

PRIME DRIVE-THRU OPPORTUNITY | NORTH PHOENIX

📍 2420 E BEARDSLEY RD,
PHOENIX, AZ 85050

APPROXIMATELY 2,748 SF ON ±.84 ACRES



Eisenberg Company
Development • Brokerage • Management

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EXECUTIVE SUMMARY

STRATEGIC LOCATION & DEMOGRAPHICS

Visibility : Frontage along Beardsley Rd with prominent signage opportunities visible to heavy daily traffic counts.

Trade Area : Serves the affluent and growing North Phoenix neighborhoods.

Employment Hub : Proximity to major employment corridors along the Loop 101, including the Deer Valley and Scottsdale Airpark submarkets.

Zoning : C-C (Community Center), allowing for a wide variety of retail and commercial uses.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population	10,103	113,907	243,294
2025 Total Households	4,539	47,065	100,670
2025 Average Household Income	\$110,306	\$124,747	\$130,468

PROPERTY HIGHLIGHTS



Ready-to-Go Infrastructure:

Former Jack in the Box featuring a **high-capacity drive-thru lane** and existing restaurant layout.



Superior Accessibility:

Strategically positioned just off the **Loop 101 Pima Freeway** and **Cave Creek Rd**, providing effortless access for commuters and locals alike.



High-Traffic Anchors:

Located within a bustling retail center anchored by **Costco**, ensuring a consistent stream of daily destination shoppers.



Strong Co-Tenancy:

Join a synergistic mix of national brands including **Costco, Taco Bell, Chase Bank, and Marathon Oil.**



Ample Parking:

Site features approximately **35 dedicated parking spaces.**



EXECUTIVE SUMMARY

SITE SPECIFICATIONS

Feature	Details
Building Size	2,748 SF
Lot Size	0.84 Acres (36,590 SF)
Year Built	2006
Type	Single-Tenant Retail / Fast Food
Parking	35 Spaces
Zoning	C-C, City of Phoenix

2420 E Beardsley Road

This offering presents a rare opportunity to lease a second-generation drive-thru restaurant located in the heart of the North Phoenix retail corridor. Occupying a prime **0.84-acre pad** within a Costco-anchored center, this **2,748 SF facility** is strategically positioned to capture the massive traffic flow generated by the **Loop 101 Pima Freeway** and **Cave Creek Road** interchange.

The property is uniquely suited for a national or regional QSR (Quick Service Restaurant) operator looking to capitalize on "plug-and-play" infrastructure. With a proven layout, dedicated ingress/egress, and a high-capacity drive-thru, the site minimizes the significant capital expenditures and lead times associated with ground-up development.



AERIAL VIEW

2420 E BEARDSLEY RD, PHOENIX, AZ 85050



**MONTE VIEJO
APARTMENTS**
[480 UNITS]



SHOPS AT CAVE CREEK

101



272,200 VPD
PIMA FWY / LOOP 101

U-HAUL

DUNKIN'
SAYAD AND GO
BURGER KING

CIRCLE K



CHASE



COSTCO
WHOLESALE

SITE



29,500 VPD
CAVE CREEK RD



**NEPHEWS
COFFEE**

8,800 VPD
E BEARDSLEY RD



RETAIL MAP

2420 E BEARDSLEY RD, PHOENIX, AZ 85050



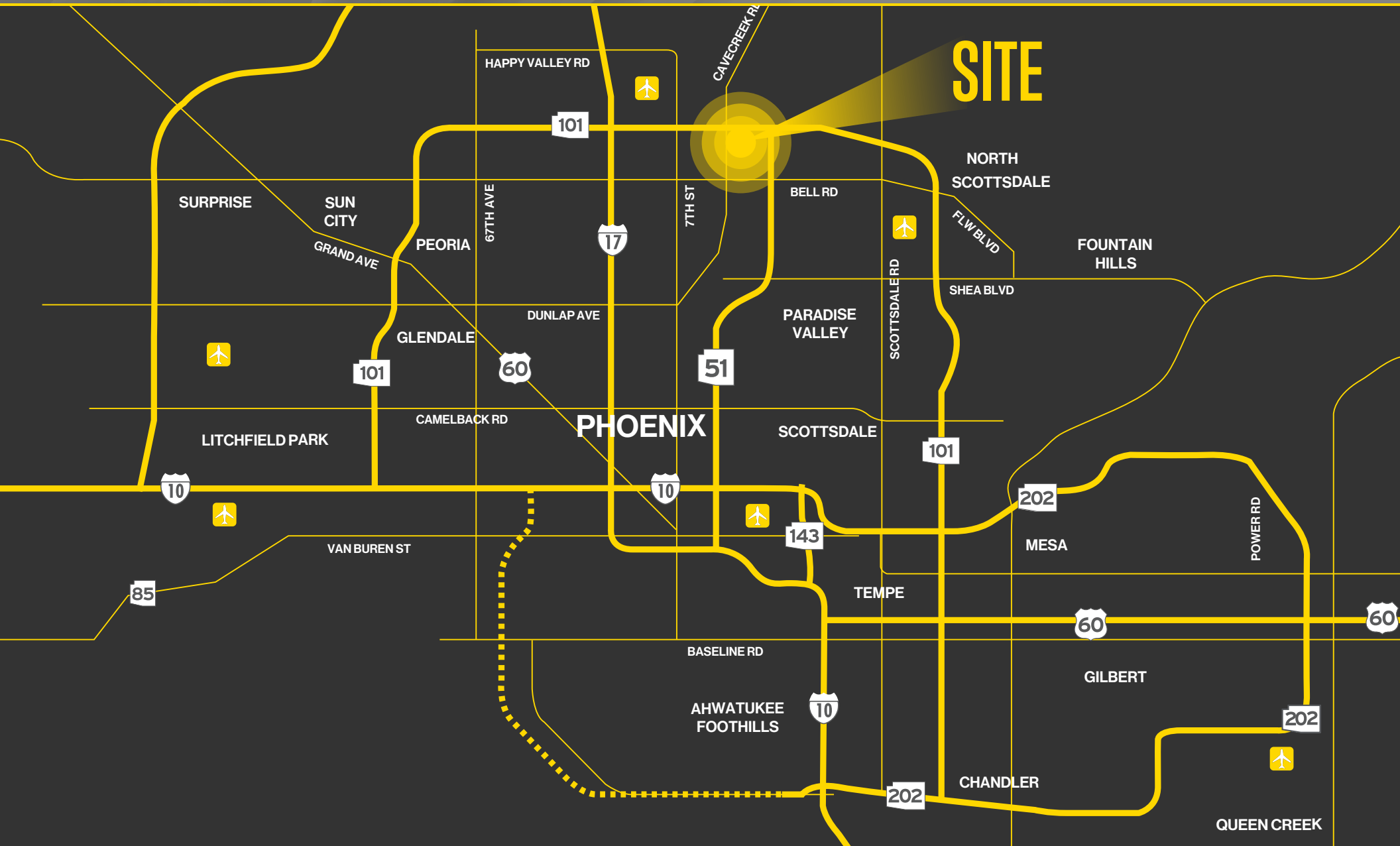
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