

PROPOSED DEVELOPMENT OPPORTUNITY

34643 NORTH 53RD STREET, CAVE CREEK, ARIZONA



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INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY

The Vickers Commercial Retail Center is an approved retail development located at 34643 North 53rd Street in Cave Creek, Arizona. The project has received Site Plan Review approval from the Town of Cave Creek under Case No. SPR-25-01 as of March 3, 2026. The approved development consists of two single-story commercial buildings totaling approximately 18,092 square feet designed for retail and service commercial tenants. The site plan includes parking areas, a relocated driveway access, retaining walls, drainage improvements, and new frontage improvements including curb, gutter, sidewalk, and a pedestrian trail connection. Existing water, sewer, and utility infrastructure are available within 53rd Street, and the development will connect to the Town of Cave Creek water distribution system. The project has been designed to be compatible with surrounding residential and commercial uses, incorporating landscaping, screening, and site grading to minimize impacts.



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PROPERTY OVERVIEW

VICKERS COMMERCIAL RETAIL CENTER

34643 North 53rd Street, Cave Creek, Arizona

Zoning: Town Core Commercial (TCC)

Approved Development Retail Center

- 2 Commercial Buildings
- North Building: ±11,200 SF (10 units)
- South Building: ±6,880 SF (5 units)

Total Building Area: ± 18,080 SF (15 units)

- Intended for Retail and Commercial Tenants

Asking Price: \$1,700,000

Price-Per-Acre: \$680,000

Price-Per-SF: \$15.61

Lot Size (Acres): ± 2.50

Lot Size (SF): ± 108,900 SF

Parcel Number: 211-47-043C



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SUBMARKET OVERVIEW

The submarket surrounding this property, sits within the dynamic North Phoenix/Cave Creek corridor, a transitional area blending the urban edge of Phoenix with the lifestyle-oriented Desert Foothills region. This market benefits from strong demographic fundamentals, including a dense trade area with tens of thousands of households and above-average household incomes within a few miles, supporting consumer demand for retail, services, and neighborhood-serving uses. Commercial activity in the wider corridor includes a mix of stabilized retail, office, and mixed-use centers with high occupancy and steady rent growth, reflecting limited supply and solid absorption trends near key arterials such as Cave Creek Road and adjacent to major nodes like the Loop 101 freeway. The local residential market likewise shows strong demand and rising property values, underscoring the area's appeal to both primary residents and seasonal buyers seeking a blend of lifestyle and convenience. This submarket also draws from the broader Desert Foothills economic region, where affluent, educated households and tourism-driven spending enhance consumer traffic and support businesses ranging from boutique retail and dining to health and professional services. Together, these factors create a submarket with robust fundamentals, attractive demographics, and diverse commercial momentum well suited for future development and investment.



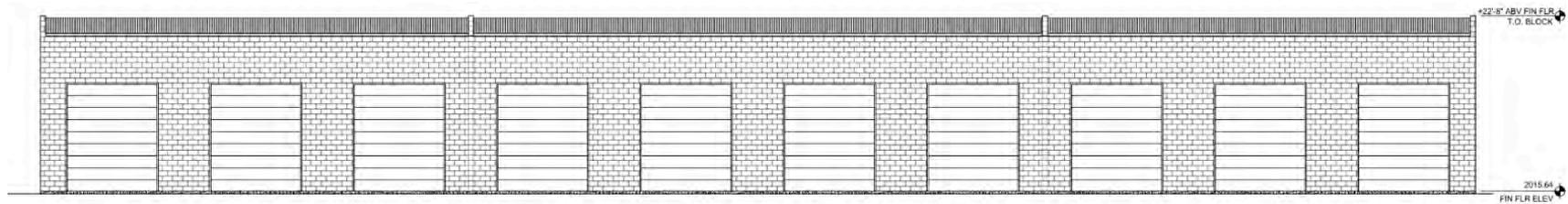
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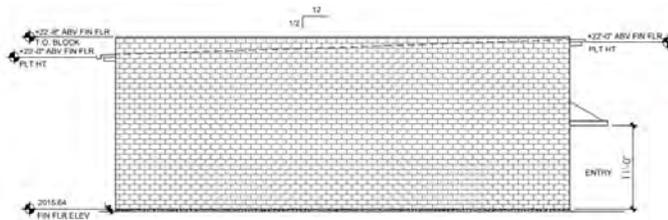
BUILDING 1 ELEVATIONS



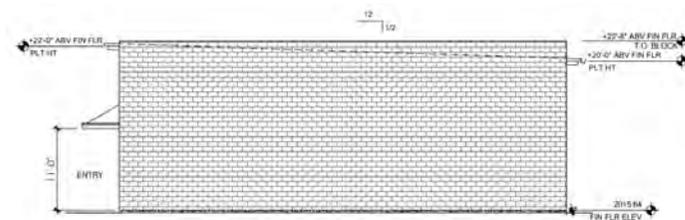
1 BUILDING 1 - FRONT ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING 1 - REAR ELEVATION
SCALE: 1/8"=1'-0"

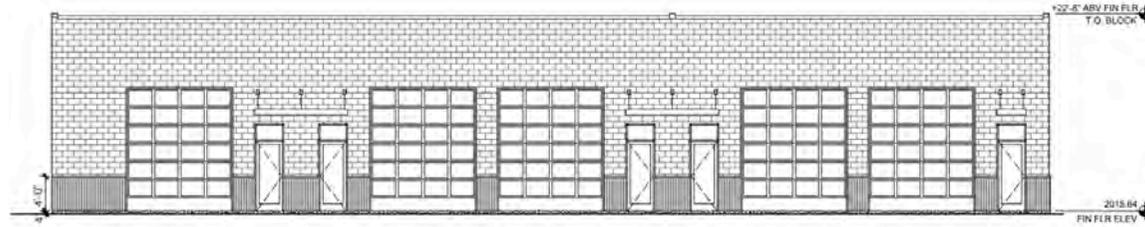


3 BUILDING 1 - SIDE ELEVATION
SCALE: 1/8"=1'-0"

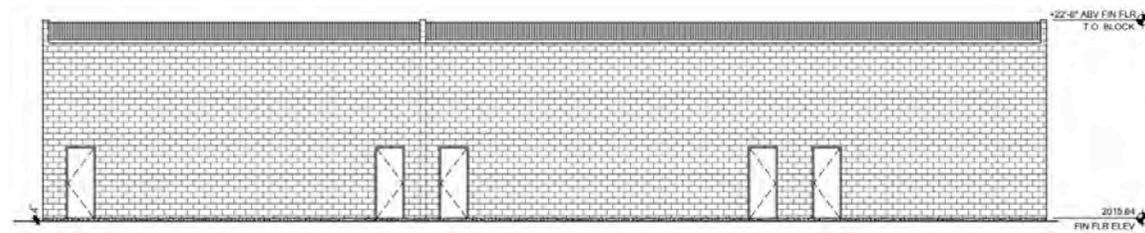


2 BUILDING 1 - SIDE ELEVATION
SCALE: 1/8"=1'-0"

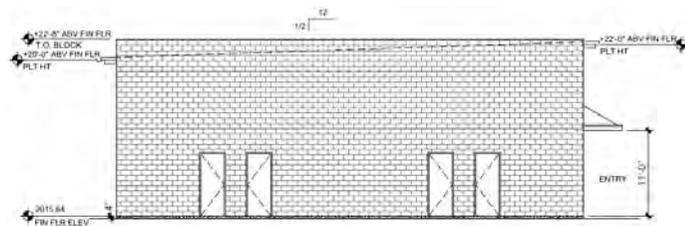
BUILDING 2 ELEVATIONS



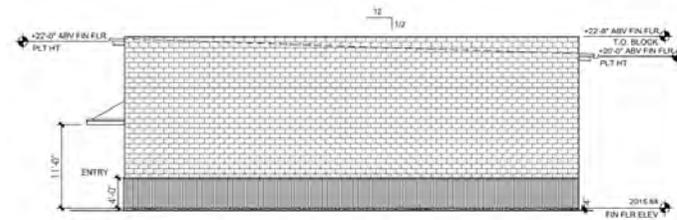
1 BUILDING 2 - FRONT ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING 2 - REAR ELEVATION
SCALE: 1/8"=1'-0"

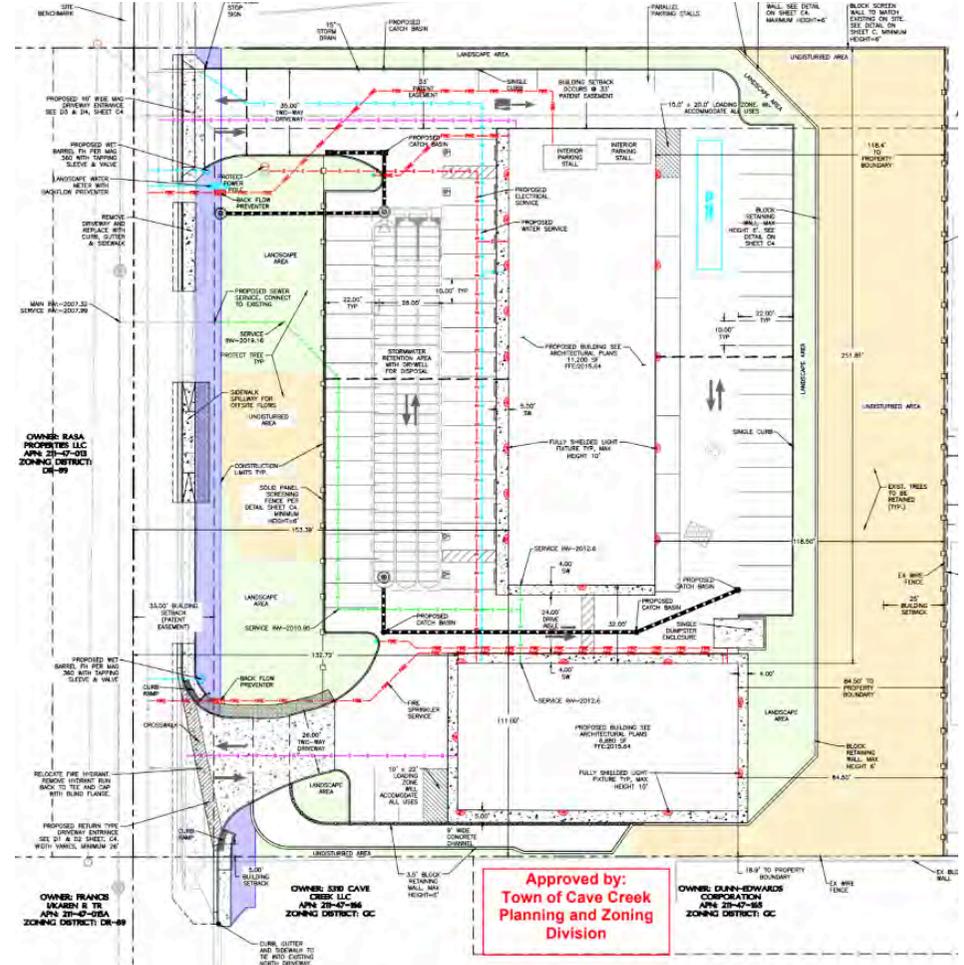


3 BUILDING 2 - SIDE ELEVATION
SCALE: 1/8"=1'-0"

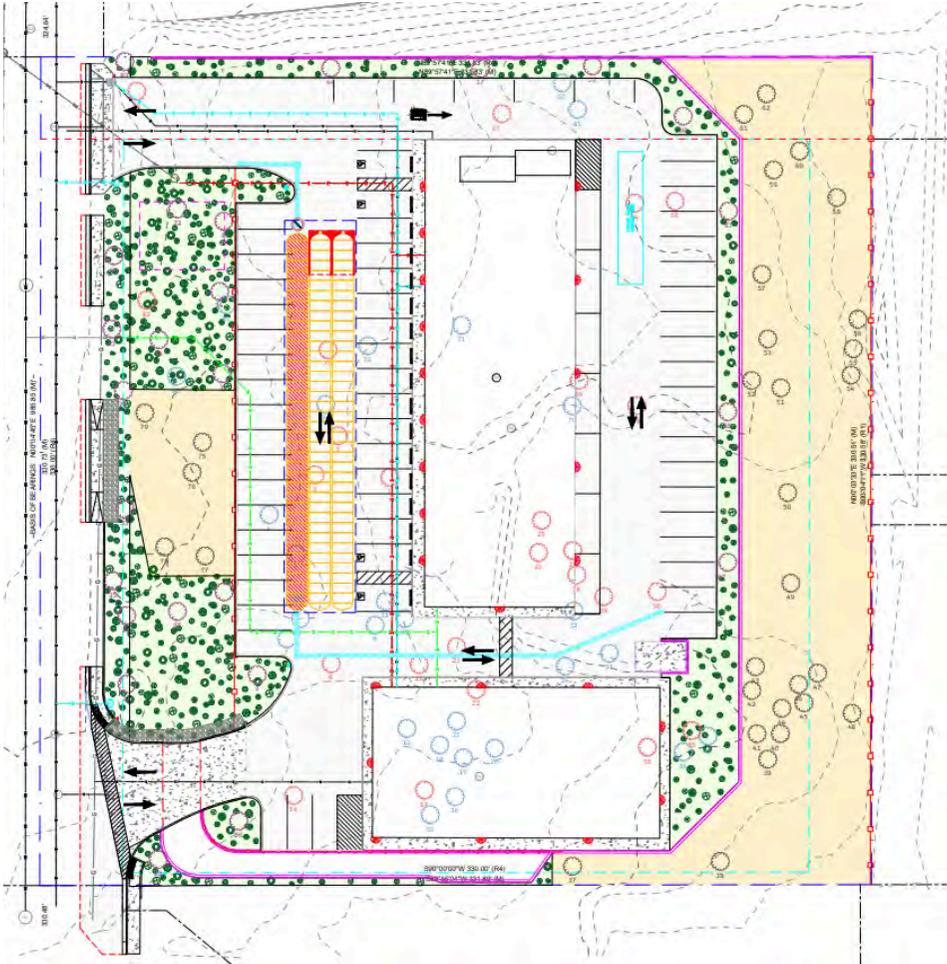


2 BUILDING 2 - SIDE ELEVATION
SCALE: 1/8"=1'-0"

SITE PLAN



LANDSCAPE PLAN



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PROPERTY PHOTOS



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PARCEL MAP

PARCEL NUMBER: 211-47-043C



EAST CAREFREE HIGHWAY
25,194 TRAFFIC COUNTS

NORTH CAVE CREEK ROAD
15,138 TRAFFIC COUNTS

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AERIAL VIEW



RESTAURANTS

Within 3 Miles



The area around this property offers convenient access to well-regarded schools in the Cave Creek Unified School District, along with nearby charter and preschool options. A short drive brings you to local grocery stores, boutiques, and everyday services, while the town's downtown area features a variety of popular restaurants ranging from casual cafés to classic Southwestern dining.

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AREA HIGHLIGHTS



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CAVE CREEK, ARIZONA

Cave Creek, Arizona is a small desert town northeast of Phoenix known for its strong Western identity, rustic charm, and relaxed pace of life. The town features an Old West-style downtown with saloons, local shops, art galleries, and live music, reflecting its roots as a former mining and ranching community. Surrounded by scenic Sonoran Desert landscapes, Cave Creek offers easy access to hiking, horseback riding, and nature preserves. Its close-knit community and proximity to the Phoenix metro area make it both a peaceful retreat and a convenient place to live or visit, year-round for residents and visitors alike.



5 MILE DAYTIME POPULATION

48,135

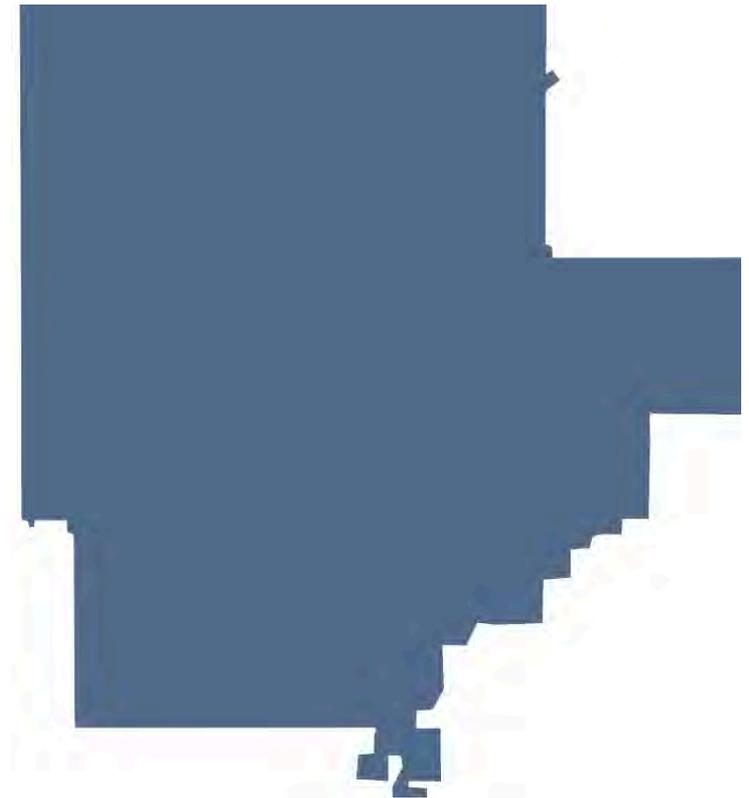


5 MILE AVG HOUSEHOLD INCOME

\$193,949

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	2,421	24,167	48,135
Employees:	1,417	7,381	13,082
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	1,080	10,337	20,625
Average Size:	2.2	2.3	2.3
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$180,989	\$194,212	\$193,949
Annual Household Expenditure:	\$141.05 M	\$1.41 B	\$2.83 B



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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