

AVAILABLE: 3,532 SF TURN-KEY RESTAURANT + PATIO, SHOP SPACE COMING SOON



PROPERTY HIGHLIGHTS

- 3,532 SF Turn-Key Restaurant + Patio
Coming Available March 2025
- 2,100 SF Shop Space Coming Available
- Join the Dominant Neighborhood Retail
Development in the Trade Area – Anchored by
Arizona's #1 Grocer, Fry's Food & Drug Store
- One of the fastest growing affluent
communities in Metro Phoenix with over
\$167k in household incomes



AVERAGE HH INCOME
\$167,988 (3 mile radius)



POPULATION
27,831 (3 mile radius)



DAYTIME EMPLOYMENT
20,018 (3 mile radius)



TRAFFIC COUNTS
Cave Creek Rd: 42,869 VPD
Tatum Rd: 14,400 VPD

* Demographics ©ESRI 2022 | Traffic Counts @AZDOT 2022



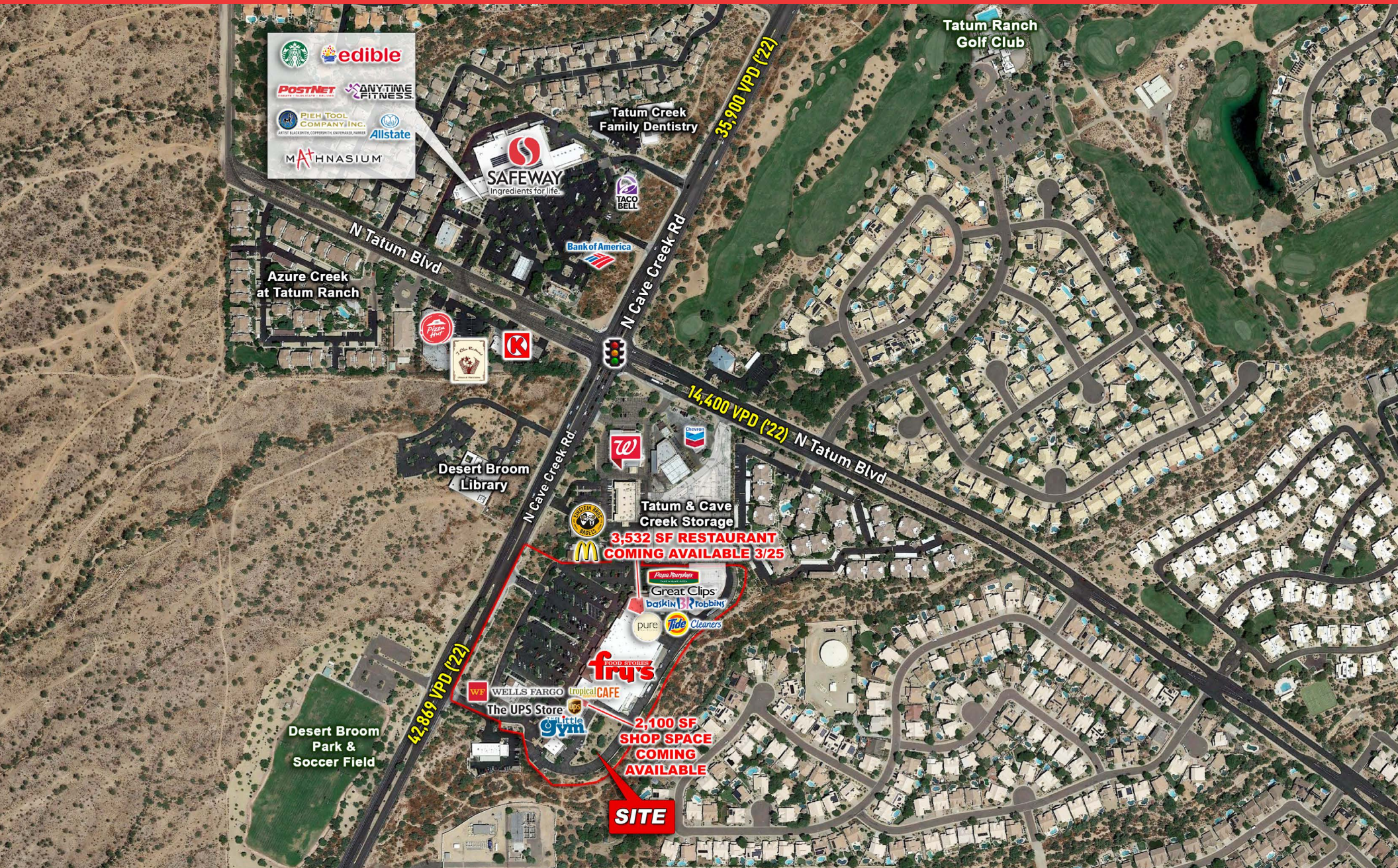
Suite	Tenant	GLA SF
A100	Little Gym	3,550
A101	Holistic Pets, Inc.	4,420
A103	Massage Therapy	2,600
A105	The UPS Store	1,200
A106	COMING AVAILABLE	2,100
A107	Tropical Smoothie Cafe	1,350
B108	1 Stop Motor Vehicle Services	1,250
B109	Pure Thai Kitchen	1,200
B110	Great Clips	1,058
B111	Babbo Italian Eatery	3,532
	COMING AVAILABLE MARCH 2025	
B112	BE Salon & Day Spa	1,200
B113	Glamour Nail Spa	1,300
B114	Papa Murphy's Pizza	1,100
B115	Tide Cleaners	1,200
B116	Healthy Image - Chiropractic	2,400

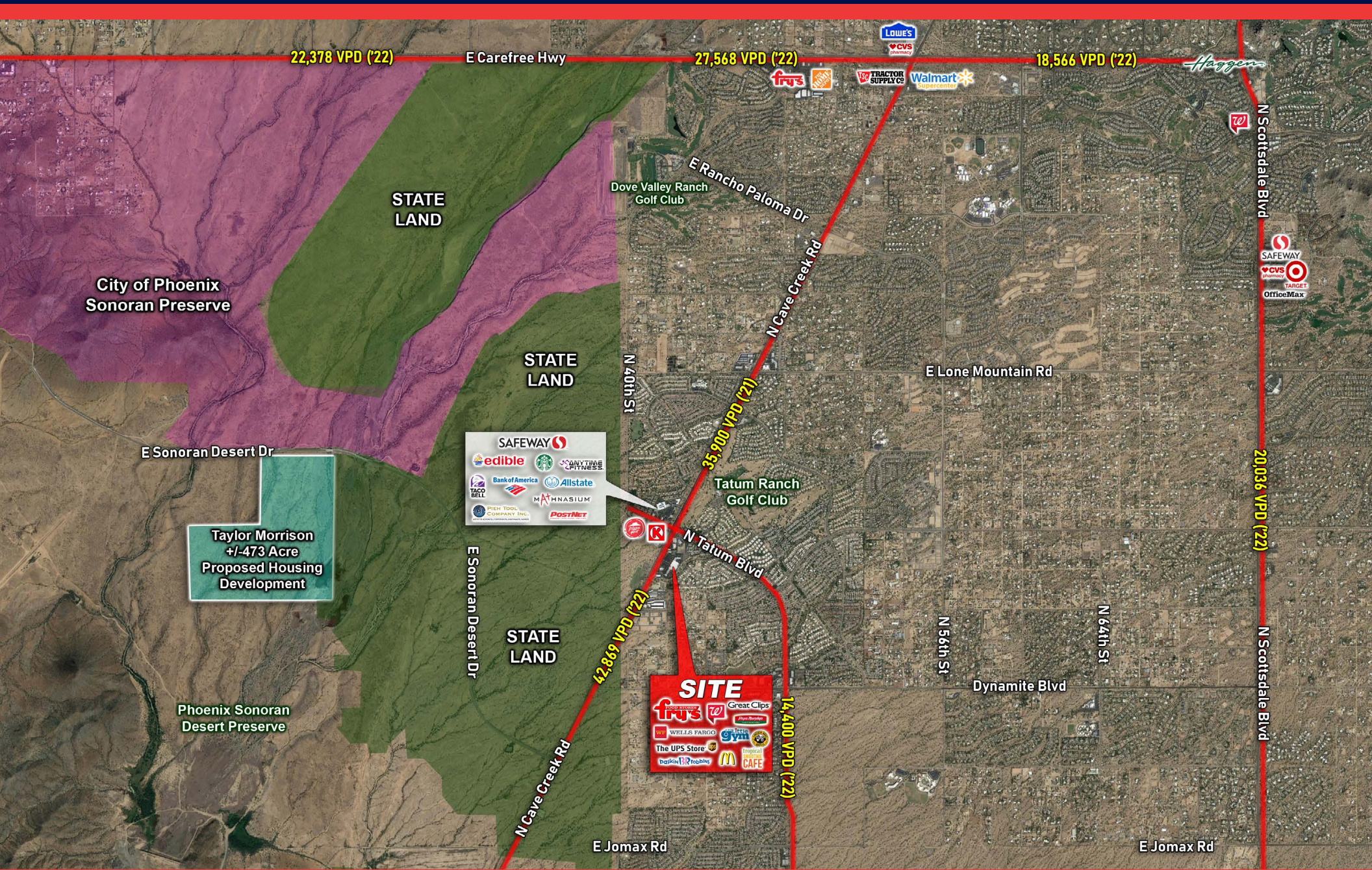




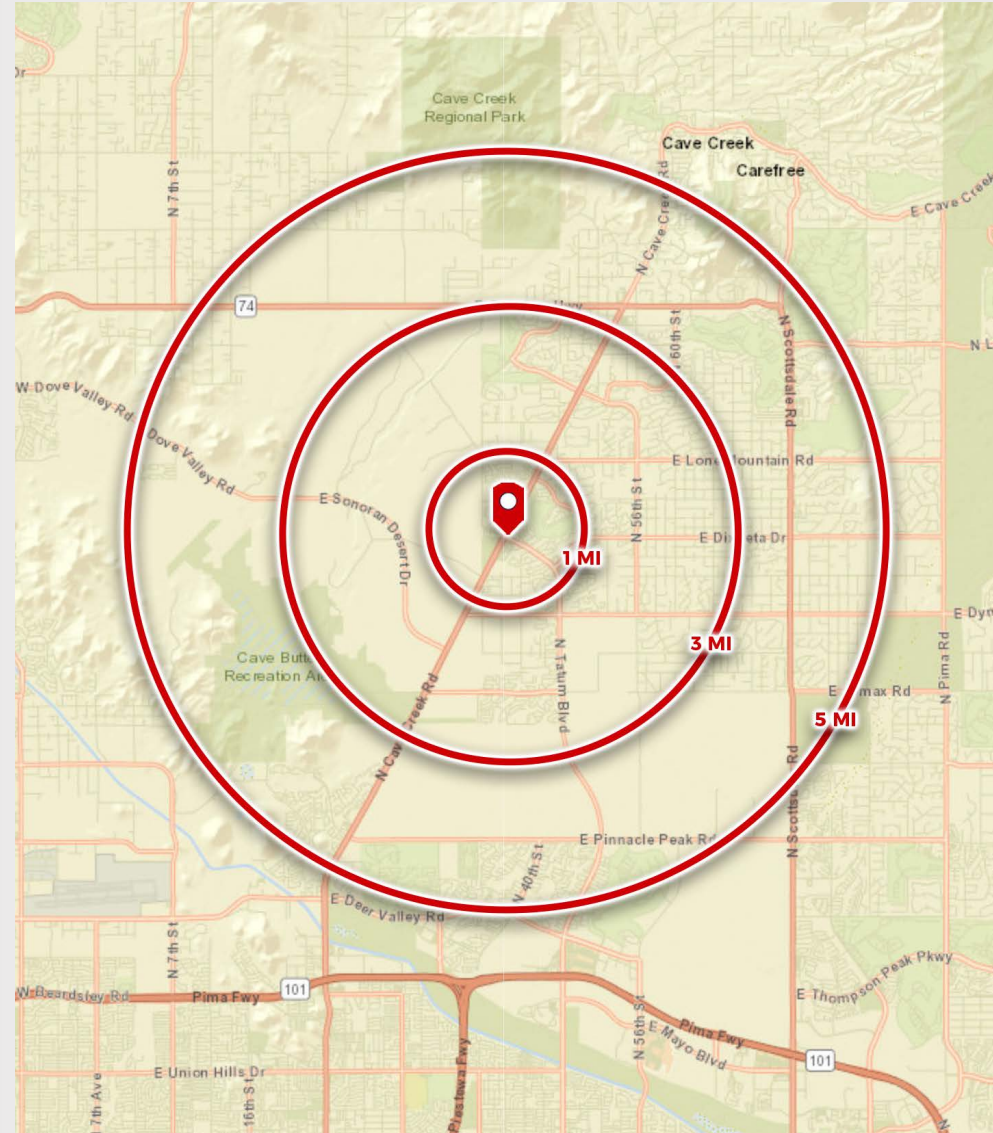








	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	6,978	19,286	34,194
2010 Total Population	6,698	23,966	49,063
2022 Total Population	7,264	27,831	62,645
2027 Total Population	7,479	28,552	65,008
2019-2024 Annual Rate	0.59%	0.51%	0.74%
2022 Total Daytime Population	5,606	20,018	50,142
Workers	2,044	6,518	19,221
Residents	3,562	13,500	30,921
HOUSEHOLD SUMMARY			
2000 Households	2,649	7,106	12,974
2010 Households	2,740	8,967	18,757
2022 Households	3,067	10,725	24,255
2027 Households	3,166	11,011	25,159
2022 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	85.7%	86.6%	81.6%
Renter Occupied Housing Units	9.7%	8.3%	9.5%
2022 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$146,694	\$167,988	\$181,242
Average Home Value	\$429,256	\$513,715	\$566,758
2022 POPULATION BY RACE/ETHNICITY			
Total	7,264	27,831	62,646
White Alone	86.0%	85.7%	83.0%
Black Alone	1.0%	0.9%	1.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	3.3%	3.3%	5.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.5%	1.5%	1.7%
Two or More Races	7.9%	8.2%	7.9%
Hispanic Origin	7.6%	7.2%	7.0%
Diversity Index	35.8	35.6	39.2
2022 POPULATION BY AGE			
Total	7,263	27,831	62,646
0 - 4	4.9%	4.9%	5.3%
5 - 9	6.0%	6.2%	6.5%
10 - 14	7.1%	7.5%	7.2%
15 - 24	9.5%	10.7%	9.9%
25 - 34	8.6%	8.4%	8.7%
35 - 44	13.7%	11.8%	12.7%
45 - 54	16.0%	16.3%	14.9%
55 - 64	15.5%	16.0%	15.1%
65 - 74	12.0%	11.6%	12.6%
75 - 84	5.3%	5.1%	5.7%
85 +	1.4%	1.3%	1.4%
18 +	78.2%	77.0%	77.1%
2022 Median Age	45.2	45.2	44.8
2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,268	19,643	44,574
Some College, No Degree	19.9%	19.7%	18.0%
Associate Degree	11.6%	10.5%	8.5%
Bachelor's Degree	32.1%	35.7%	36.7%
Graduate/Professional Degree	23.4%	20.9%	23.8%



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