



CAVE CREEK RD
29,304 CPD

CACTUS RD
36,464 CPD

±1,135 SF 2ND GEN
RESTAURANT
AVAILABLE

±3,199 SF
DEMISABLE
SHOP SPACE
AVAILABLE

NEW CONSTRUCTION SHOPS FOR LEASE

Northeast Corner of Cactus Rd and Cave Creek Rd
Phoenix, AZ 85022

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◆ ±1,335 SF EXISTING RESTAURANT & ±3,199 SF NEW CONSTRUCTION SHOP SPACE

Property Highlights

- **Two available spaces** -- +/-1,335 SF second-gen restaurant (former Subway) and +/-3,199 SF retail space demisable to two suites, accommodating a range of tenant sizes and uses.
- **66,000+ combined CPD** -- Cactus Rd and Cave Creek Rd is one of the busiest signalized intersections in North Phoenix, delivering strong daily visibility and drive-by exposure.
- **Adjacent to Home Depot and EōS Fitness** -- established national tenants generate consistent daily customer traffic, creating a built-in customer base for co-tenants.
- **Less than 2 miles from the Loop 51** -- providing quick freeway access for employees, customers, and delivery traffic.

Traffic Counts

Cactus Rd	36,464 CPD
Cave Creek Rd	29,304 CPD
Total	65,768 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	10,902	98,836	318,431
Estimated Households	4,967	42,877	137,599
Avg Household Income	\$96,465	\$120,947	\$123,504
Daytime Population	2,626	25,578	112,704

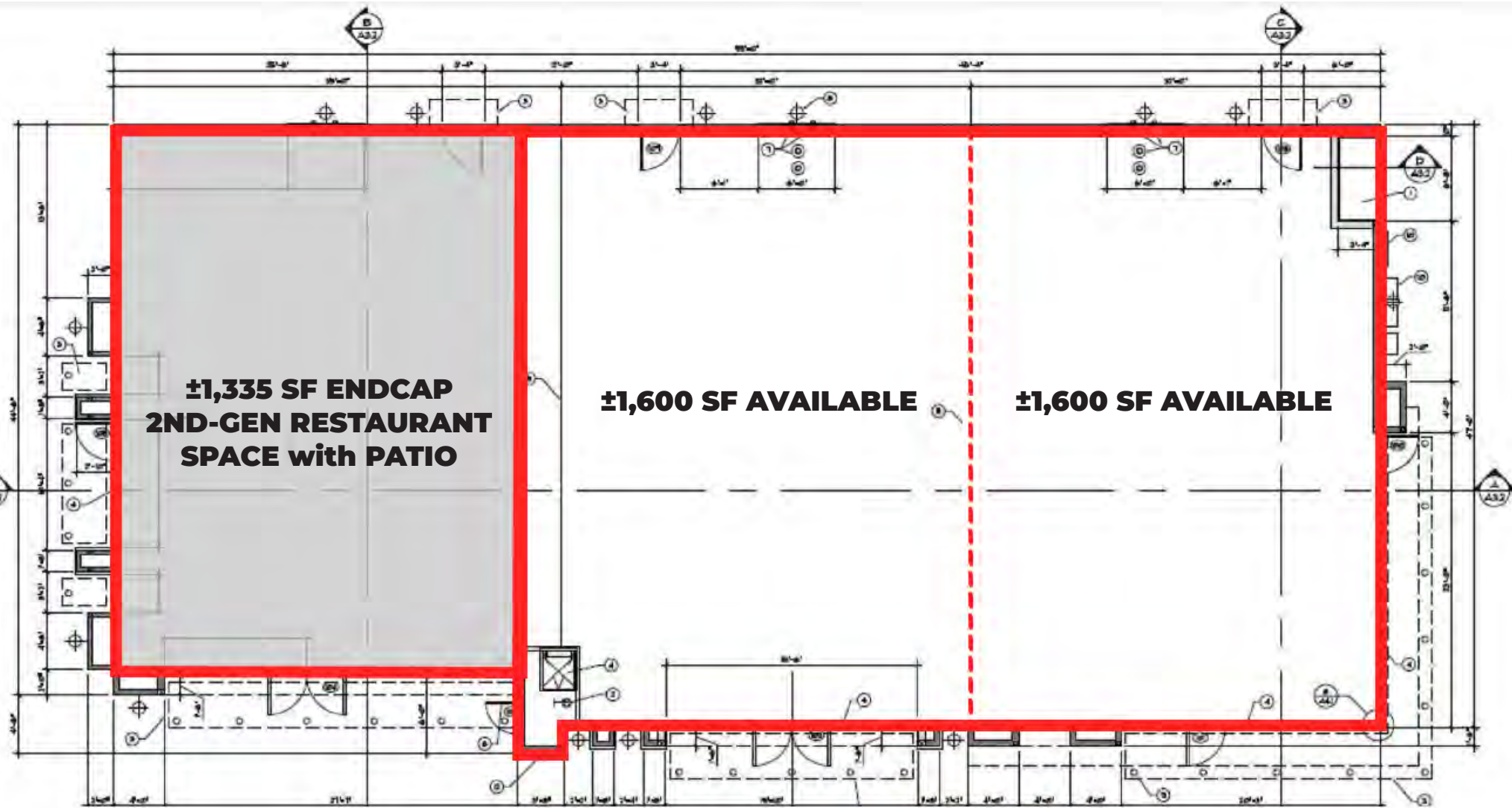
Source: SitesUSA

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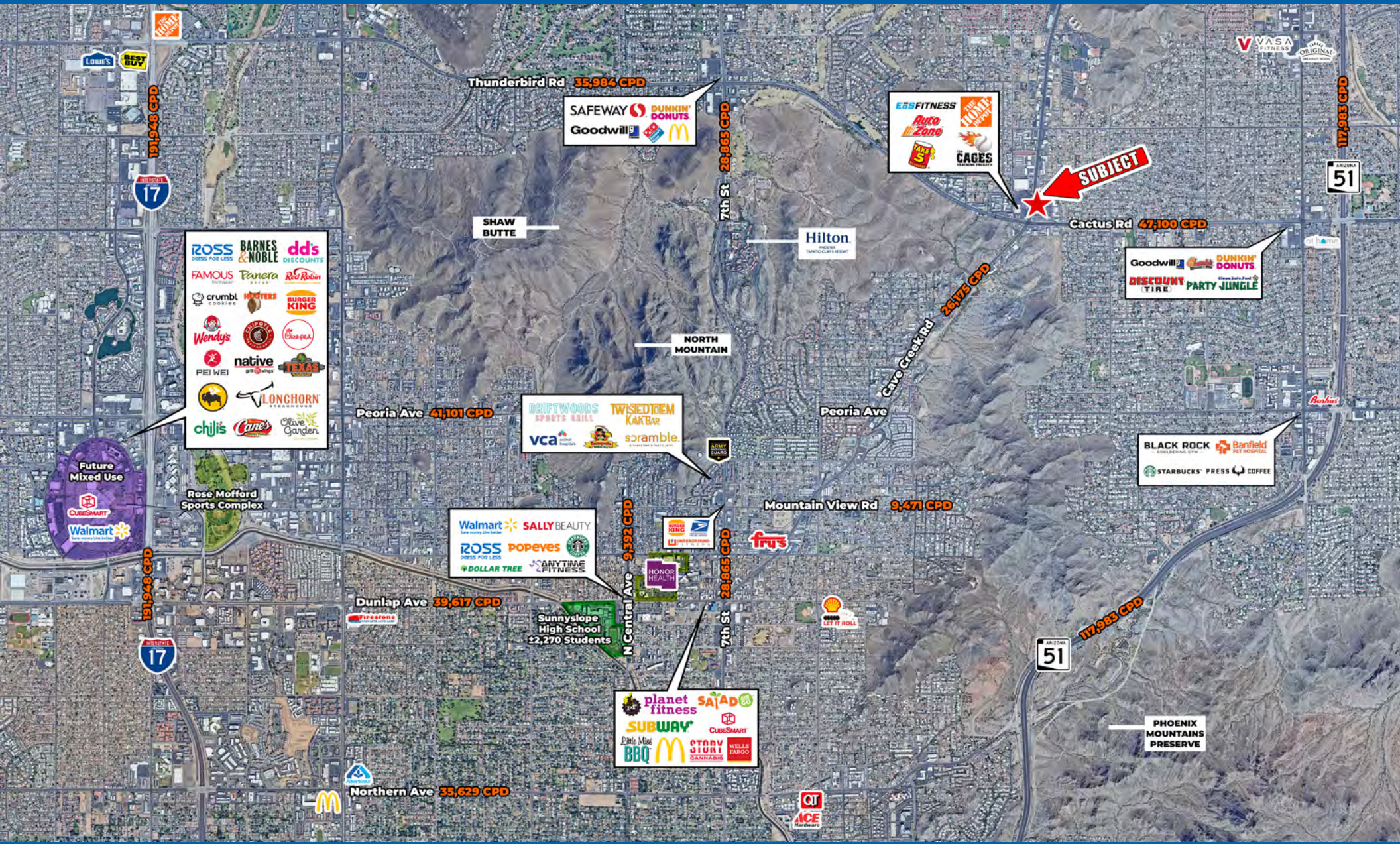
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	10,902	98,836	318,431
	2026 TOTAL HOUSEHOLDS	4,967	42,877	137,599
	MEDIAN HOUSEHOLD INCOME	\$96,465	\$120,947	\$123,504
	2026 MEDIAN HOME VALUE	\$485,515	\$483,770	\$533,632
	2026 TOTAL EMPLOYEES	2,626	25,578	112,704
	2026 TOTAL BUSINESSES	486	4,749	16,780

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