

RESTAURANT / SPORTS BAR FOR SALE

ASKING PRICE: \$1,195,000.00

Phoenix, Arizona



Representative Photo

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



Nationwide Real Estate Services

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	12,461	95,022	343,031
ESTIMATED HOUSEHOLDS	6,218	41,209	148,274
AVERAGE HOUSEHOLD INCOME	\$97,818	\$129,131	\$117,759
DAYTIME POPULATION	6,581	59,674	223,966
MEDIAN AGE	41.9	41.0	38.4
TOTAL BUSINESSES	405	5,299	18,197



traffic counts: Cave Creek Rd | 26,282 VPD ● Peoria Ave | 2,418 VPD

Contact:

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property highlights

- ± 2,000 SF Restaurant & Sports Bar for SALE!
- Lot Size: ± 14,049 SF, hard corner
- Open & operating for over 28 years
- Fully remodeled in 2021
- 6 craft beer drafts and choice of several domestic & import bottles
- 20+ TVs
- Full kitchen, plenty of parking

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Great Food!



6 CRAFT BEERS

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D **DIVERSIFIED
PARTNERS**

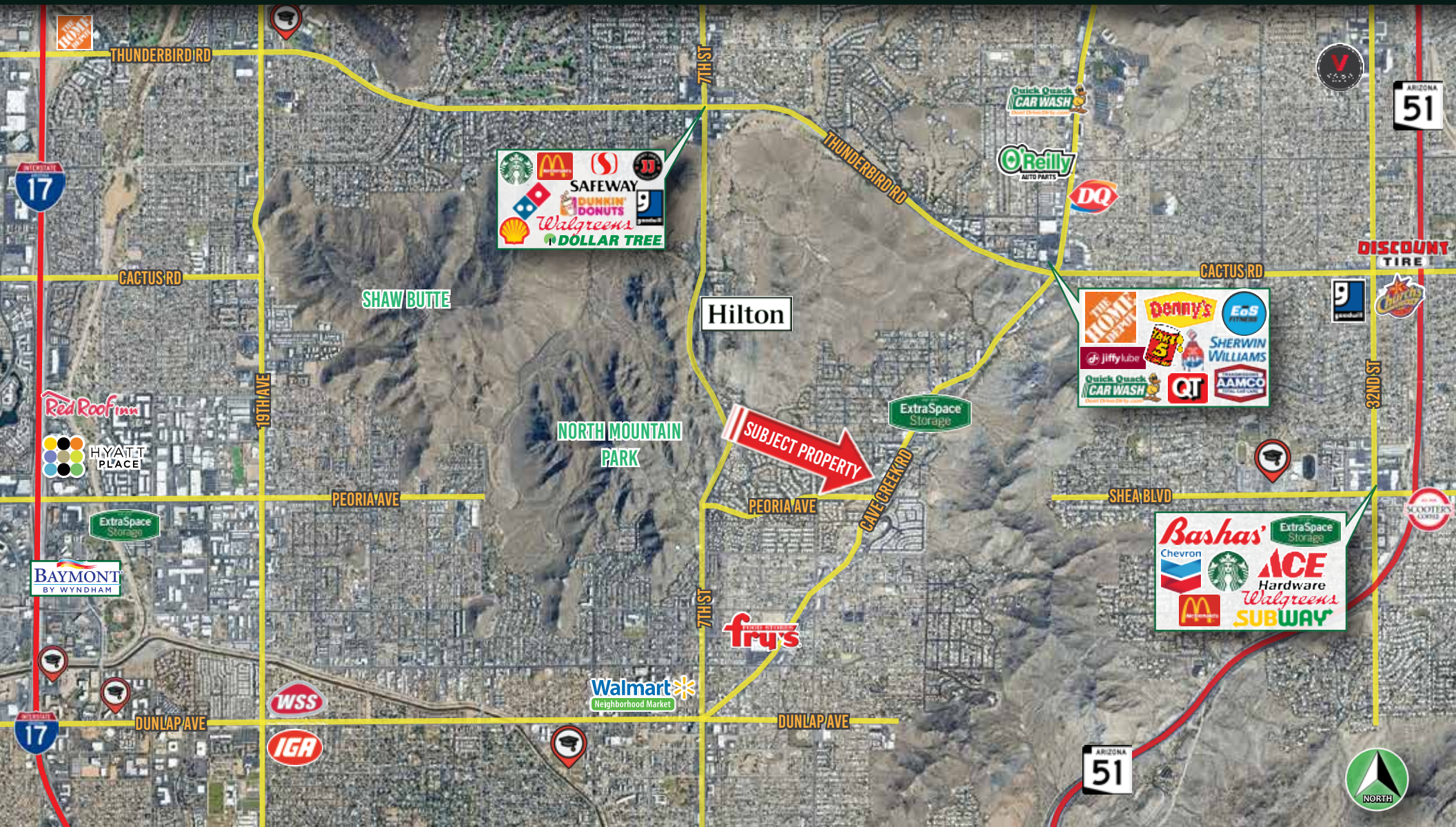
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