PURCHASE
FRONTIERTOWN

6245 E Cave Creek Rd, Cave Creek, AZ 85331

TODAY

KW COMMERCIAL

Jackie Lind

Alicia Milton

FRONTIERTOWN

SCAN HERE

KELLER WILLIAMS REALTY EAST VALLEY

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Investment Highlights:

- Prime 6.02 Acres of Commercial Retail Center with a Western flair
- Over 650 feet of prime street frontage to Cave Creek Road
- Land to building ratio 16.07 (provides room for expansion across the three parcel)
- 100% Occupancy
- Low WAULT

- Location and Retail Growth:
- Only 20 mins north of Scottsdale and 30 mins north of Phoenix.
- Adjacent to the exciting, soon-to-be-completed Hope Restored marriage retreat, a new development by the globally recognized Focus on the Family, which enhances the value and appeal to the area.
- Within a 10-minute radius, the two-year-old 31,500 SF Abrazo micro-hospital
- Just 25 minutes west is the $12 billion TSMC semiconductor plant, a transformative development set to create thousands of jobs and significantly boost the local economy.
- Close to major attractions like CIVANA Wellness Resort and Desert Mountain Golf Club, as well as popular retail brands including Chipotle, Dutch Bros, Starbucks, Sprouts, and Tractor Supply.

CONTACTS:

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This property is a contender site for Food Network's "American BBQ Competition" with Bobby Flay in 2025!

FRONTIER TOWN
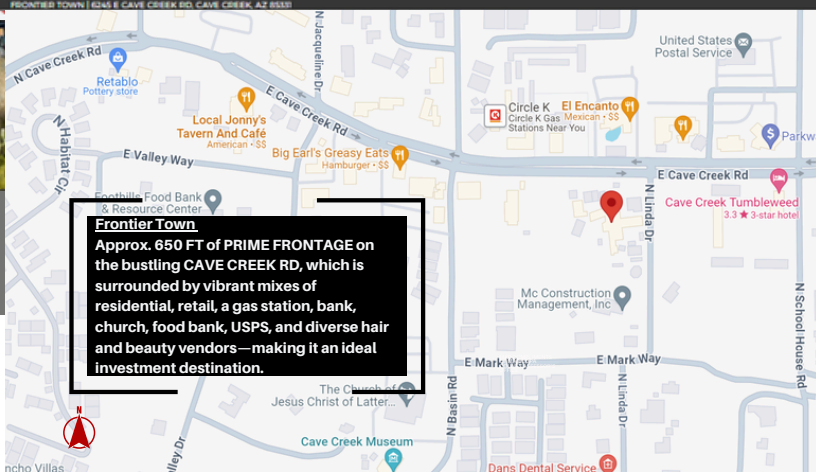## 6245 E CAVE CREEK RD, CAVE CREEK, AZ 85331

- IMPROVED ACTUAL NOI

CAVE CREEK RD

LINDA DR

WEST

MAIN

EAST

7.1% CAP RATE

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KW COMMERCIAL — KELLER WILLIAMS REALTY EAST VALLEY

$7,200,000

PROPERTY SNAPSHOT

Retail
Western Boutique style shops
Land
Expansion and Redevelopment Potential
Large Wedding Venue
Entertainment | Special Events
Destination Location
Nationally & Internationally Acclaimed

PROPERTY LOCATION OVERVIEW
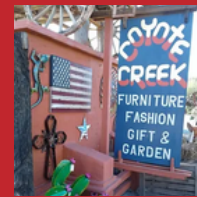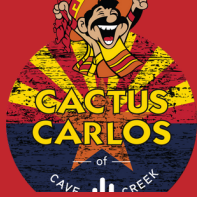FRONTIER TOWN | 6245 E CAVE CREEK RD, CAVE CREEK, AZ 85331

Frontier Town
Approx. 650 FT of PRIME FRONTAGE on the bustling CAVE CREEK RD, which is surrounded by vibrant mixes of residential, retail, a gas station, bank, church, food bank, USPS, and diverse hair and beauty vendors—making it an ideal investment destination.

FEATURES DETAILS

- 6.02 Acres
- Strong Local Tenants
- 100% Occupancy
- Phenomenal Event Space
- Full onsite Restaurant kitchen
- Building | 16,333 SF
- Lot | 262,362 SF
- Ample Expansion Room

FRONTIERTOWN

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