

OVER 50,000 VPD



PEPPER RIDGE PLAZA

18409 - 18413 NORTH CAVE CREEK ROAD
SWC of Cave Creek Road & Union Hills

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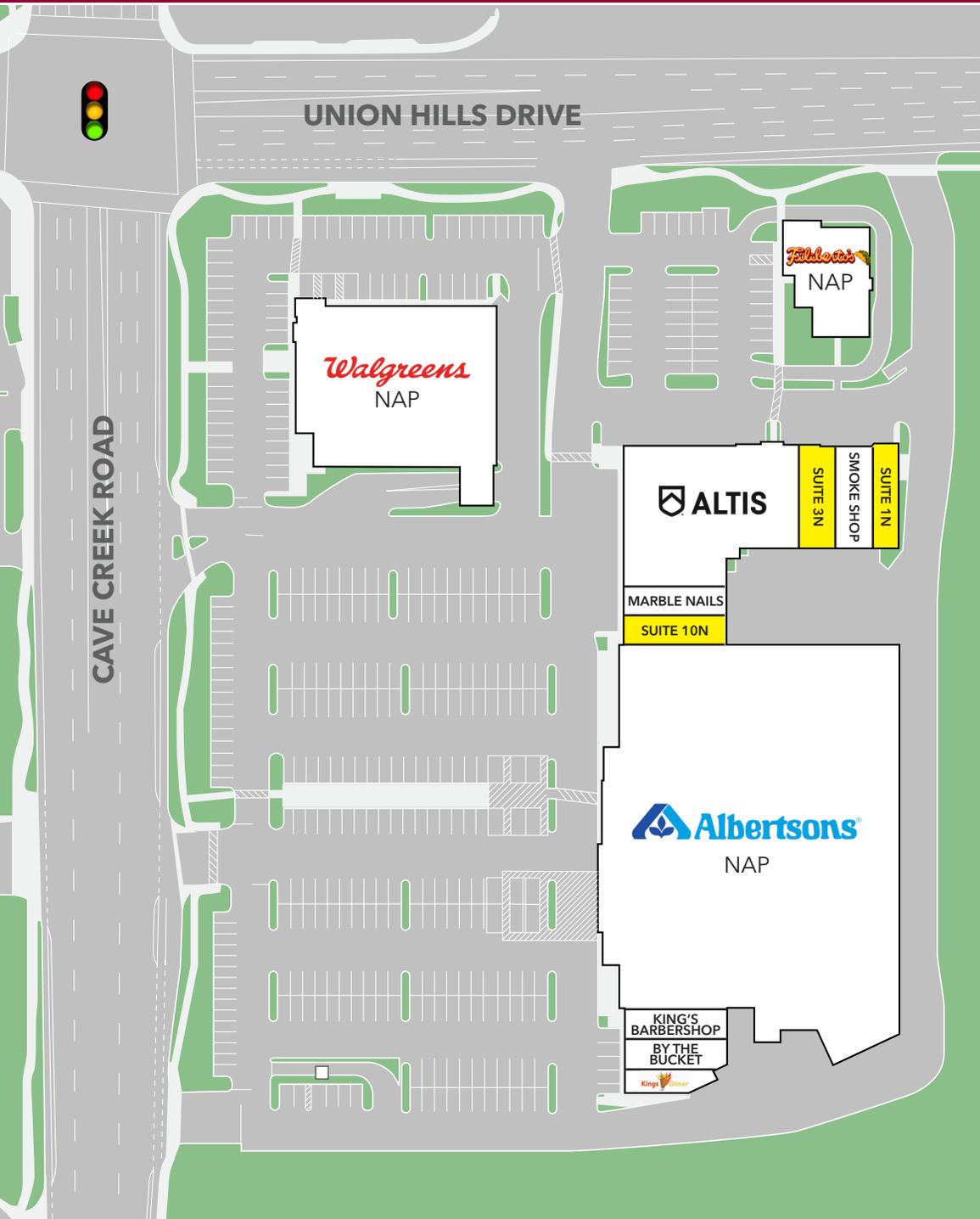
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PROPERTY HIGHLIGHTS

- Excellent visibility and signage along a high-traffic arterial in north phoenix, with over 29,000 vehicles passing the center per day.
- Population of 133,000 within a 3 mile radius
- Easy ingress and egress from both Cave Creek Road and Union Hills, with 6 total access points
- Join Albertson's, Walgreens, & Altis Fitness
- Minutes from loop 101, connecting traffic from Scottsdale, North Phoenix, Deer Valley, & Paradise Valley

SITE PLAN



SUITE	TENANT	SF
1N	Vacant	892 SF
2N	I Smoke Cigars Store	1,433 SF
3N	Vacant	1,200 SF
5-8N	Gym	9,242 SF
9N	Marble Nails	1,496 SF
10N	Vacant	1,625 SF
1S	King's Barbershop	1,170 SF
2S	By the Bucket	1,139 SF
3S	King's Doner	1,139 SF
PAD 1	Filibertos	0 SF
PAD 2	Albertsons	0 SF
PAD 3	Walgreens	0 SF

AERIAL



17

17

DVT
PHOENIX DEER VALLEY AIRPORT

Costco
McDonald's
TACO BELL
Jack in the box
UNITED CRUST

DESERT RIDGE
IN-N-OUT
ROSS
Marshall's
TARGET
KOHL'S
FLOWER CHILD
Albertsons
JW MARRIOTT
HOTELS & RESORTS

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HOTELS & RESORTS

CAVASSON
WHOLE FOODS
Chick-fil-A
Trevor's
HOBBY LOBBY
Harkins Theatres
ROCK RIDER
DICK'S
SPORTS & GOODS

SUBJECT

MAYO CLINIC

PARADISE VALLEY
COMMUNITY COLLEGE

UNION HILLS RD. ±28,736 VPD

101

7TH ST. ±36,512 VPD

BELL RD. ±60,035 VPD

BELL TOWNE PLAZA
SPROUTS
OfficeMax
FRYS
TARGET
Walgreens
LA FITNESS
ROSS
SAFeway
McDonald's

CAVE CREEK RD. ±27,700 VPD

32ND ST. ±24,734 VPD

51

40TH ST. ±12,693 VPD

PV MAIN REDEV
Costco
WHOLE FOODS
BLANCO
FLOWER CHILD
Cane's
Trevor's
IHOP
IN-N-OUT
STARBUCKS COFFEE

TATUM BLVD. ±34,977 VPD

GREENWAY RD. ±31,020 VPD

56TH ST. ±15,508 VPD

THUNDERBIRD RD. ±45,722 VPD

SCOTTSDALE RD. ±46,263 VPD

101

Scottsdale

SCOTTSDALE AIRPORT

PHOENIX MOUNTAIN RESERVE

CACTUS RD. ±49,942 VPD

KIERLAND COMMONS
POSTINO
sauce
FIVE GUYS
BURGERS and FRIES
OLD FASHIONED
BURGERS
True Food
Kitchen

DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 MEDIAN HOUSEHOLD INCOME
1 MILE	19,470	\$94,463	\$76,170
3 MILES	133,648	\$112,215	\$82,488
5 MILES	272,432	\$122,447	\$88,075



PHOTOS

