

FOR SALE OR LEASE

# 10828 N Cave Creek Rd

Phoenix, AZ 85020

PRICE REDUCTION



WATCH  
VIDEO TOUR



**\$2,400,000**  
SALE PRICE

\$13,075/month  
**\$15/SF NNN**  
RENTAL RATE









# Property Summary

## PROPERTY DETAILS

Total SF	10,460 SF
Building	Office
Land Size	.99 Acres
Parking	4/1000 (40 Spaces)
Built	1991 (Fully Renovated 2010)
Zoned	C-2
Furniture	Can be Leased With or Without Furniture

## FEATURES & AMENITIES

 Courtyard	 LED Lighting
 Break Room	 Alarm System
 Training Room	 Within 2 miles of Route 51



SALE PRICE  
**\$2,400,000**

RENTAL RATE  
**\$15/SF NNN**  
\$13,075/month





KEYSER™



Can be Leased With or Without Furniture



## FLOOR PLAN

# 10,460 SF

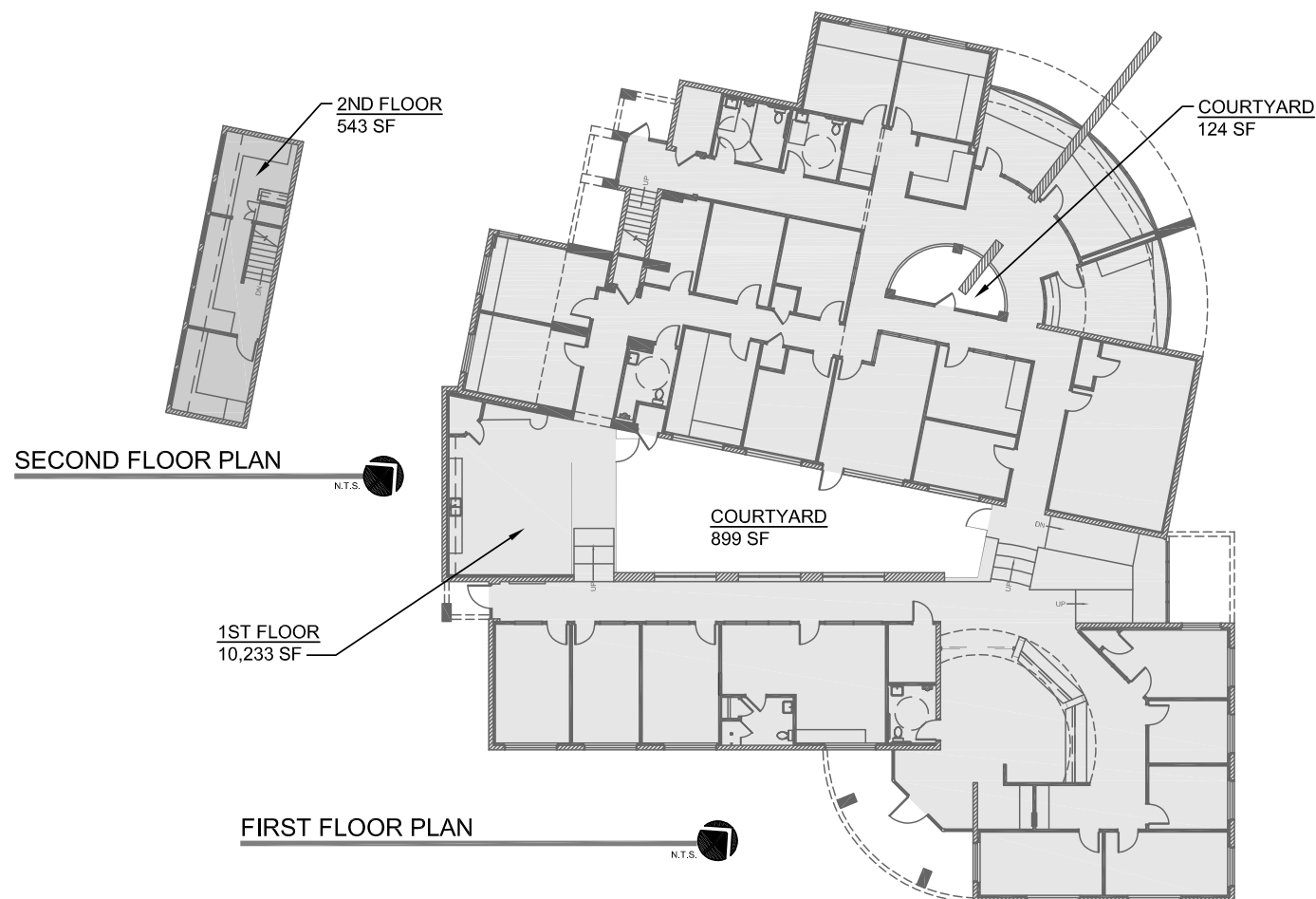
**20**  
OFFICES

**4**  
CONFERENCE  
ROOMS

**5**  
BATHROOMS

**1**  
STORAGE ROOM

**1**  
COURTYARD





# Phoenix, AZ

## DEMOGRAPHICS

	5 Miles	10 Miles	20 Miles
Current Population	330,593	1,302,623	3,195,368
2028 Population Projection	339,856	1,369,175	3,410,868
Households	143,470	531,177	1,238,353
Median HH Income	\$85,676	\$86,406	\$89,717
Total Businesses	16,982	77,565	153,907
Total Employees	123,909	692,375	1,351,594

## POPULATION

Within 30 Minutes

65%

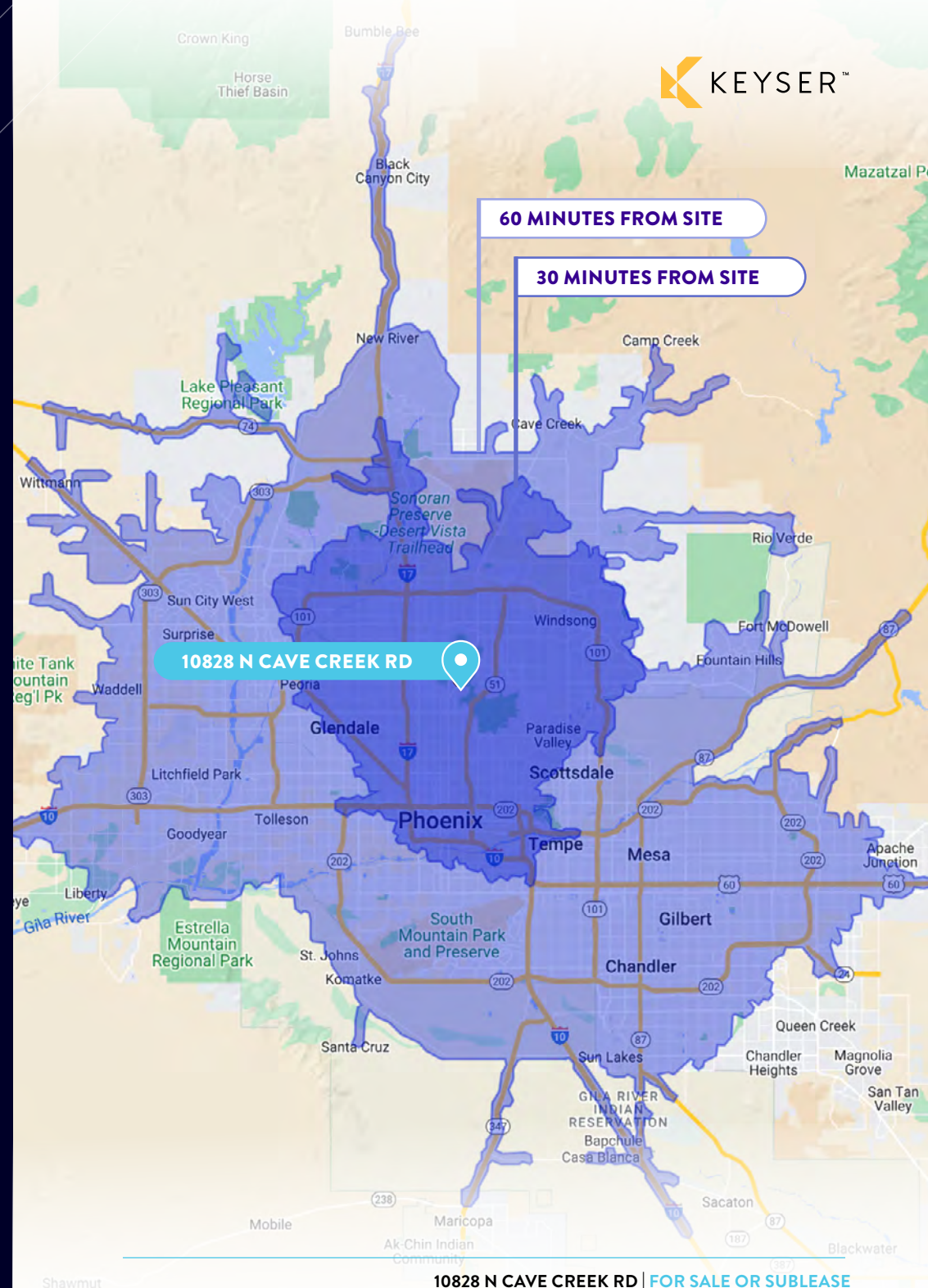
Office Workers

46%

Associates Degree or Higher

50.6%

Drive Less than 30 Minutes to Work



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# Nearby Amenities



## RESTAURANTS

Cafe Rio  
Baja Fresh  
Blimpie  
Cafe Zupas  
Buffalo Wild Wings  
California Pizza Kitchen  
Cava  
Chili's  
Chipotle  
Firehouse Subs

First Watch  
Five Guys  
Jersey Mike's  
Jimmy Johns  
Longhorn  
Mod Pizza  
Noodles & Company  
Olive Garden  
Outback  
Steakhouse

Pei Wei  
Port of Subs  
Potbelly  
Red Lobster  
Red Robin  
Smash Burger  
Snooze  
Subway  
The Habit  
Torchy's Tacos  
Twin Peaks



## HOTELS

Courtyard  
Autograph  
Collection Hotels  
Best Western  
Hotels  
Econolodge

Comfort Inn  
Embassy Suites  
Extended Stay  
America  
Hampton Inn  
Hilton

Homewood Suites  
Motel 6  
Red Roof



## ENTERTAINMENT

AMC  
AMF  
Bowlero

Castles and  
Coasters  
Peter Piper Pizza



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PHOENIX METRO AREA

# Higher Education



## GRAND CANYON UNIVERSITY

Top Programs



NURSING



BUSINESS



HUMAN SERVICES



## ARIZONA STATE UNIVERSITY - WEST CAMPUS

Top Programs



BUSINESS



PSYCHOLOGY



BIOLOGY



## NORTHERN ARIZONA UNIVERSITY - NORTH VALLEY

Top Programs



BUSINESS



HEALTH



EDUCATION





## PHOENIX METRO AREA

# Economic Development



TSMC Invests \$40B in Phoenix. TSMC's new chip fabrication plant in north Phoenix is the largest foreign direct investment in Arizona's history.



PetSmart has revolutionized the pet supply industry. With pet companionship growing, PetSmart sees the valley as pivotal to its continued growth.



Phoenix is growing as a semiconductor hub. ASM is one of many companies that continue to thrive in Phoenix with access to the industry's continued growth and innovation.



## CONTACT

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# Thank You

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