



COMMERCIAL SPACE FOR LEASE

# CAREFREE PLAZA

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## THE OPPORTUNITY

- **±2,085 SF** available for lease within Carefree Town Center
- Available as one contiguous suite or devisable into two **~1,043 SF** suites (**A104 & A105**)
- **Flexible** layout suitable for retail or office users
- Existing **built-out** private **restrooms** in each suite
- Front customer entry with **rear loading** access
- Established, **walkable** commercial environment
- Highly **visible** location benefiting from destination-driven traffic and strong local demographics

## PROPERTY SUMMARY

- Multi-tenant neighborhood strip center totaling **±10,675 SF**
- Situated on **±0.84** acres within the Town of Carefree's core commercial district
- Originally built in **1985** with an established mix of retail, dining, and local service tenants
- **40** onsite parking spaces and additional **15** adjacent public spaces
- Walkable **proximity** to surrounding shops, restaurants, and community gathering spaces

## SUBMARKET SUMMARY

- Carefree retail submarket totals **~1.9M SF** of inventory
- Q1 2026 retail vacancy **~4.2%**, with strip center vacancy near **2.4%**
- **0 SF** of retail under construction, **0 SF** of retail delivered in the past 12 months
- Affluent residential base across Carefree, Cave Creek, and North Scottsdale
- Destination-oriented town center with consistent visitor activity
- High-barrier-to-entry environment with limited competing inventory
- \*Source: CoStar Q1 2026 Retail Submarket Report\*

## AREA CO-TENANTS



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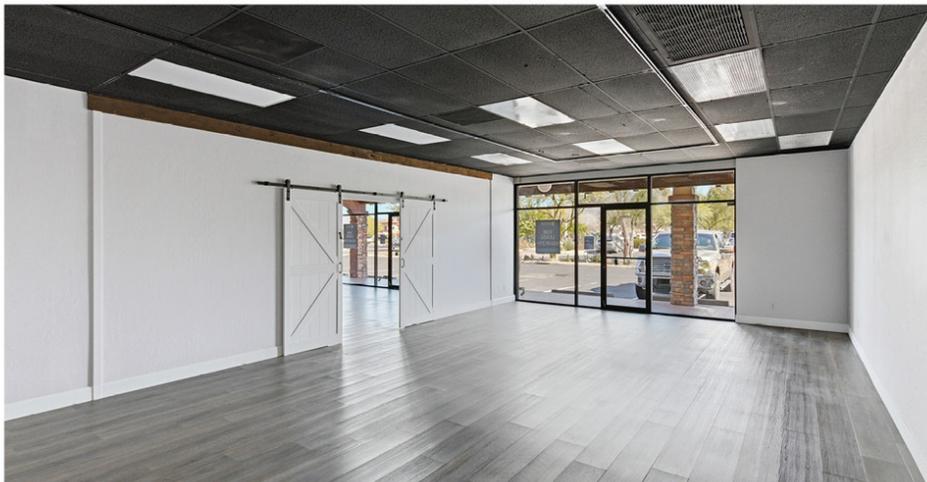
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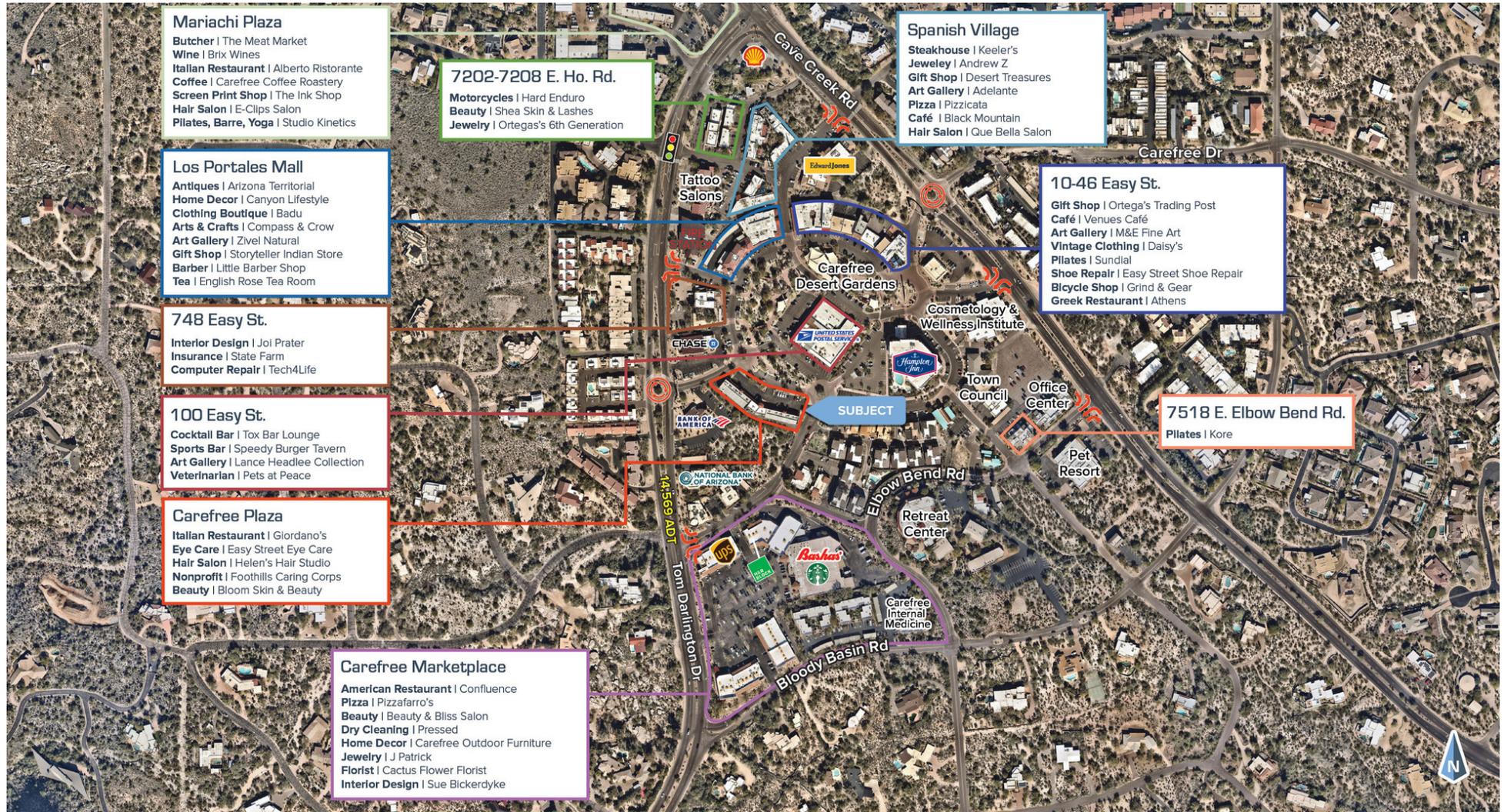
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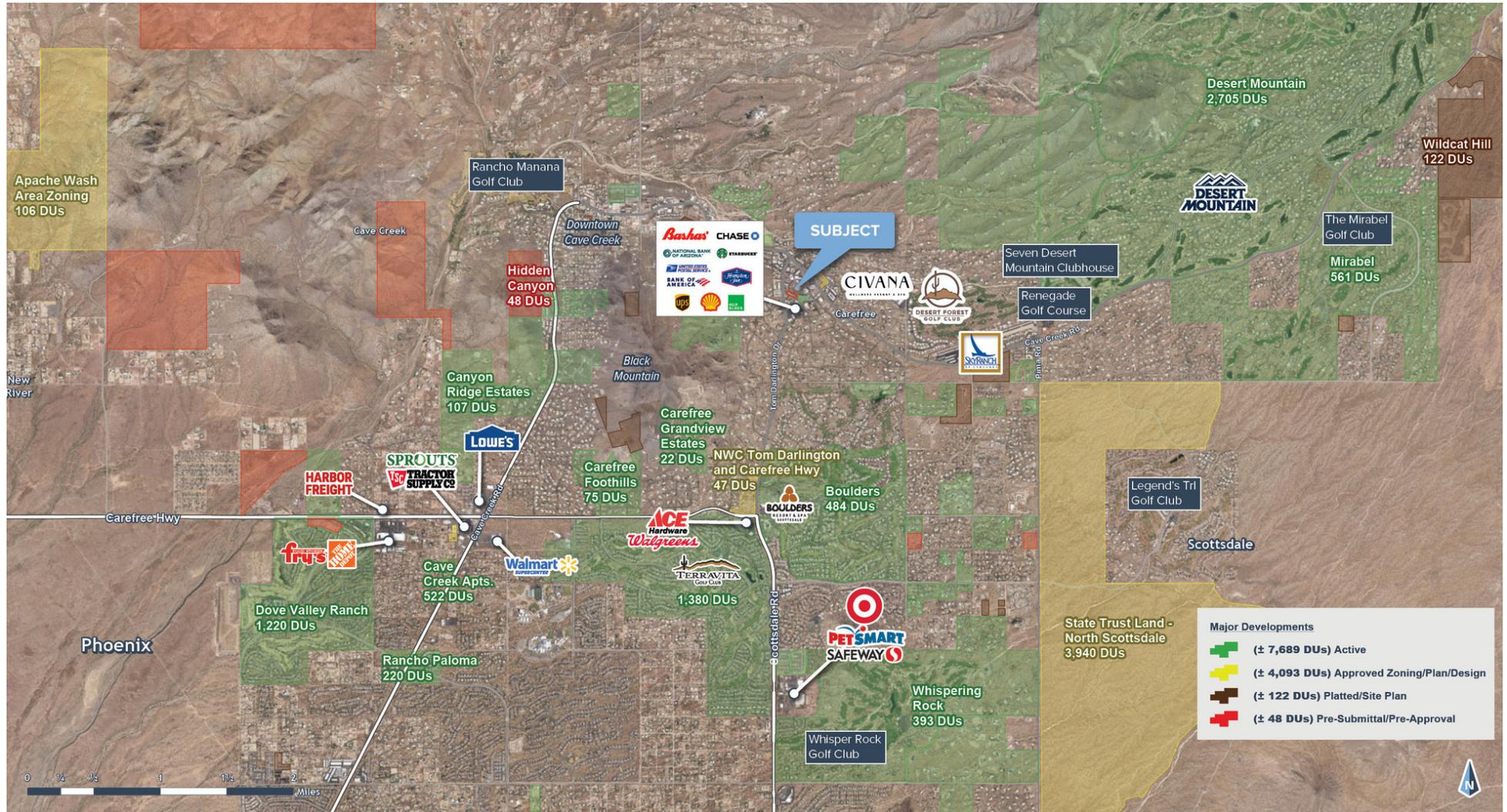
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	1,596	13,526	33,142
Median Age	66.6	65.7	61.9



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$155,236	\$157,158	\$168,968
Average	\$209,647	\$216,624	\$227,860



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	305	872	1,283
Employees	2,673	8,408	11,894
Daytime Population	3,174	10,664	16,725



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	70.6%	73%	71.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	74.8%	78.5%	80.7%
Services	13.9%	12.7%	10.1%
Blue Collar	11.2%	8.9%	9.2%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	841	6,619	14,918
Median Home Value	\$1,005,535	\$957,453	\$917,644

\* 2025 Demographic data derived from ESRI

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We'd Love to  
Partner With You.

**WRA TEAM**

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