

MEDICAL OFFICE FOR LEASE

36800 N SIDEWINDER RD, UNIT A-8, CAREFREE, AZ 85377

LEASE RATE
REDUCED!



PROPERTY DETAILS



PROPERTY TYPE:
Medical Office



LEASE RATE:
\$25.00/SF NNN
(2025 NNN's \$5.75/SF/YR)
Fully Furnished



AVAILABLE:
+696 SF



LOT SIZE:
±1.80 AC (±78,806 SF)



BUILDING SIZE:
±7,002 SF



ZONING:
G-O, City of Carefree



PARCEL:
216-83-733

PROPERTY HIGHLIGHTS

- Fully Furnished Optional
- Newly renovated
- Great views of Black Mountain & Sonoran Desert
- Close proximity to HonorHealth Medical Group Primary Care & Abrazo Cave Creek Emergency Center
- Just south of the Basha's Retail Center
- One covered/reserved space



PROPERTY PHOTOS

LEVROSE
COMMERCIAL REAL ESTATE

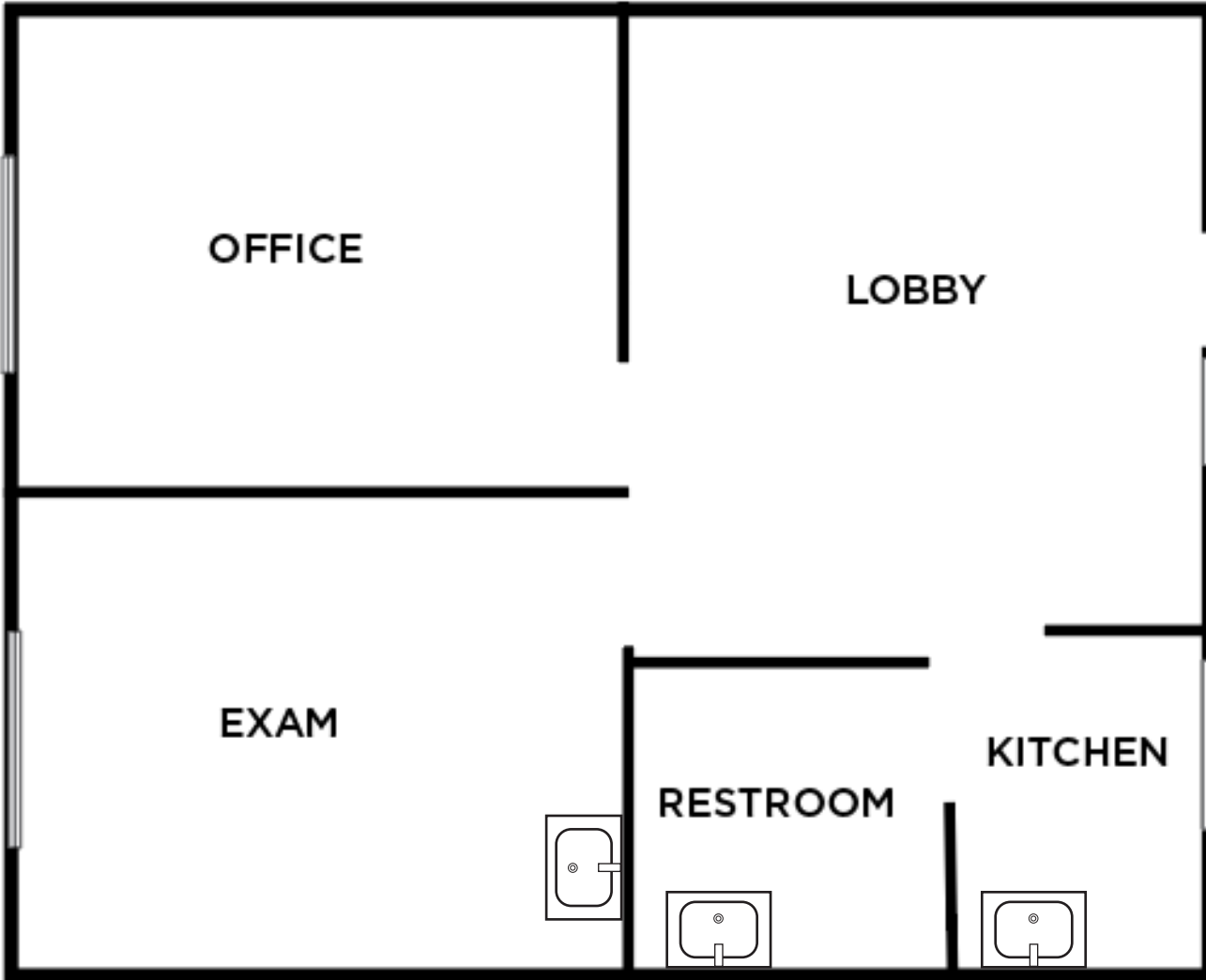
TCN
COMMERCIAL REAL ESTATE SERVICES



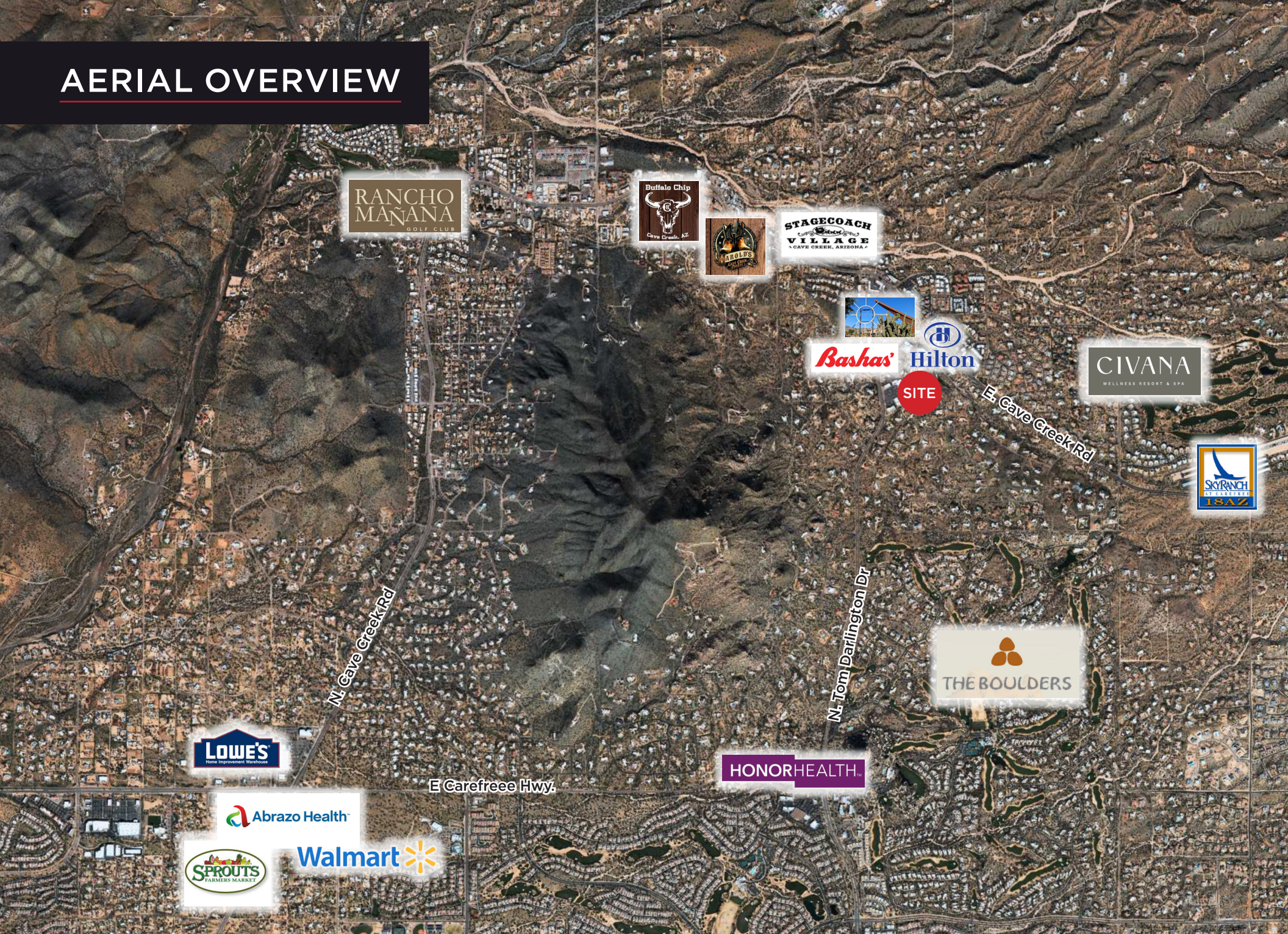
 VIEW VIRTUAL WALK-THROUGH



FLOOR PLAN



AERIAL OVERVIEW



RANCHO
MAÑANA
GOLF CLUB

Buffalo Chip
Cave Creek, AZ

AROLD'S
Cave Creek, AZ

STAGECOACH
VILLAGE
CAVE CREEK, ARIZONA

Bashas'

Hilton

SITE

CIVANA
WELLNESS RESORT & SPA

SKYRANCH
1842

THE BOULDERS

LOWE'S
Home Improvement Stores

Abrazo Health

SPROUTS
FARMERS MARKET

Walmart

E Carefree Hwy.

HONORHEALTH

N Tom Darlington Dr

N Cave Creek Rd

E Cave Creek Rd

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	2,094	16,928	39,518
2029	2,319	18,858	43,763



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$155,040	\$162,417	\$170,163



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	1,030	7,981	17,427
2029	1,141	8,900	19,347



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	3,488	7,588	13,098



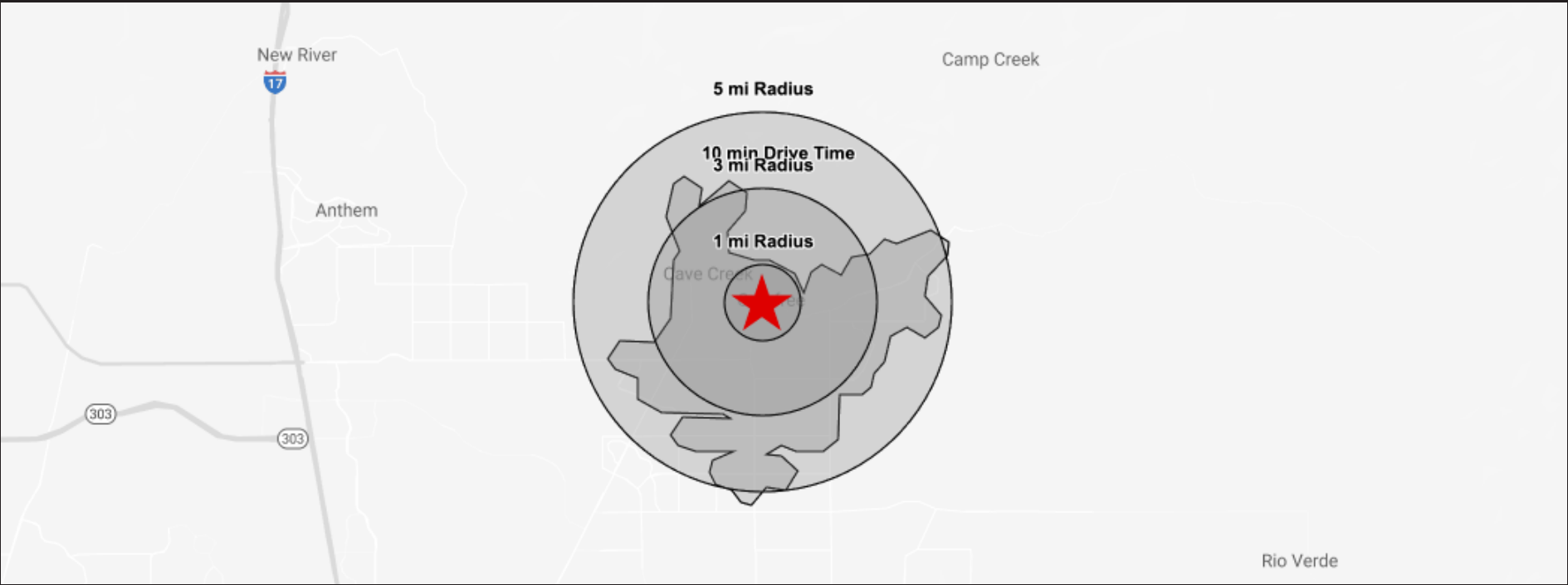
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$872,689	\$837,225	\$827,258



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	396	1,086	1,685



Matt Leonard

Partner

602.369.7127

mleonard@levrose.com

James Puchi

Junior Advisor

480.302.6353

jpuchi@levrose.com



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