



Menlo Group
COMMERCIAL REAL ESTATE

EDUCATIONAL FACILITY

AVAILABLE FOR SALE OR LEASE

29858 N Tatum Blvd., Cave Creek, AZ 85331

Exclusively listed by:
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PROPERTY SUMMARY

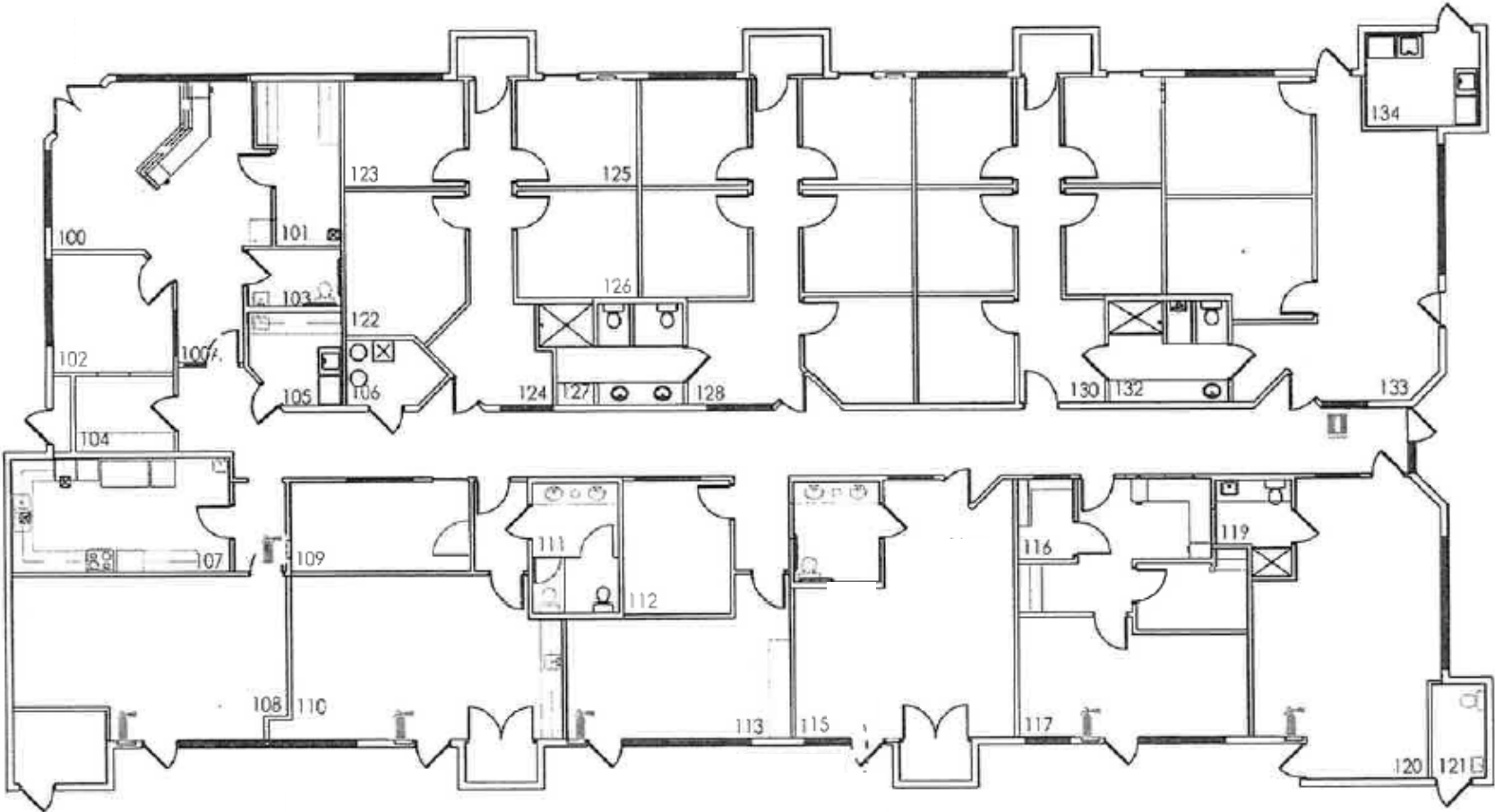
LEASE RATE	\$23.00 PSF + NNN
SALES PRICE	\$2,850,000
PRICE PER SF	\$334.00
BUILDING SIZE	+/- 8,535 SF
LAND SIZE	1.23 Acres
SALE TYPE	Owner/User
BUILDING TYPE	Educational/School
YEAR BUILT	1998
YEAR UPDATED	2022
APN	211-88-379
ZONING	C-2, Phoenix

PROPERTY HIGHLIGHTS

- Freestanding, Educational Facility available for Lease or Sale
- Efficient Drop-off/Pick-up with a center island and perimeter drive aisle
- +/- 8,535 SF with private rooms, offices, and restrooms.
- High-Visibility: Large Monument signage along Tatum Blvd.
- Dedicated Outdoor Areas: Two (2) large, fenced/secured areas
- Administrative Hub: Private offices separate from the school areas
- Kitchen available for on-site meal preparation
- Facility offers Private Rooms and Individual Restrooms (formerly 14 detox beds), a full Kitchen, Admin Offices, and Secure Outdoor Areas
- Parking Ratio: 3.1/1,000 SF (27 total spaces) Dedicated Parking
- Cross-Streets: Tatum Blvd. and Cave Creek Rd
- Strategic location with direct access along Tatum Blvd in the rapidly growing region of North Phoenix/Cave Creek

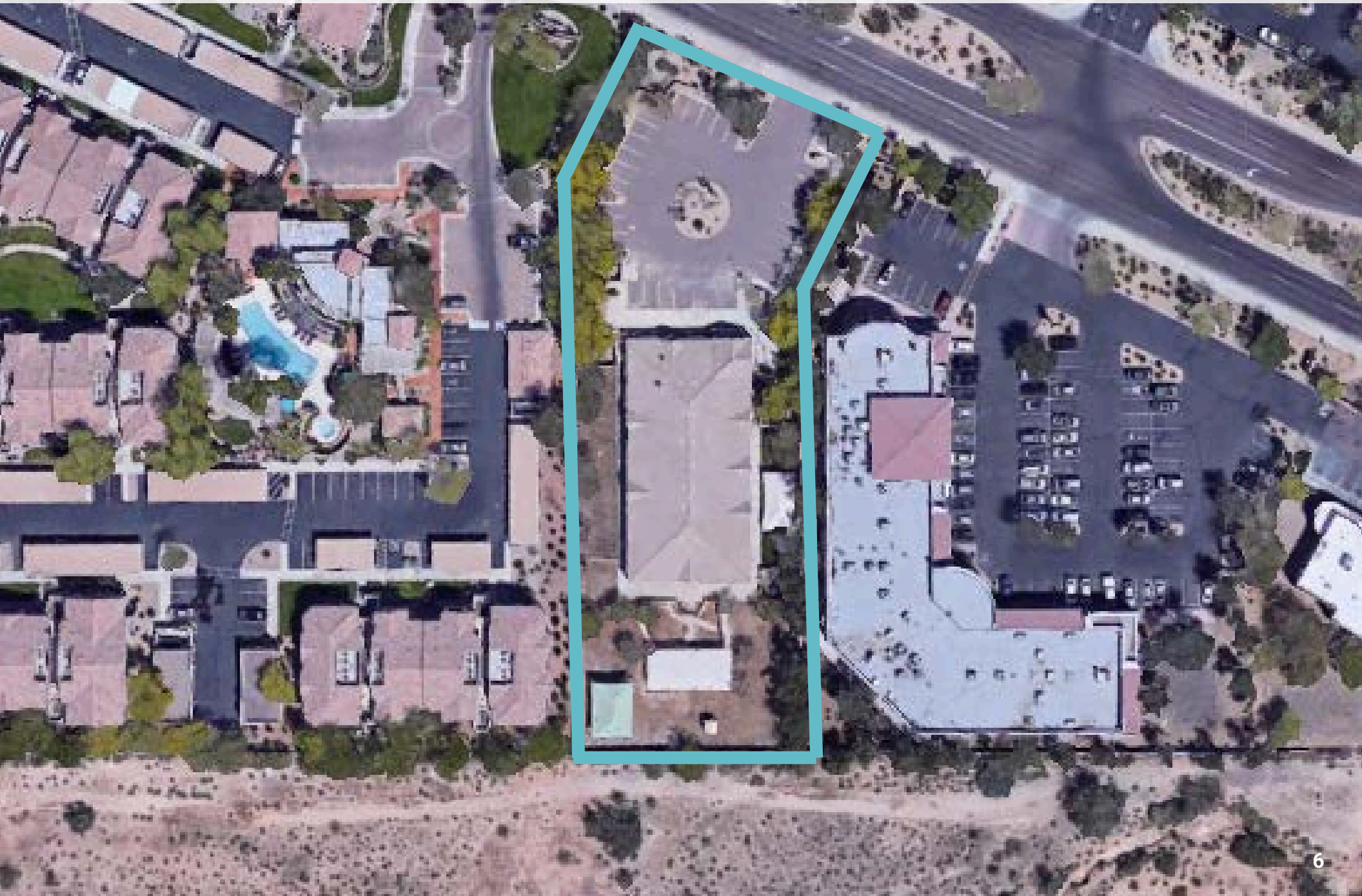


FLOOR PLAN



← N

PARCEL MAP



PARCEL MAP



N TATUM BLVD

N CAVE CREEK RD

AERIAL MAP



E Carefree Highway

HARBOR FREIGHT TOOLS | verizon

LOWE'S | Starbucks | McDonald's | jiffy lube

LESLIE'S | THE HONEY BAKED Ham CO | GREULICH'S Automotive Repair

Walmart

SPROUTS FARMERS MARKET | TRACTOR SUPPLY CO | Dutch Bros | RUCO Zone | BURGER KING | Chevron | MOD

FOOD STORES | Fry's | THE HOME DEPOT | Firestone | Wendy's | ExtraSpace Storage | Tires Plus

56TH ST & LONE MOUNTAIN CORRIDOR (LUXURY RESIDENTIAL GROWTH AREA)

SAFeway | TACO BELL | Starbucks | SUBWAY | ANYTIME FITNESS

E Lone Mountain Road

O'Reilly | ExtraSpace Storage

THE RESERVES AT LONE MOUNTAIN | Shea HOMES

TARGET | CVS pharmacy | Safeway | chico's | Domino's Pizza | OfficeMax | PETSMART

29858 N TATUM BLVD CAVE CREEK, AZ

CIRCLE K

N 56th Street

fray's | Papa Murphy's | Walgreens | Topgun | Cafe Smoothie | McDonald's

E Dynamite Blvd

N Tatum Blvd

FATBURGER

N Cave Creek Road

ACE Hardware | Sweet Suzan's | CHASE | KRISPY KRUNCHY CHICKEN | Shell | DYNAMITE BEER | CVS pharmacy | ExtraSpace Storage | HONORHEALTH

ACE Hardware | Safeway | UPS | KRISPY KRUNCHY CHICKEN | Orangetheory FITNESS | Cafe Smoothie | Starbucks | WELLS FARGO

N Scottsdale Road

CITY OF PHOENIX CAVE CREEK WATER RECLAMATION PLANT

E Pinnacle Peak Rd

DVT PHOENIX DEER VALLEY AIRPORT

Tatum Ranch: A Community in Transformation

North Phoenix's Tatum Ranch corridor is experiencing a modernization wave as the suburban boundary continues to push north toward the Carefree Highway.

Located in the heart of the Tatum Ranch community in Cave Creek/North Phoenix, this area is seeing significant growth across residential, commercial, and infrastructure sectors. As of 2026, the surrounding landscape is evolving rapidly to match rising property values and increasing demand from high-income buyers and businesses.

Residential growth is accelerating with luxury infill projects like The Reserves at Lone Mountain by Shea Homes, where homes start around \$1.6M. Custom builders are active along the 56th St and Lone Mountain corridors, while a growing trend of built-to-rent luxury townhomes is attracting residents who want the North Valley lifestyle with added flexibility.

Retail and commercial centers are shifting to serve the area's evolving demographics. Black Mountain Marketplace has welcomed new boutique retail and medical-retail tenants alongside its Mountainside Fitness anchor. Further north, the Carefree Quarter development is bringing upscale dining and regional retail to the Carefree Highway intersection, reducing the need for residents to travel to Desert Ridge or Scottsdale Quarter.



Since announcing its Arizona facility, **Taiwan Semiconductor Manufacturing Company (TSMC)** has continued to scale its operations near I-17 and Loop 303. The high-salaried workforce from this mega-project is increasingly choosing the Tatum Blvd corridor for housing, driving up local home values and demand for better amenities across the North Valley.

Area Highlights

- **Infrastructure Investment:** Cave Creek Road widening underway; Water Reclamation Plant on track to produce purified drinking water by 2029.
- **Preserved Desert Character:** 1,500-acre open feel with active Sonoran Desert preservation despite surrounding growth.
- **Luxury Market Demand:** TSMC's high-salaried workforce is driving home values and amenity demand along the Tatum Blvd corridor.
- **Commercial Evolution:** Medical-retail, boutique fitness, and upscale dining replacing traditional retail throughout the area.