

OFFICE BUILDING AVAILABLE FOR LEASE

10443 N CAVE CREEK ROAD | PHOENIX, AZ 85020



FOR MORE INFORMATION CONTACT:

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COMMERCIAL REAL ESTATE

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10443 N CAVE CREEK ROAD | PHOENIX, AZ 85020

LEASE RATE

OFFICE SUITES: \$14/SF MG

AVAILABLE

Suite 102: Flex Office + Warehouse	±1,379 SF at \$12/SF MG
Suite 204/205: Office	±1,418 SF
Suite 206: Office	±642 SF
Suite 207: Office	±600 SF

ZONING

C-2

HIGHLIGHTS

- Great Cave Creek frontage.
- Small, move-in ready suites.
- Easy expansion opportunities.

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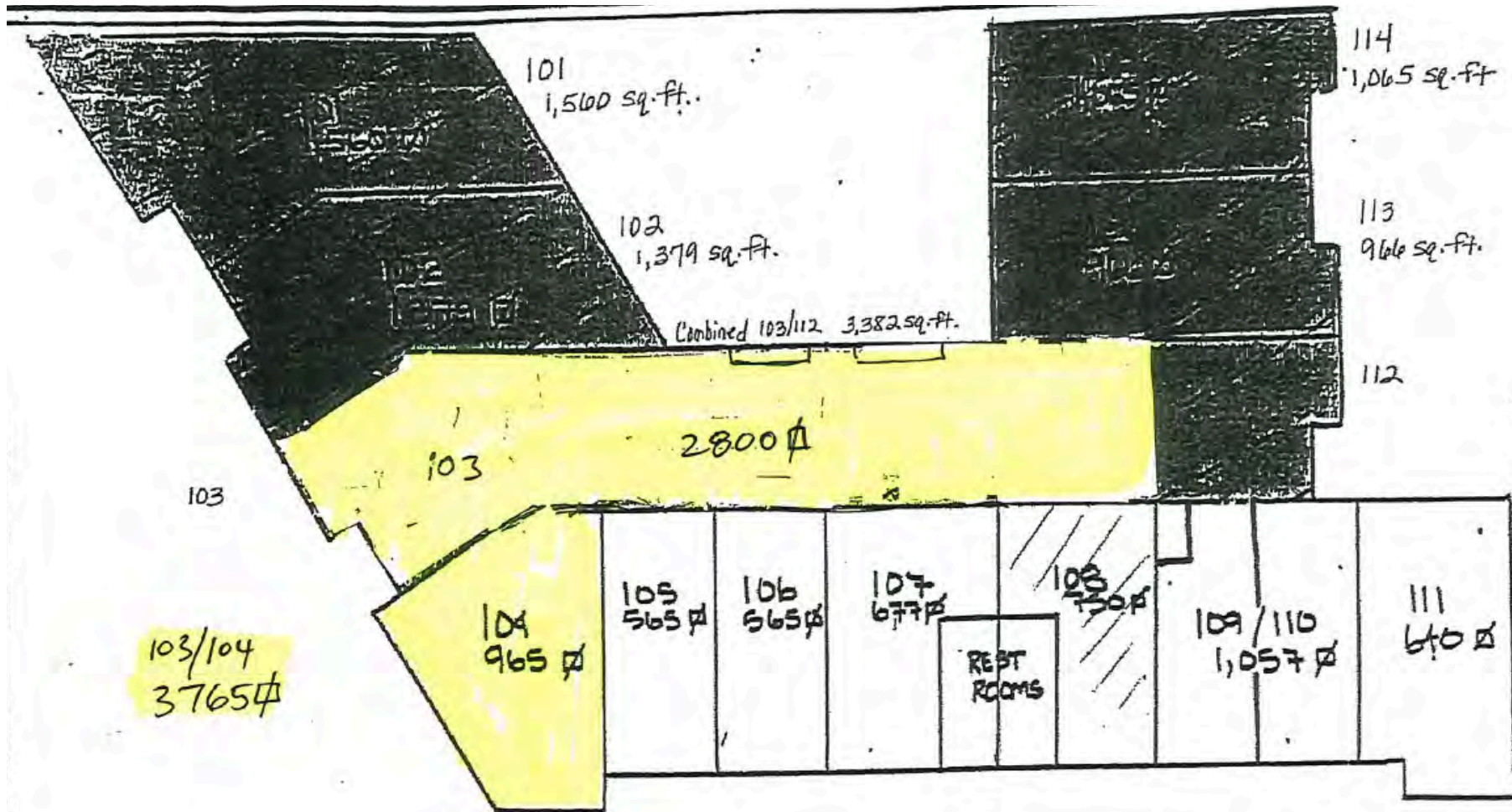
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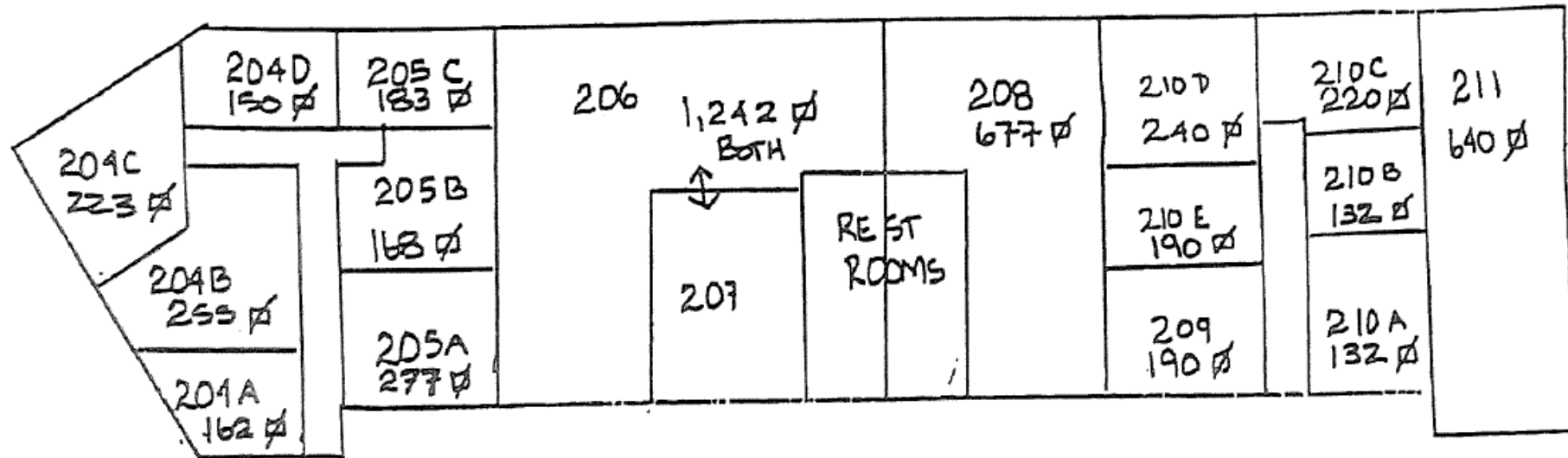
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Scottsdale, AZ 85251
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FLOOR PLAN



FLOOR PLAN



SECOND FLOOR
OFFICE SPACE ONLY

DEMOGRAPHICS

10443 N CAVE CREEK ROAD | PHOENIX



POPULATION

	1 MILE	3 MILES	5 MILES
2024	12,567	96,862	346,420
2029	13,634	104,735	374,984



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	5,967	41,008	145,172
2029	6,484	44,425	157,428



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$78,654	\$98,616	\$90,884



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2029	1,920	39,071	130,933



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	269	5,686	17,361



HOME VALUE (MEDIAN)

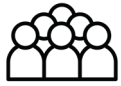
	1 MILE	3 MILES	5 MILES
2029	\$331,213	\$451,634	\$409,831

Info gathered via Costar.com

PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



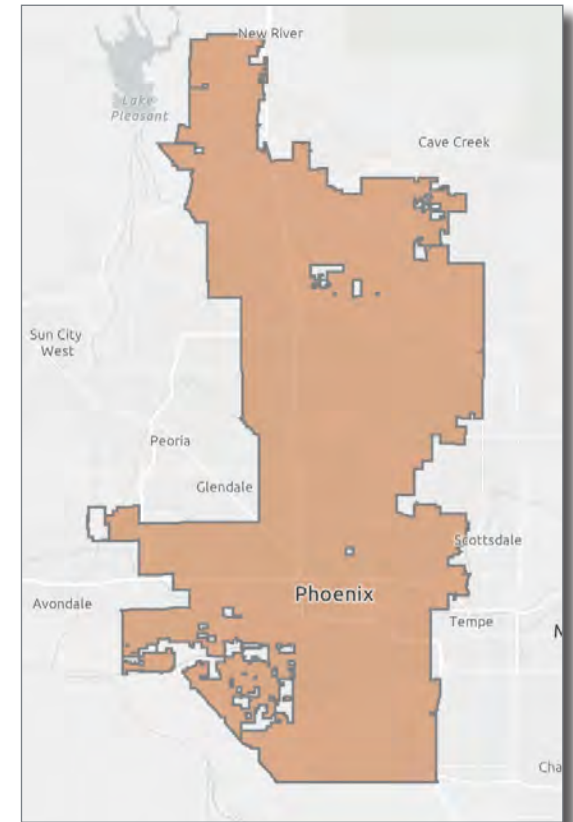
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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