



NEW GROCERY ANCHORED SHOPS AVAILABLE

CONCEPTUAL IMAGE

JOIN



IN CAVE CREEK!



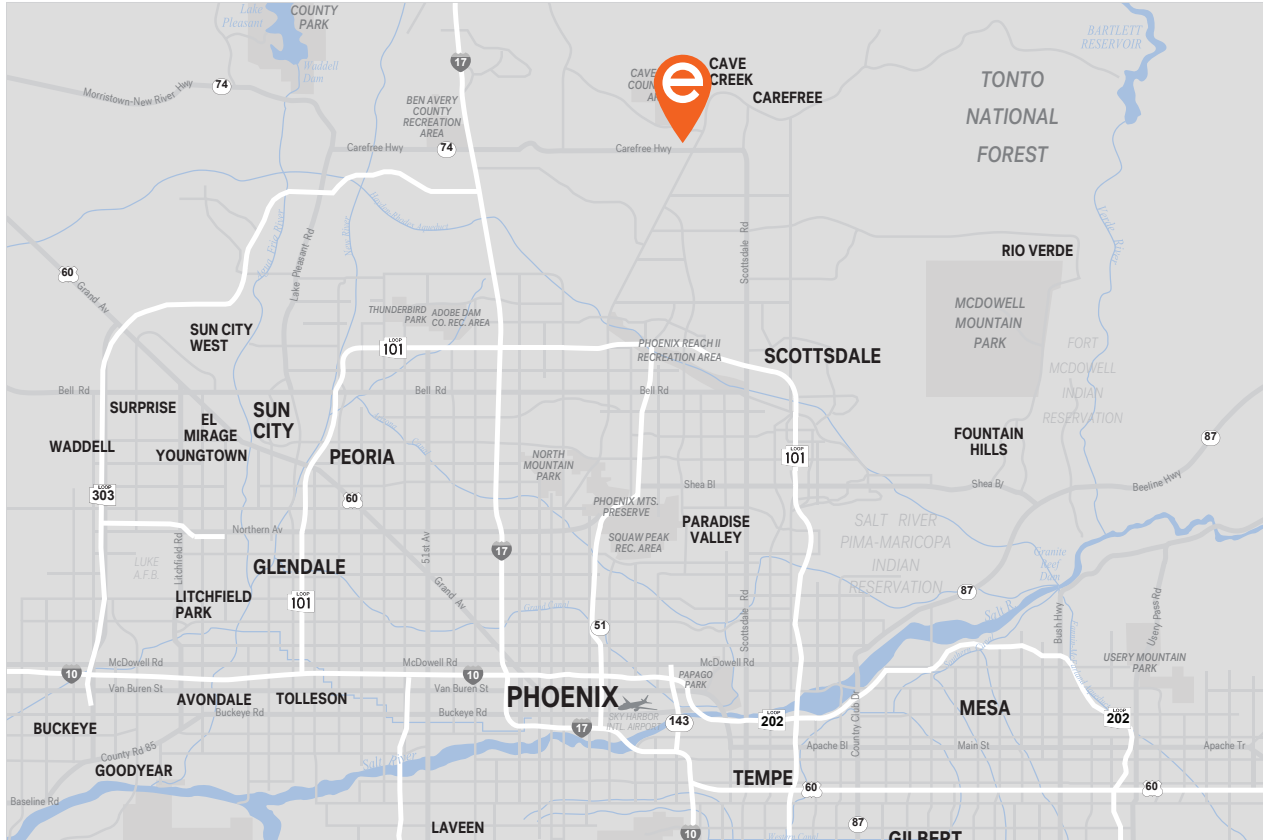
Cave Creek Gateway

NEC Carefree Highway & 50th Street, Cave Creek, AZ 85331

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LOCATION

**NEC Carefree Hwy & 50th St
Cave Creek, AZ 85331**



SIZE

**Shops A: ±4,253 sf
Shops B: ±5,200 sf
Major A: ±15,800 sf (Phase 2)**



ZONING

Commercial (CT, Cave Creek)



TRAFFIC COUNTS

33,038 CPD

Carefree Hwy

17,753 CPD

Cave Creek Rd



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,884	23,304	50,504
DAYTIME POPULATION	3,031	18,636	40,419
MED HH INCOME	\$106,532	\$115,669	\$113,229

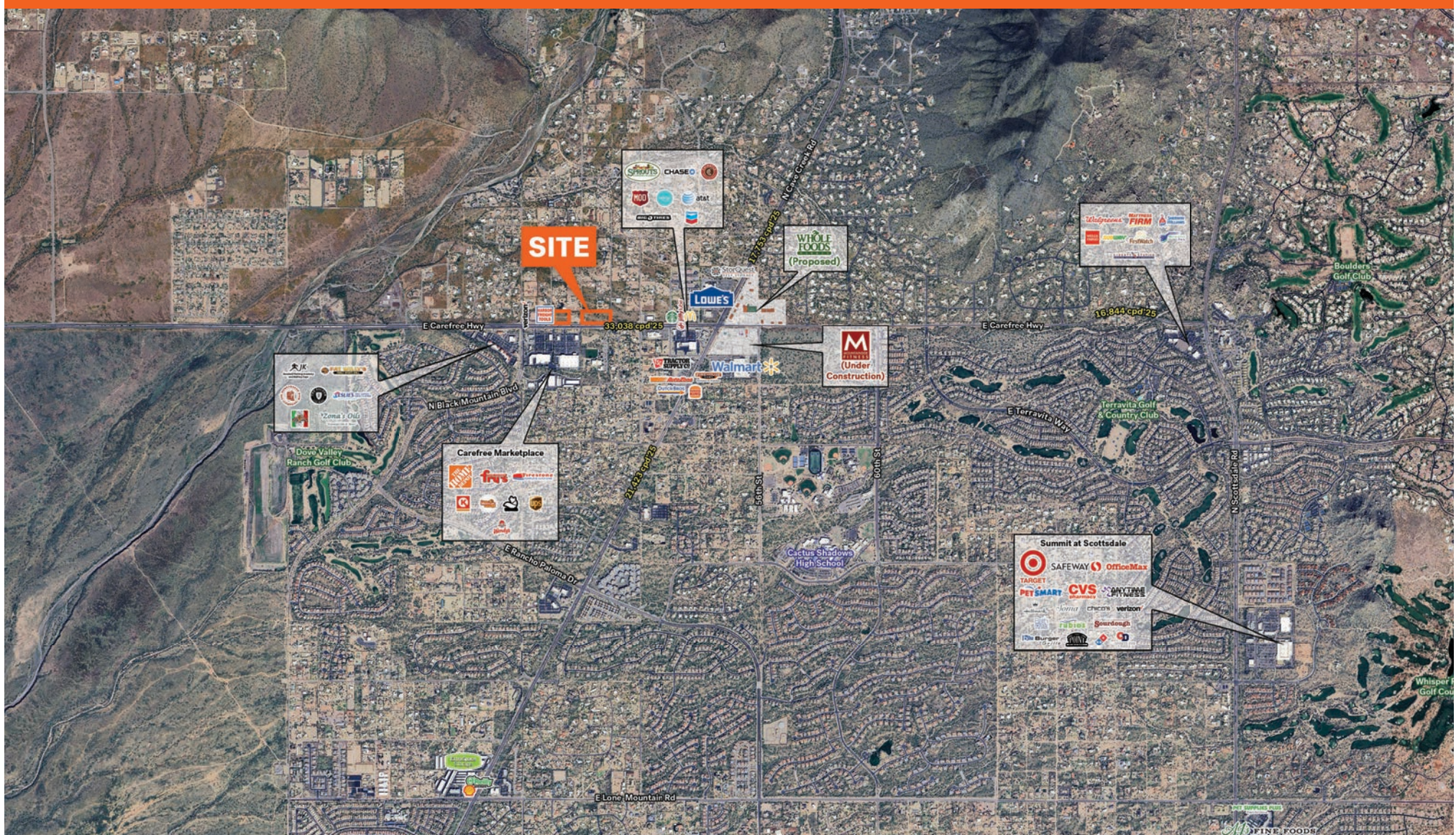
AREA RETAILERS

Home Depot, Frys Food & Drug, Harbor Freight Tools, Abrazo Health, Sprouts, Lowe's, Walmart, Dutch Bros, Autozone, Burger King, Chipotle, Starbucks, McDonald's, Jiffy Lube, Firestone, Circle K, Dunn Edwards, Tractor Supply,

PROPERTY INFORMATION

- Delivery estimated as 1st Quarter 2026
- Shops buildings are demisable
- Multiple end cap spaces with outdoor patio available
- Excellent visibility from Carefree Hwy
- Household incomes over \$100K







East End Cap Shops B - Restaurant End Cap



Shops A / Monument Sign



MONUMENT SIGN

CAREFREE GATEWAY

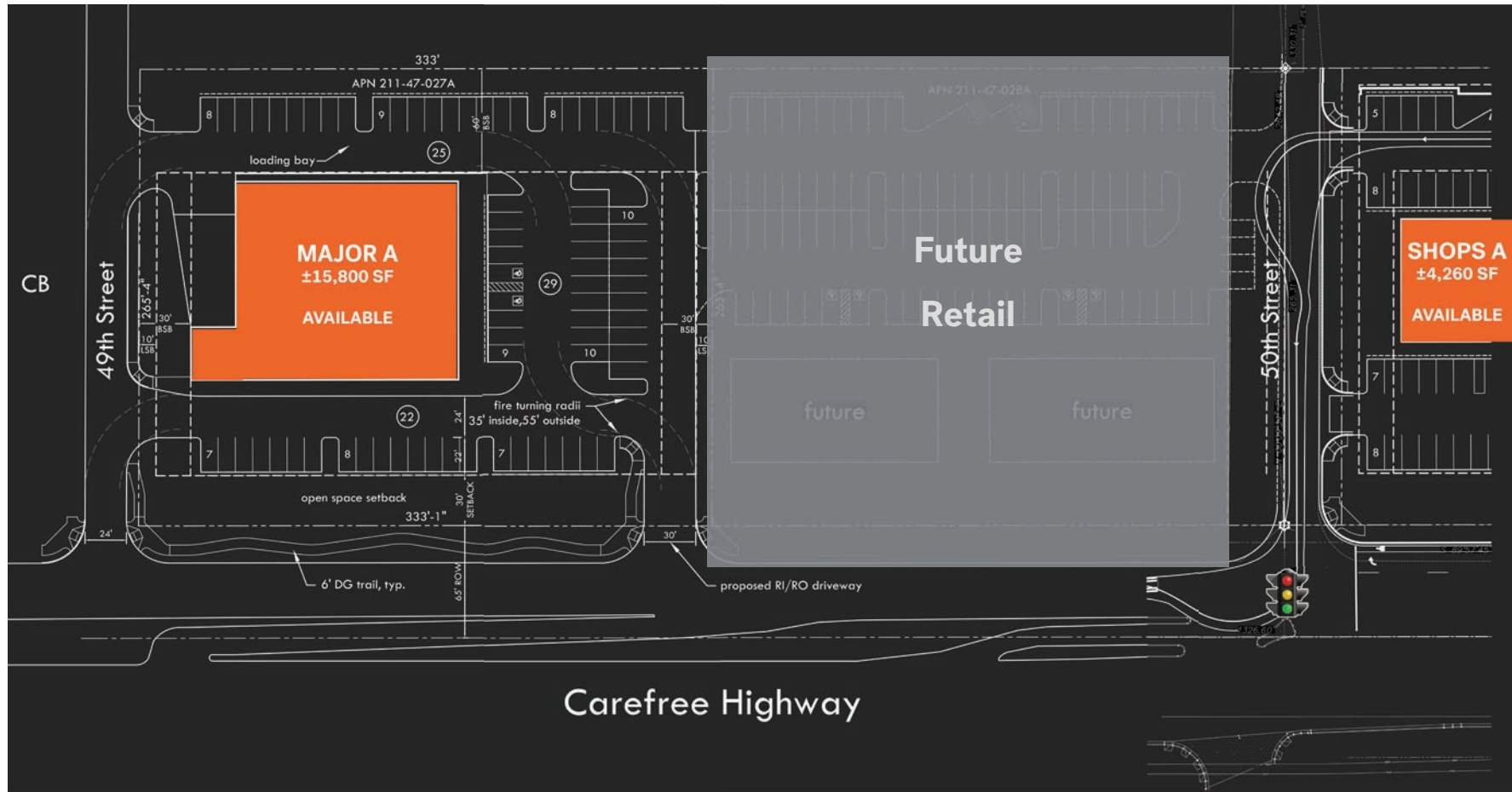


TENANT PANEL

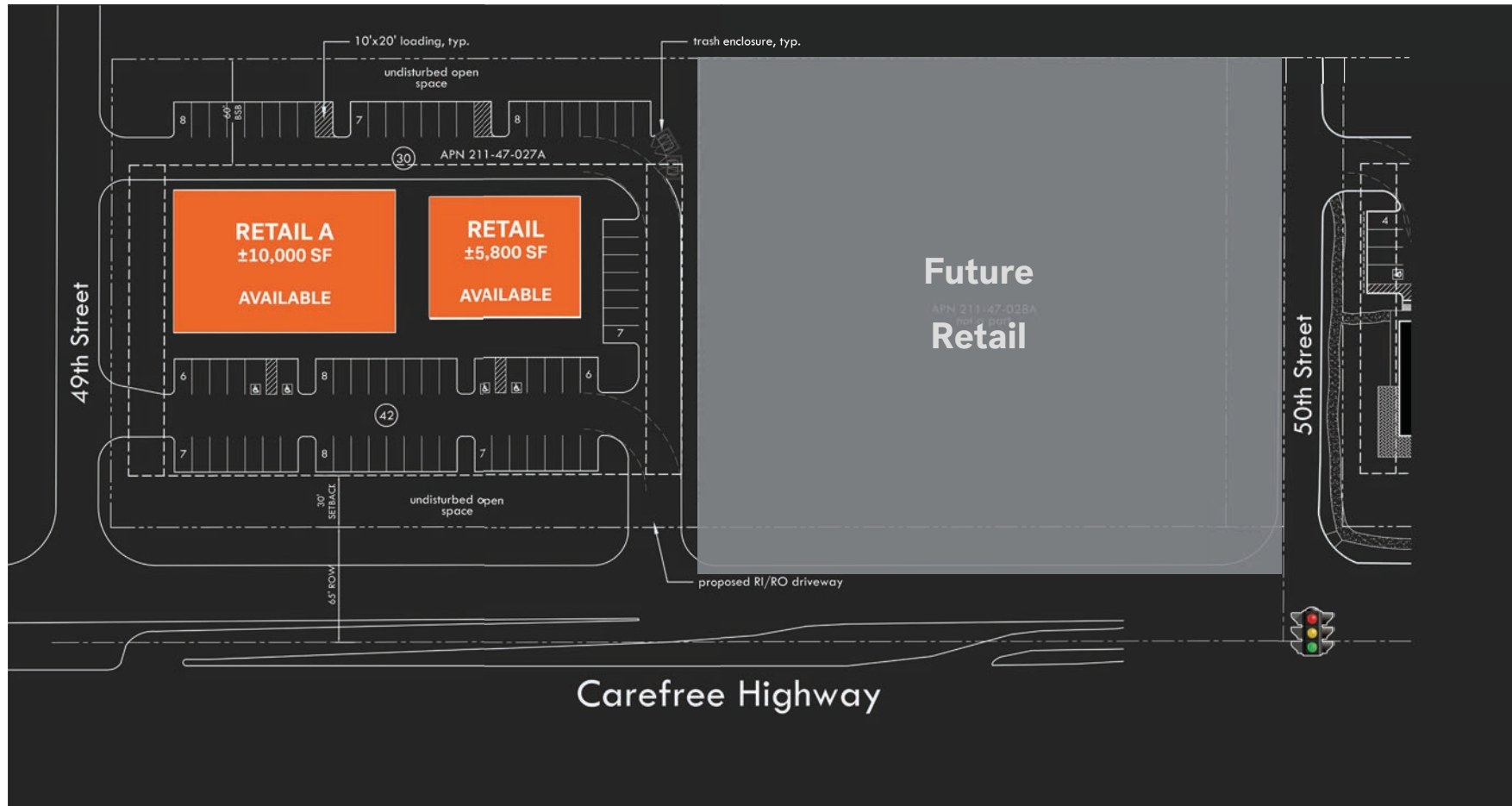
TENANT PANEL

TENANT PANEL

5013



Option A



Option B