

FOR LEASE



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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

This 1,200 SF suite offers excellent visibility along Cave Creek Road in North Phoenix. The open layout features high ceilings, modern lighting, and large storefront windows that create a bright, professional setting with strong street presence. Convenient access to nearby freeways, parking lot, and proximity to retail and dining make this a highly desirable location for office, studio, or specialty retail use.

PROPERTY HIGHLIGHTS

- 1,152 SF available (Suite A)
- Excellent visibility along Cave Creek Road
- Open floor plan with high ceilings and modern lighting
- Large storefront windows with abundant natural light
- On-site parking and easy freeway access

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,152 SF
Lot Size:	15,874 SF
Building Size:	3,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	675	1,913	4,774
Total Population	1,310	3,623	9,766
Average HH Income	\$101,399	\$91,114	\$90,837

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Property Description

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PROPERTY DESCRIPTION

This 1,200 SF suite offers excellent visibility along Cave Creek Road in North Phoenix. The open layout features high ceilings, modern lighting, and large storefront windows that create a bright, professional setting with strong street presence. Convenient access to nearby freeways, on-site parking, and proximity to retail and dining make this a highly desirable location for office, studio, or specialty retail use.

LOCATION DESCRIPTION

Situated on busy Cave Creek Road, this 1,200 SF suite offers excellent visibility and convenient access in a well-traveled North Phoenix corridor. The property benefits from strong traffic counts, easy access to major freeways, and proximity to a variety of retail, dining, and service amenities. Large storefront windows provide natural light and a professional street presence, while the open interior offers flexibility for a range of office or retail uses. With on-site parking and a highly accessible location, this suite is well positioned for a business looking to establish a presence in a vibrant and growing area.

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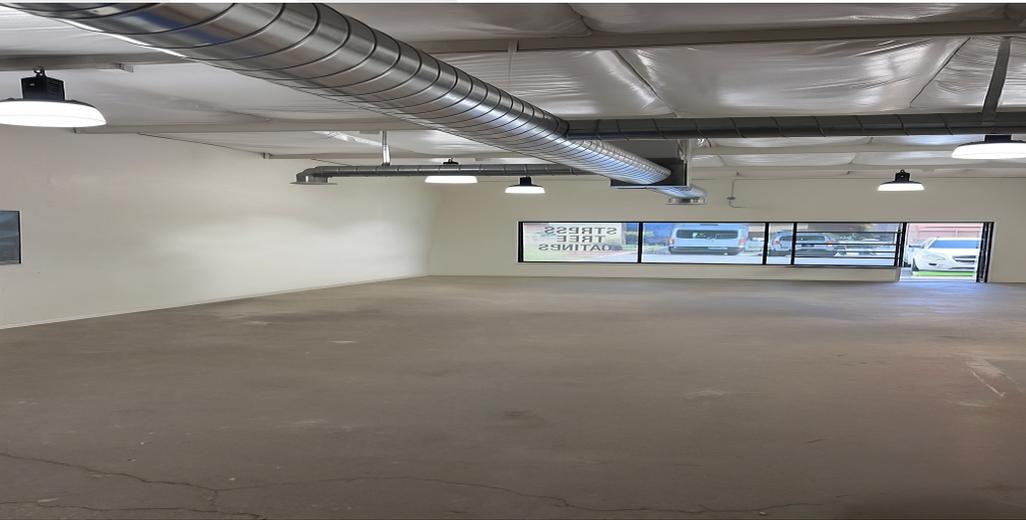
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Complete Highlights

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PROPERTY HIGHLIGHTS

- 1,152 SF available (Suite A)
- Excellent visibility along Cave Creek Road
- Open floor plan with high ceilings and modern lighting
- Large storefront windows with abundant natural light
- On-site parking and easy freeway access
- Surrounded by retail, dining, and service amenities
- Ideal for office, studio, or specialty retail use



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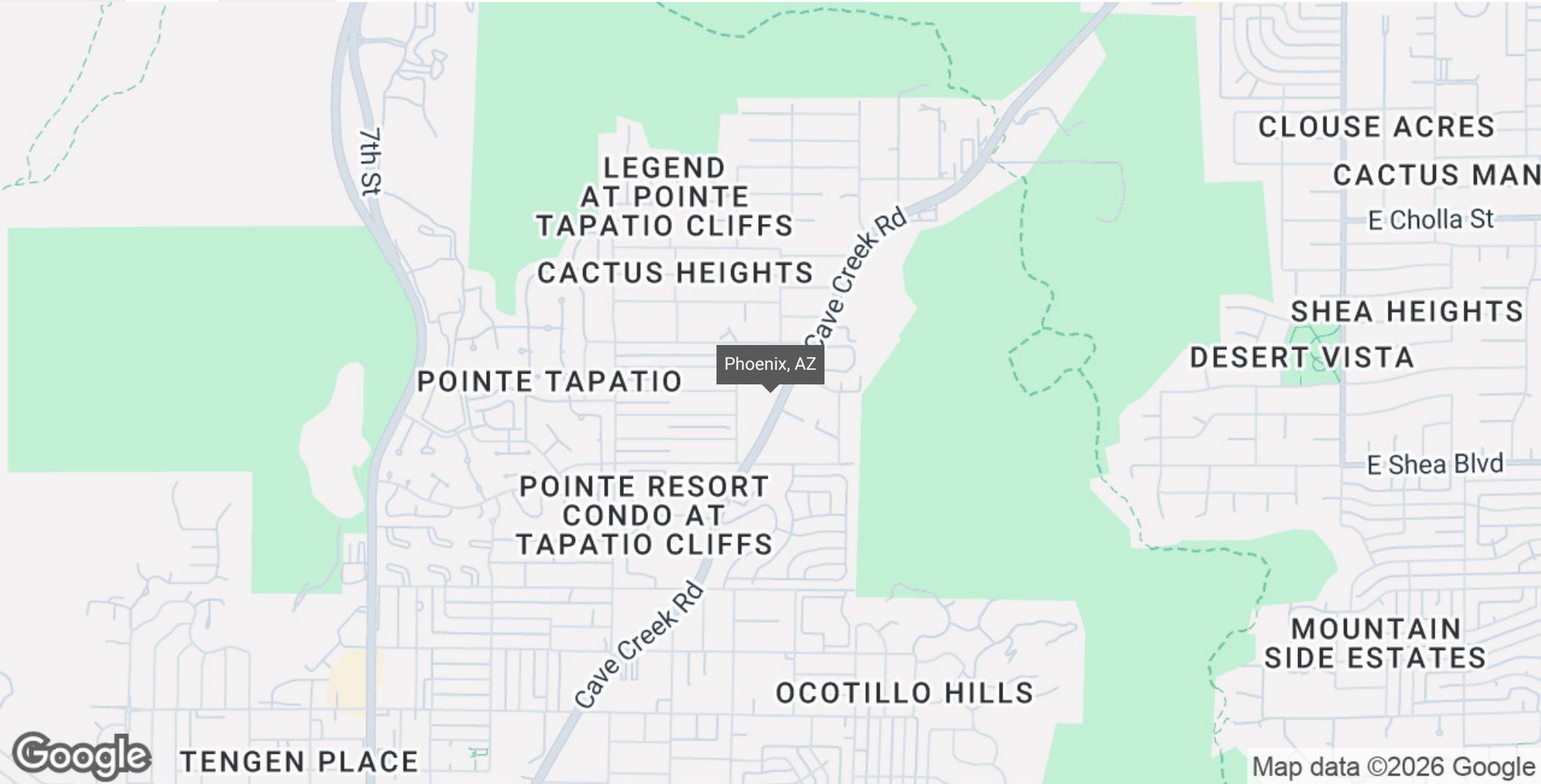
Section 2

Location Information



Regional Map

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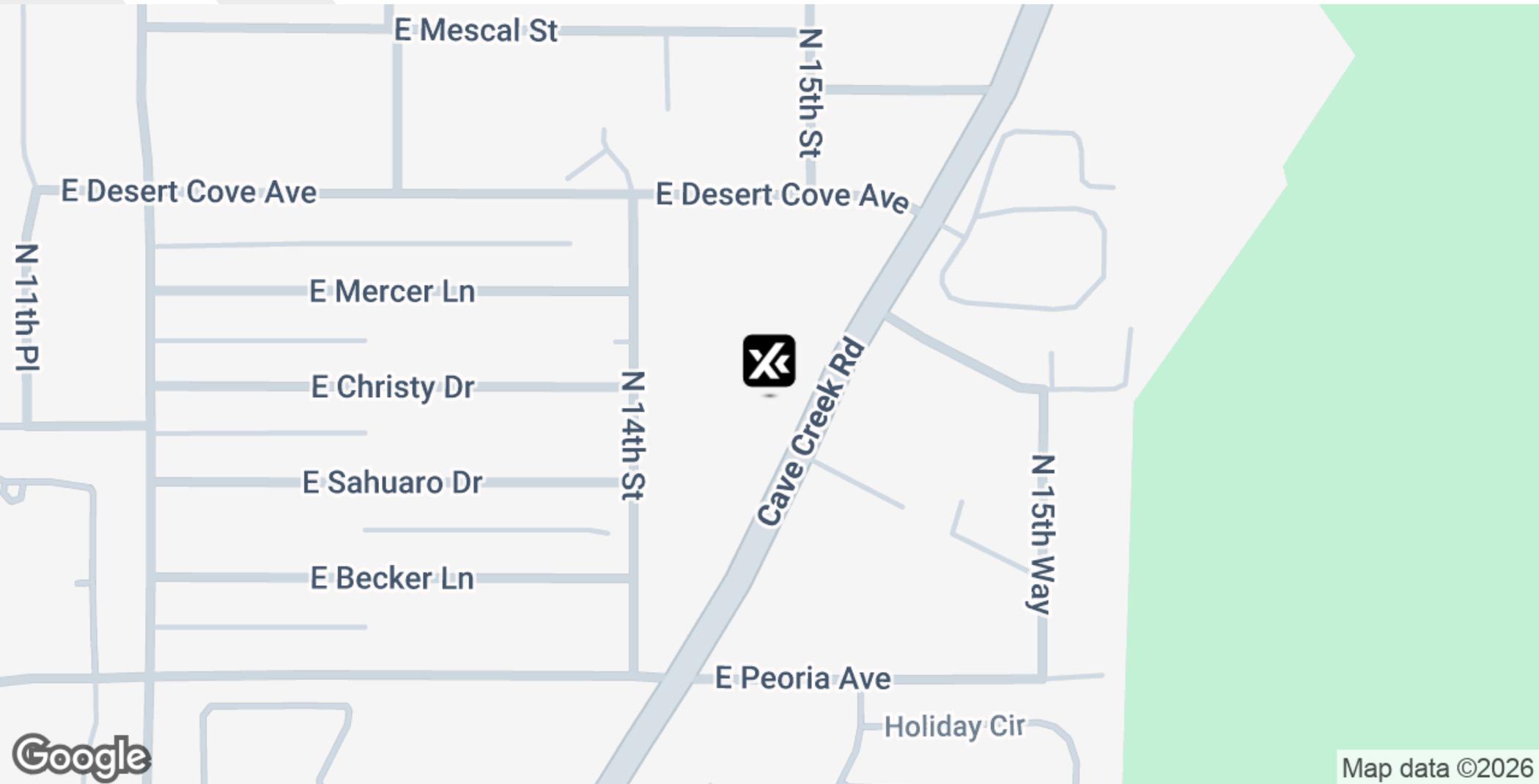
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Location Map

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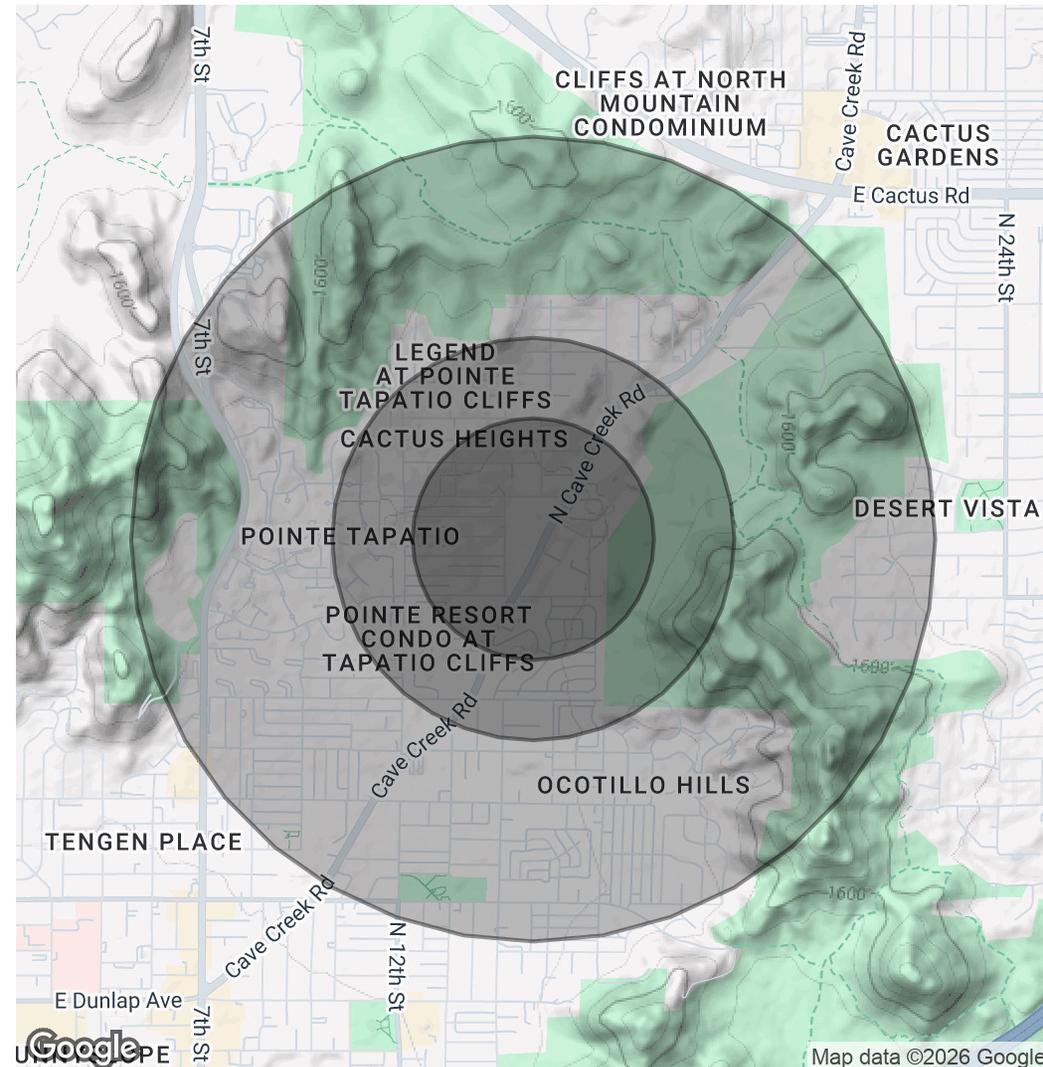
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,310	3,623	9,766
Average Age	49	48	45
Average Age (Male)	48	47	44
Average Age (Female)	50	49	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	675	1,913	4,774
# of Persons per HH	1.9	1.9	2
Average HH Income	\$101,399	\$91,114	\$90,837
Average House Value	\$450,706	\$428,151	\$481,852

Demographics data derived from AlphaMap



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