

# ±13,813 SF PRIME RETAIL FOR LEASE

5400 EAST CAREFREE HIGHWAY | CAREFREE, ARIZONA 85331



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

# RETAIL FOR LEASE

CAREFREE, ARIZONA

5400 E. Carefree Highway | Carefree, AZ 85331

The former CVS building, located at 5400 E. Carefree Highway in Carefree, AZ 85331, presents an exceptional opportunity for lease. With its prime location, this spacious commercial property offers immense potential for a variety of businesses. Boasting a prominent position along the bustling Carefree Highway, the building enjoys high visibility and excellent foot traffic.



## Property Details

Its well-maintained exterior, ample parking space, and modern architectural design make it an appealing choice for retailers, restaurants, or office spaces. With its strategic location and versatile layout, the former CVS building promises to be an ideal space for entrepreneurs seeking a thriving business venture in the heart of Carefree, Arizona.

- **Lease Rate: \$29.75/SF YR NNN**
- **Building Size: ±13,813 SF**
- Single Tenant Not Divisible
- Land Size: 2.79 Acres
- APN: 211-47-006G
- 2 Rest Rooms
- 5.79:1000 Parking Ratio
- Built in 2003
- Highly Affluent Northern Suburb of Phoenix
- Frontage on Both N Cave Creek Rd and Carefree Highway
- Heavily Trafficked Signalized Intersection with Dedicated Turn Lane
- Near National Retailers Lowes, Starbucks, Home Depot & Sprouts Market
- Beautiful Architecture Design Mandated by Strict Carefree, AZ Guidelines
- Existing Drive Thru



**SITE**

E CAREFREE HWY

E CAREFREE HWY

frus  
FOOD & DRUG STORES

NextCare  
URGENT CARE

Firestone

THE HOME DEPOT

Abrazo  
Arizona Heart Hospital  
A Satellite Of Abrazo Arrowhead Campus

Dunn-Edwards  
PAINTS

STARBUCKS  
COFFEE

jiffylube

LOWE'S

StorQuest  
SELF STORAGE

CHASE

Chevron

Wendy's  
K  
goodwill

CAREFREE  
CHRISTIAN  
ACADAMY

MOD

néktar  
JUICE BAR

Jersey  
Mike's  
SUBS

BIG TIRES

SPROUTS  
FARMERS MARKET

Walmart  
Save money. Live better.

DESERT FOOTHILLS  
FAMILY YMCA

TSC TRACTOR  
SUPPLY CO

DESERT FOOTHILLS  
GARDENS NURSERY

FIREHOUSE  
SUBS  
FOUNDED BY FIREMEN

BURGER  
KING

SUN DEVIL  
AUTO

TERRAVITA GOLF &  
COUNTRY CLUB

LifeStorage

DUTCH BROS  
COFFEE

Auto  
Zone

BLACK MOUNTAIN  
ELEMENTARY SCHOOL

BELLA VISTA COLLEGE  
PREPERATORY SCHOOL

PHOENIX POLICE  
DEPARTMENT BLACK  
MOUNTAIN PRECINCT

# DEMO-GRAPHICS

## 2023 POPULATION

1 MILE	2,373
3 MILES	23,932
5 MILES	45,565

## MEDIAN AGE

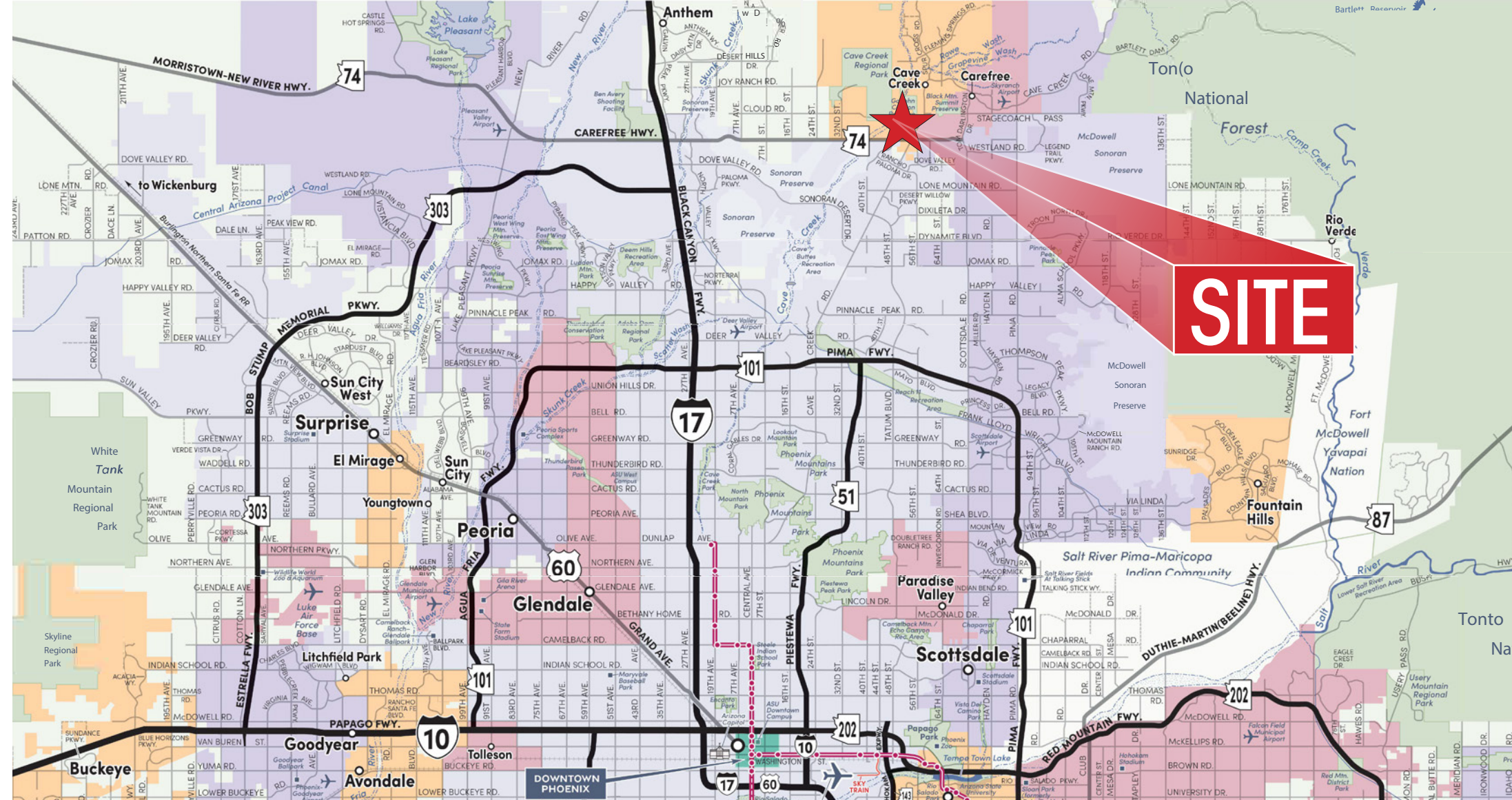
1 MILE	52.6
3 MILES	53.1
5 MILES	52.6

## 2023 HOUSEHOLDS

1 MILE	941
3 MILES	9,536
5 MILES	18,196

## MEDIAN HOME VALUE

1 MILE	\$624,372
3 MILES	\$610,676
5 MILES	\$623,922



## AVG HH INCOME

1 MILE	\$141,420
3 MILES	\$154,355
5 MILES	\$153,401

## TOTAL EMPLOYEES

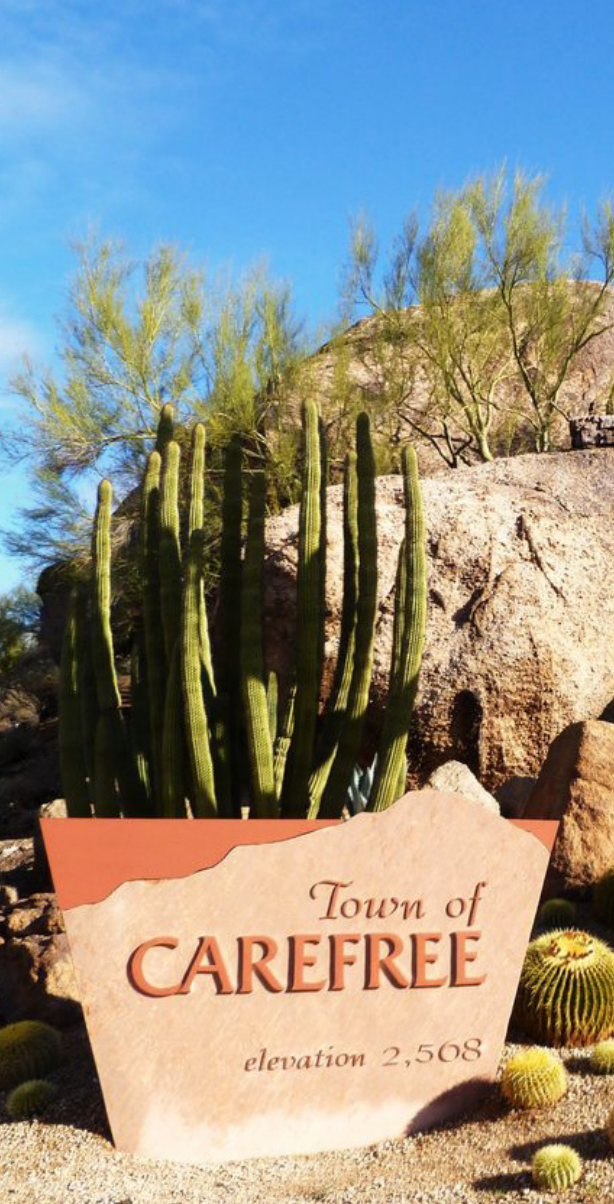
1 MILE	1,553
3 MILES	7,470
5 MILES	13,552

## TOTAL BUSINESSES

1 MILE	193
3 MILES	1,137
5 MILES	1,910

## GROWTH 2010-2023

1 MILE	1.4%
3 MILES	2.0%
5 MILES	1.1%



# ABOUT CAREFREE

## ARIZONA'S PREMIER SONORAN RESORT LIFESTYLE COMMUNITY

Nestled in the stunning Sonoran Desert, Carefree, AZ is a picturesque town renowned for its natural beauty and tranquil atmosphere. With a population of approximately 3,800 residents, Carefree offers a close-knit community with a strong sense of unity. The town is known for attracting retirees and individuals seeking a serene and relaxed lifestyle. The demographics of Carefree skew towards an older population, with a median age of 64. However, the town has seen gradual growth in recent years, driven by its appealing quality of life, favorable weather, and proximity to larger metropolitan areas like Phoenix and Scottsdale.

Despite its small size, Carefree has experienced steady growth over time. The town's focus on preserving its natural surroundings and maintaining a low-density environment has contributed to its charm and allure. While residential development has been limited to preserve the desert landscape, commercial and retail sectors have seen moderate expansion. The town's unique blend of art galleries, boutique shops, and upscale dining establishments attracts tourists and visitors, further boosting the local economy. Carefree's growth is characterized by a delicate balance between preserving its natural beauty and nurturing a thriving community, making it an ideal destination for those seeking a peaceful oasis in the desert.



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