TYPE	Retail, Office, & PAD
SALE PRICE	\$6,475,000 (\$146/SF)
CAP RATE	8.16%
BUILDING SIZE	±20,642 SF Retail ±20,762 SF Office + PAD
LOT SIZE	±4.69 AC
YEAR BUILT	2008
ZONING	S-1
PARCEL	213-08-017R
PARKING	220 Spaces (145 Retail, 75 Office)

## PROPERTY HIGHLIGHTS

- Stabilized Mixed-Use Office & Retail Investment
- Prime Location Across from Costco
- Excellent Access off the 101 Freeway
- Surrounded by National Retailers
- Diverse & Reliable Tenant Mix
- Synergistic Office & Retail Layout
- Strong Demographics & Market Fundamentals
- Ample Surface Parking



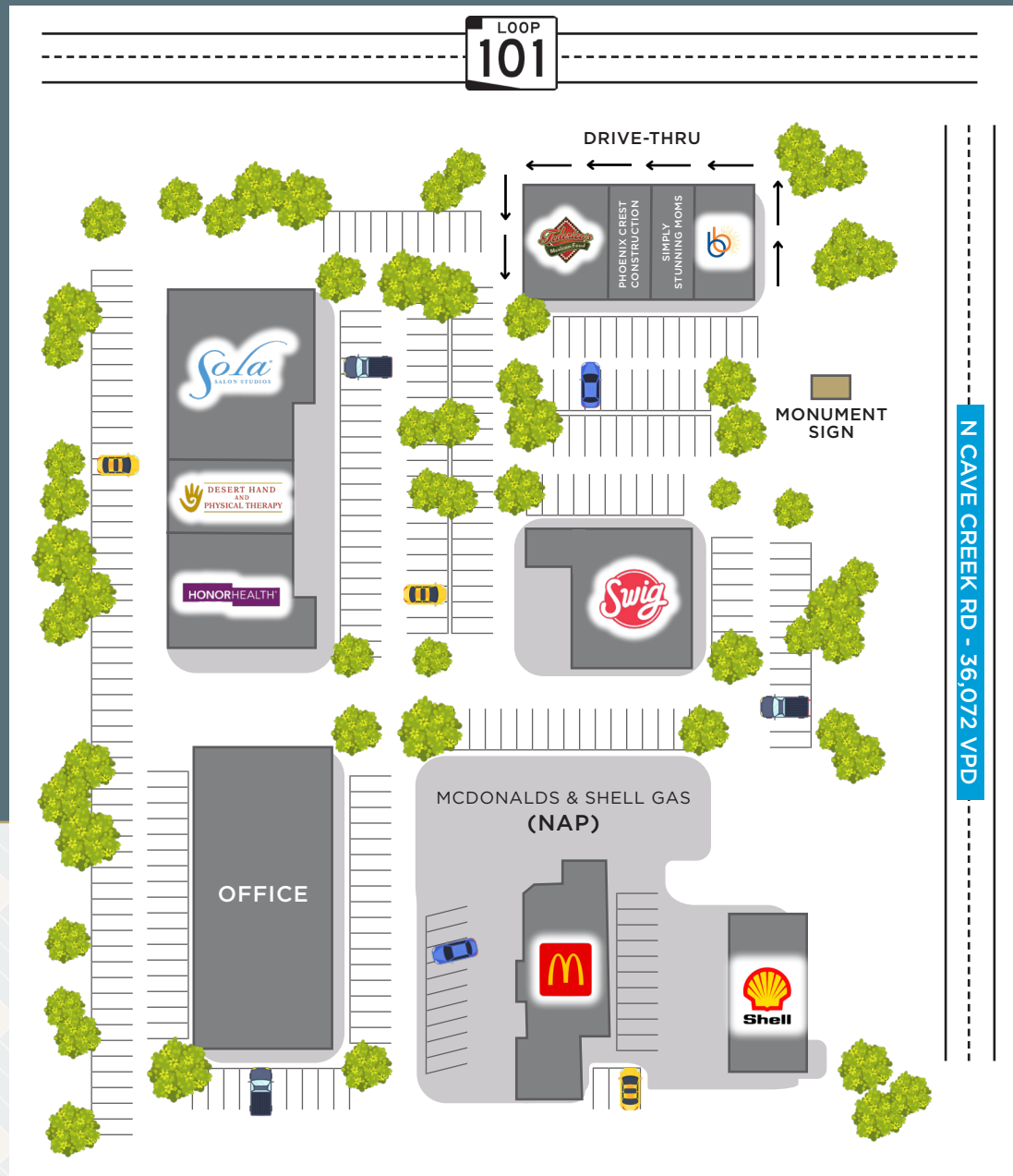


# ADDITIONAL PROPERTY HIGHLIGHTS

- Fully leased, income-generating asset with a complementary mix of professional office and service-oriented retail tenants.
- Strategically positioned directly across from a high-performing Costco, driving consistent daily traffic to the property.
- High-visibility corner location with immediate freeway access, enhancing convenience and exposure for tenants and customers alike.
- Located at a prominent retail intersection alongside McDonald's, Taco Bell, Chase Bank, Cobblestone Auto Spa, and other nationally recognized brands.
- Features a strong lineup of national retailers, regional operators, and local professionals—providing stable income and tenant diversification.
- Thoughtfully designed to support cross-traffic and daytime activity between office and retail users.
- Situated in a high-growth corridor with dense population, strong household incomes, and sustained commercial expansion.
- Onsite parking provides convenient access for both employees and customers.



# SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# KEY RETAIL TENANTS

## HONOR HEALTH

A leading healthcare provider in Arizona, HonorHealth delivers high-quality, patient-focused care through a comprehensive network of hospitals, primary care, and specialty practices. Known for clinical excellence and innovation, HonorHealth enhances property value by driving consistent traffic and serving as a trusted community anchor.

## SOLA SALONS

Sola Salons is a premier provider of move-in-ready salon suites, empowering beauty professionals to own and operate their own businesses. With a strong national presence and consistent client traffic, Sola adds long-term value and vibrancy to any retail or mixed-use property.

## SWIG

Swig is a fast-growing specialty beverage brand known for its customizable sodas, refreshers, and treats. With a loyal customer base and high foot traffic, Swig brings energy, repeat visits, and a strong social media presence—making it a dynamic addition to any retail lineup.

## FEDERICO'S DRIVE-THRU

Federico's is a popular fast-casual restaurant offering authentic Mexican cuisine with a loyal customer following. Known for its 24-hour service, quick turnaround, and craveable menu, Federico's drives consistent traffic and serves as a reliable anchor for high-performing retail centers.

**HONORHEALTH®**



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# KEY OFFICE TENANTS

## ELITE ENT

Elite ENT is a trusted provider of ear, nose, and throat care, offering specialized medical services including audiology, allergy treatment, and sinus care. With a reputation for clinical excellence and steady patient volume, Elite ENT enhances the stability and healthcare mix of any medical or professional office setting.

## AZ EXOTIC ANIMAL HOSPITAL

AZ Exotic Animal Hospital is a premier veterinary clinic specializing in the care of exotic pets, including birds, reptiles, and small mammals. As a unique and in-demand medical service provider, they draw dedicated clientele and add specialty healthcare value to any medical or professional complex.

## CORJL SOFTWARE

Corjl is an innovative software company that empowers users to personalize and edit digital products in real time—ideal for e-commerce platforms like Etsy and Shopify. As a growing tech tenant with a strong digital presence, Corjl brings creativity, stability, and a forward-thinking edge to any office environment.

## CAVCON

Cavcon is a respected general contractor specializing in commercial construction and tenant improvements across Arizona. Known for quality craftsmanship and reliable project delivery, Cavcon brings industry expertise and operational stability to any professional office or business park.





# AERIAL OVERVIEW |





# MONTHLY CASH FLOW

END OF MONTH		1	2	3	4	5	6	7	8	9	10	11	12	12 MONTH PERIOD
		1/01/2026	2/01/2026	3/01/2026	4/01/2026	5/01/2026	6/01/2026	7/01/2026	8/01/2026	9/01/2026	10/01/2026	11/01/2026	12/01/2026	
OFFICE	SF													
AZ Exotic Animal Hospital	2,995	\$5,616	\$5,616	\$5,616	\$5,785	\$5,785	\$5,785	\$5,785	\$5,785	\$5,785	\$5,785	\$5,785	\$5,785	\$68,915
Arizona Pain Specialist	2,816	\$5,810	\$5,810	\$5,810	\$5,984	\$5,984	\$5,984	\$5,984	\$5,984	\$5,984	\$5,984	\$5,984	\$5,984	\$71,287
Cavcon Builders	1,900	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$3,564	\$42,769
CavCon Builders, LLC	476	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$12,119
Podboys, LLC dba Foothills Podiatry	1,390	\$2,863	\$2,863	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$35,218
Corjl Software, LLC	4,587	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$10,321	\$123,849
DMSi, Inc.	1,935	\$4,193	\$4,193	\$4,193	\$4,193	\$4,193	\$4,193	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,065
Elite ENT, LLC	3,246	\$6,687	\$6,687	\$6,687	\$6,687	\$6,687	\$6,687	\$6,687	\$6,914	\$14,243	\$14,243	\$14,243	\$14,243	\$110,692
RETAIL														
CSL Properties LLC, dba Sola Salons	7,470	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$10,583	\$126,992
Arizona Desert Hand Therapy	2,340	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$6,240	\$74,880
Honor Health	4,117	\$8,076	\$8,076	\$8,076	\$8,076	\$8,076	\$8,076	\$8,076	\$8,320	\$8,320	\$8,320	\$8,320	\$8,320	\$98,133
Best Brains Learning Center	1,612	\$2,418	\$2,418	\$2,418	\$2,418	\$2,418	\$2,491	\$2,491	\$2,491	\$2,491	\$2,491	\$2,491	\$2,491	\$29,524
Simply Stunning Moms	1,100	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$28,600
PHX Crest Construction	1231	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$1,847	\$22,158
Federico's Mexican Restaurant	2,200	\$7,781	\$7,781	\$7,781	\$7,781	\$7,781	\$7,781	\$8,014	\$8,014	\$8,014	\$8,014	\$8,014	\$8,014	\$94,765
SWIG PAD	4,441	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	\$75,000
<b>RENTAL INCOME</b>		<b>\$85,641</b>	<b>\$85,641</b>	<b>\$85,727</b>	<b>\$86,070</b>	<b>\$86,070</b>	<b>\$86,142</b>	<b>\$86,501</b>	<b>\$86,972</b>	<b>\$94,301</b>	<b>\$94,301</b>	<b>\$94,301</b>	<b>\$94,301</b>	<b>\$1,065,965</b>

\*Blue shaded area denotes rental increase

\*\*Gray shaded area denotes upcoming expiration



# FINANCIAL SUMMARY

<b>Property Size (SF)</b>	±44,342 SF
<b>INCOME</b>	
Rental Income	\$1,065,965
CAM Reimbursement	\$219,041
Additional Income	\$1,458
<b>Gross Operating Income</b>	<b>\$1,286,464</b>
<b>Vacancy Factor</b>	<b>(\$53,298)</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$1,233,166</b>
<b>EXPENSES (2025 Budget)</b>	
Ground Lease	\$270,486
Landscaping	\$28,207
Security/Fire	\$9,778
Repairs & Maintenance	\$102,959
Utilities	\$85,067
Insurance	\$27,175
Office/Administration	\$735
Professional Fees	\$3,000
Property Taxes	\$134,894
Property Management	\$42,639
<b>TOTAL EXPENSES</b>	<b>\$704,940</b>
<b>NET OPERATING INCOME</b>	<b>\$528,227</b>

## GROUND LEASE

- \$270,486/yearly through June 30, 2055 (Flat rate, no increases through the end of the term)
- Option to Purchase



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