



RETAIL PROPERTY FOR SALE

EXISTING DRIVE THRU RESTAURANT FOR SALE

12831 N Cave Creek Rd Phoenix, AZ 85022

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*** Owner / Agent**

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LOCATION DESCRIPTION

SEC N Cave Creek Rd and E Sweetwater Ave

AREA CO-TENANTS

PROPERTY HIGHLIGHTS

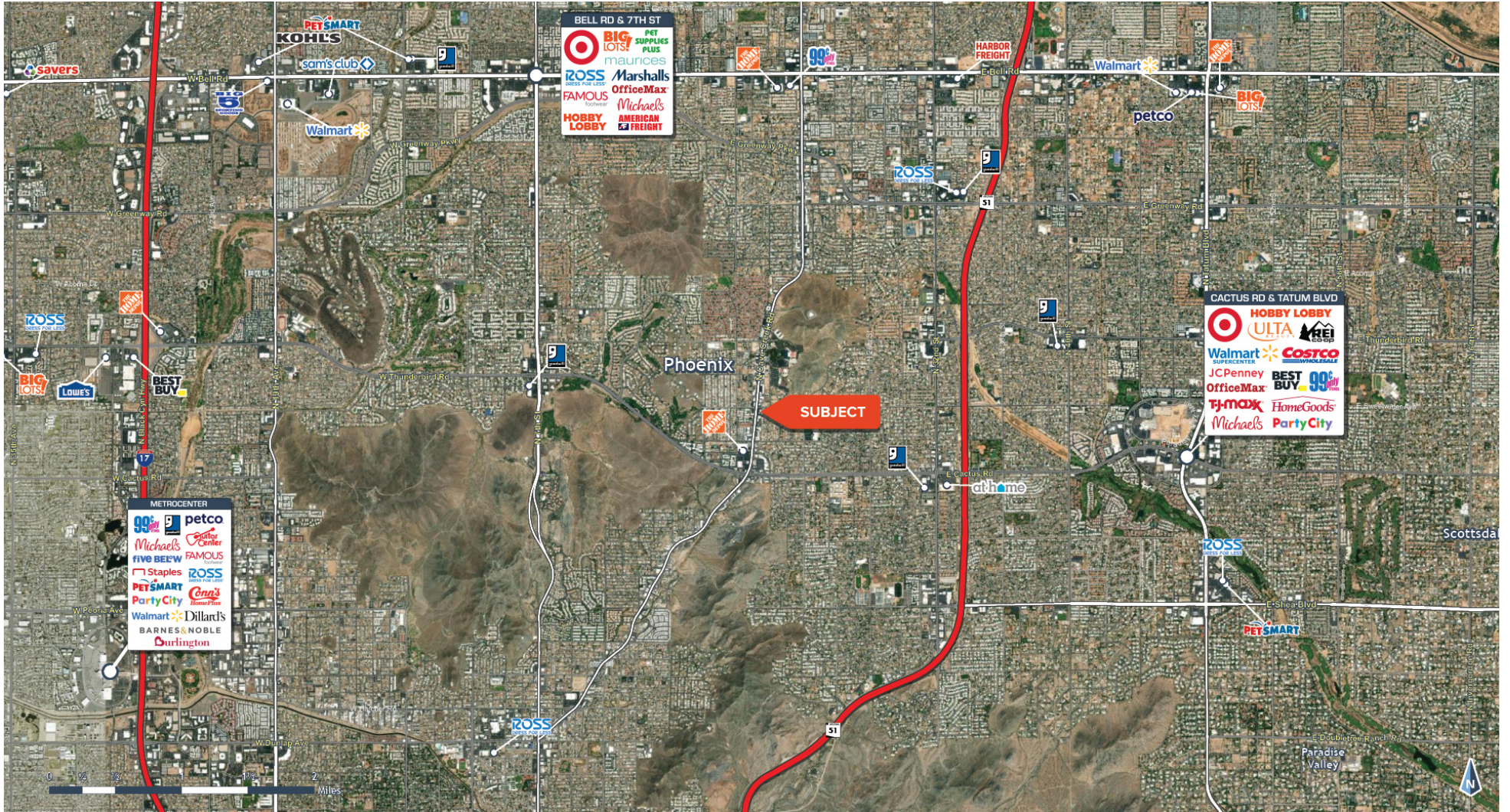
- Owner/User Opportunity
- Drive Thru Existing
- Existing Tenant can be removed with 6 month notice of redevelopment
- Over 30,000 Cars Driving By Per Day
- Built Out Restaurant
- Over 14 Apartment Complexes Within 1 Mile
- Over 2,000 Apartments Units Within 1 Mile



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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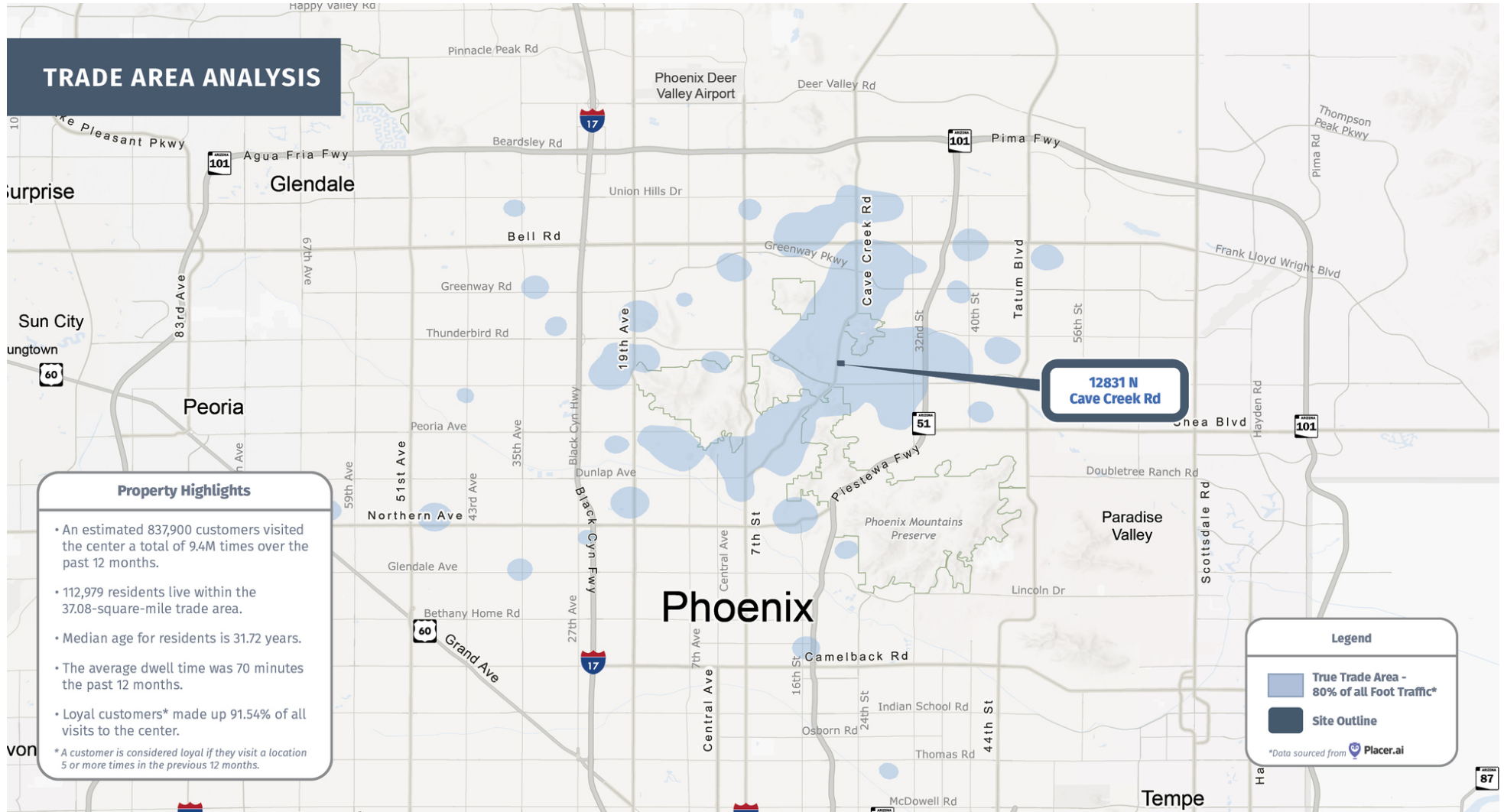
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,841	117,874	323,584
Median Age	44.5	40.6	40.0



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$70,040	\$73,160	\$73,536
Average	\$93,304	\$103,432	\$107,611



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	277	3,076	9,549
Employees	2,559	25,899	101,776
Daytime Population	8,848	90,792	282,597



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	47.2%	49.6%	49.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	64.5%	66.6%	68.3%
Services	16.2%	16.7%	15.6%
Blue Collar	19.2%	16.7%	16.0%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,628	50,198	135,218
Median Home Value	\$389,332	\$403,436	\$396,070

* 2023 Demographic data derived from ESRI

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