

AVAILABLE FOR GROUND LEASE

NNWC CAVE CREEK RD AND SHARON DR

PHOENIX, AZ

PAD AVAILABLE FOR GROUND LEASE

NNWC CAVE CREEK ROAD & SHARON DRIVE
PHOENIX, AZ

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY SUMMARY

- Available for Ground Lease
- 1.39 AC Available
- APN: 214-51-004J

PROPERTY HIGHLIGHTS

- Prominent frontage along Cave Creek Road, a busy arterial in North Phoenix with strong visibility
- Positioned within a dense retail and service corridor
- Easy access to loop 51 freeway, Scottsdale, & Paradise Valley
- Over \$110,000 AVG. HH income within a 1, 3, & 5 mile radius

TRAFFIC COUNT

- N Cave Creek Rd: ±19,647 VPD

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POPULATION



2025 Population

1 MILE 3 MILE 5 MILE

11,938 131,878 319,764

HOUSEHOLDS



2025 Households

1 MILE 3 MILE 5 MILE

4,967 56,843 134,616

INCOME



2025 Median Household Income

1 MILE 3 MILE 5 MILE

\$84,090 \$81,925 \$85,811

2025 Average Household Income

\$115,518 \$111,384 \$120,998

HOUSING UNITS



2025 Total Housing Units

1 MILE 3 MILE 5 MILE

5,231 60,764 143,691

2025 Owner Occupied Housing Units

72.2% 61.5% 63.2%

2025 Renter Occupied Housing Units

27.8% 38.5% 36.8%

DAYTIME POPULATION



2025 Total Daytime Population

1 MILE 3 MILE 5 MILE

9,517 107,381 290,598

2025 Total Daytime Population - Workers

3,946 46,707 141,882

2025 Total Daytime Population - Residents

5,571 60,674 148,716

