



FREE STANDING RETAIL FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331



Exclusively Represented By:

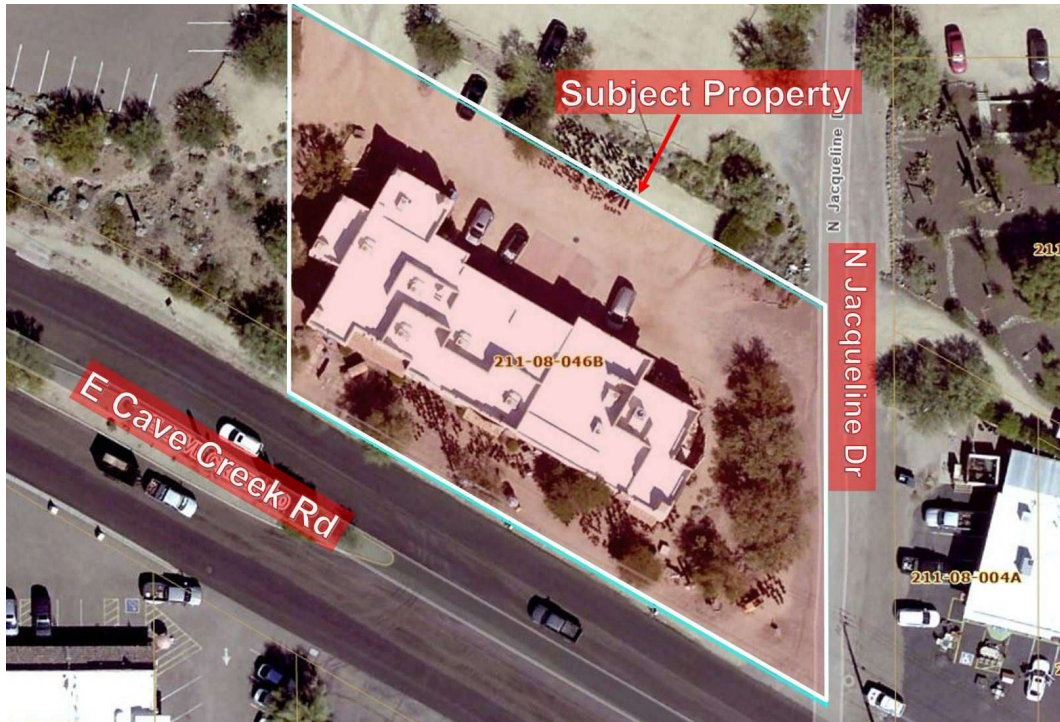
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FREE STANDING RETAIL BLDG FOR SALE OR LEASE

6070 E. CAVE CREEK RD

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	6,170+- SF
Lot Size:	27,829+- SF
Price / SF:	\$388.98
Year Built:	2001
Renovated:	2023
Zoning:	CC

PROPERTY OVERVIEW

Prime Cave Creek Road visibility! Free-standing 6,170+- sq. ft. adobe-style retail/office with signage and parking on 27,829+- sq. ft. parcel. Town Core Commercial zoning allows versatile uses. Spacious showroom, private office, restrooms. Vacant—perfect for owner-user or investment in Cave Creek's thriving business district.

Exceptional Quality built and open layout for numerous types of retail. Also available for lease @ \$18.00 psf NNN.

PROPERTY HIGHLIGHTS

- 13,746+- Daily Vehicle Traffic
- 45 Parking spaces
- Hard to find free standing building on Cave Creek Rd. in the heart of The Cave Creek Business district.



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FREE STANDING RETAIL BUILDING FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

ADDITIONAL PHOTOS



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

ADDITIONAL PHOTOS



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

BILL CLARKSON, CCIM | 480.481.0032 | Scottsdale, AZ 85253 | WPCLARKSON.COM

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

ADDITIONAL PHOTOS



Exclusively Represented By:

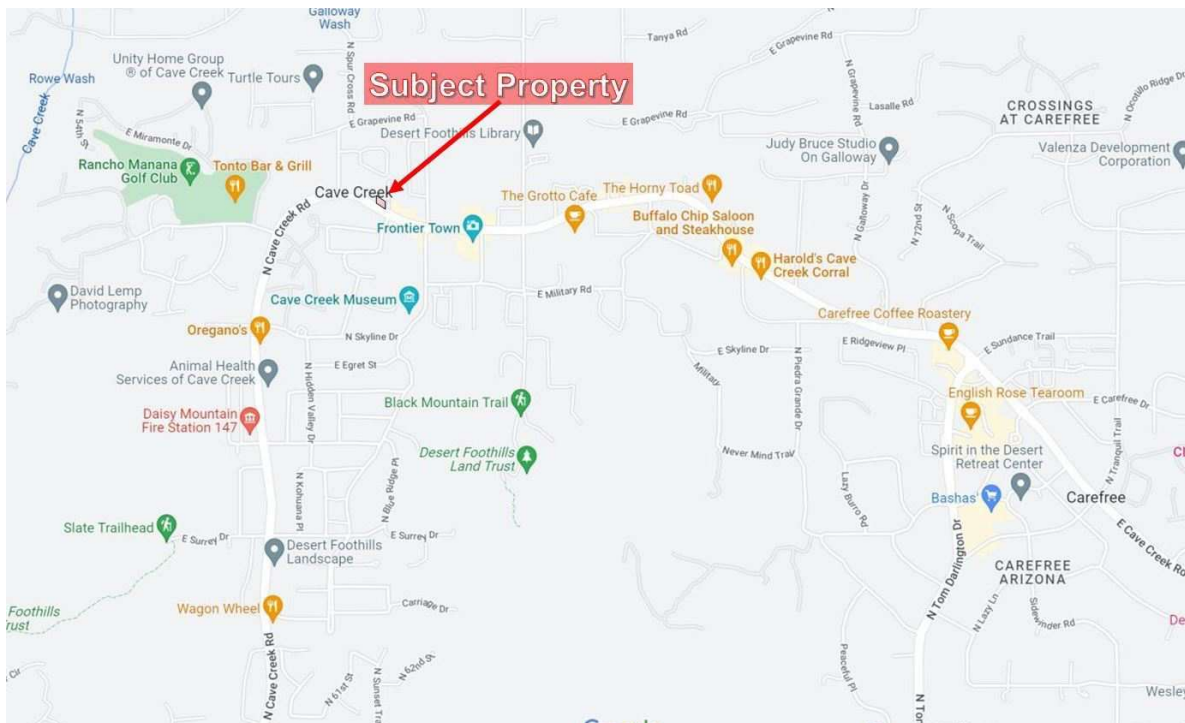
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

ADDITIONAL PHOTOS



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

BILL CLARKSON, CCIM | 480.481.0032 | Scottsdale, AZ 85253 | WPCLARKSON.com

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

RETAILER MAP



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

SITE PLAN

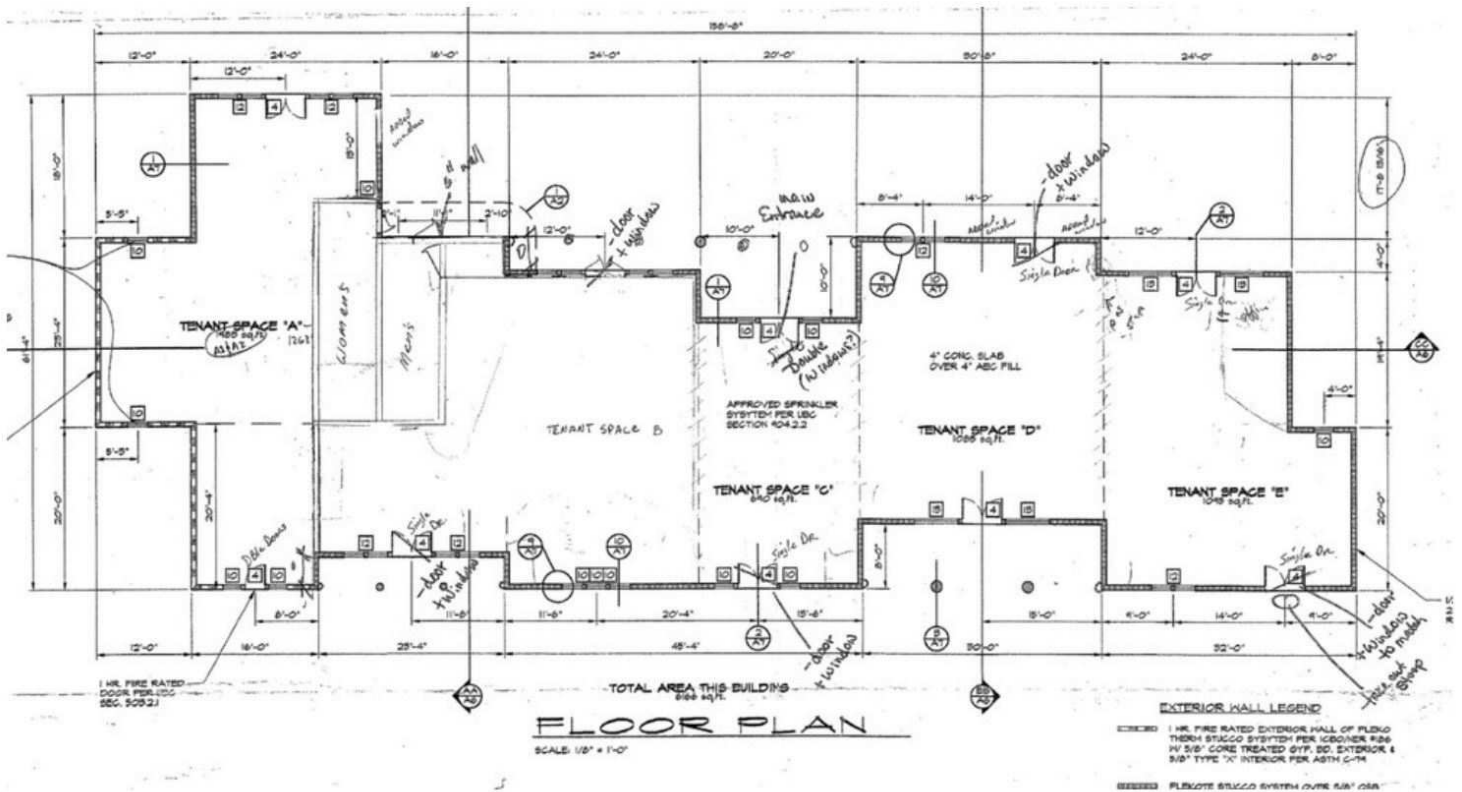
04 DE

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

FLOOR PLANS

ADDITIONAL PHOTOS



Exclusively Represented By:

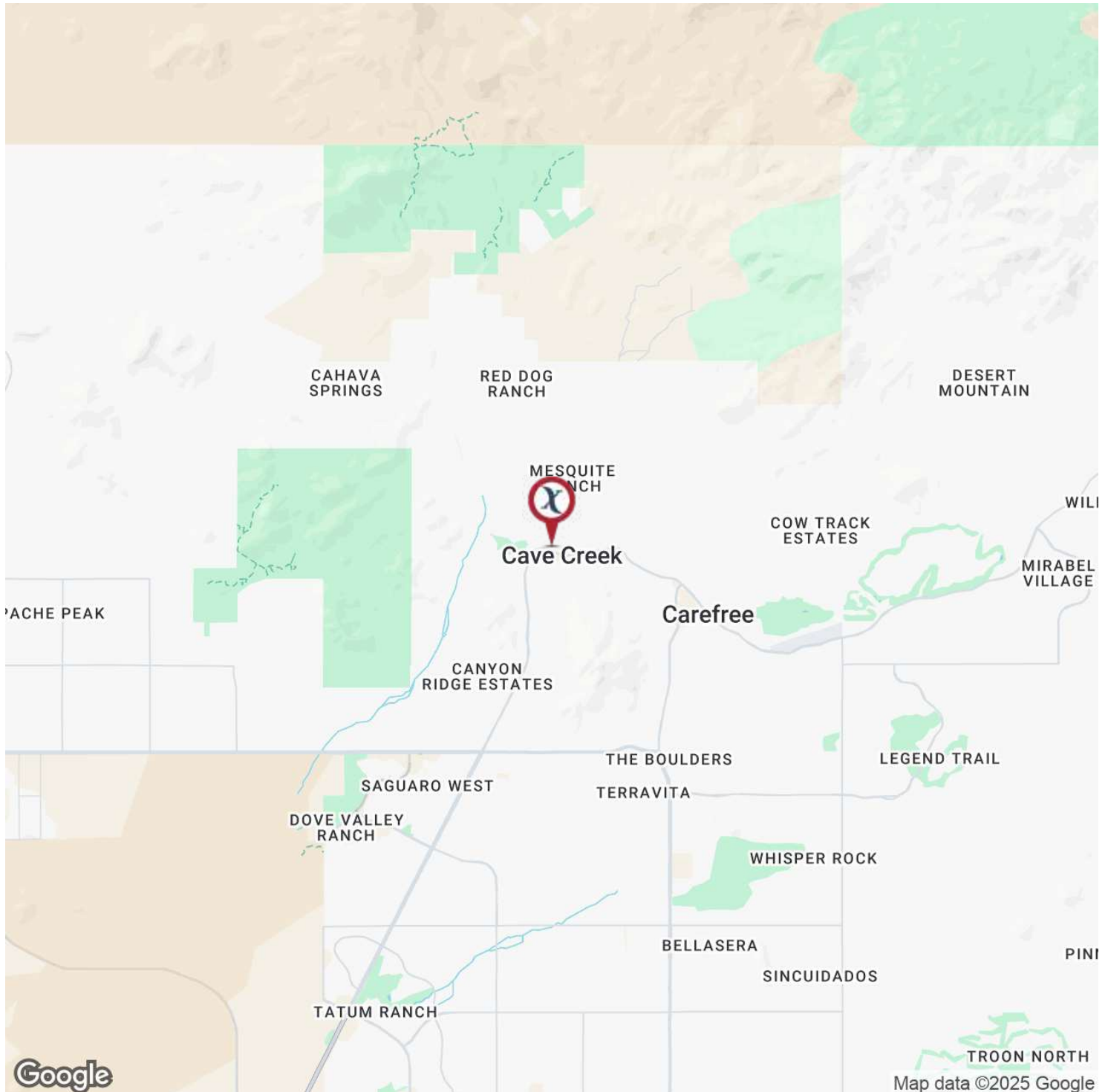
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

LOCATION MAP



Exclusively Represented By:

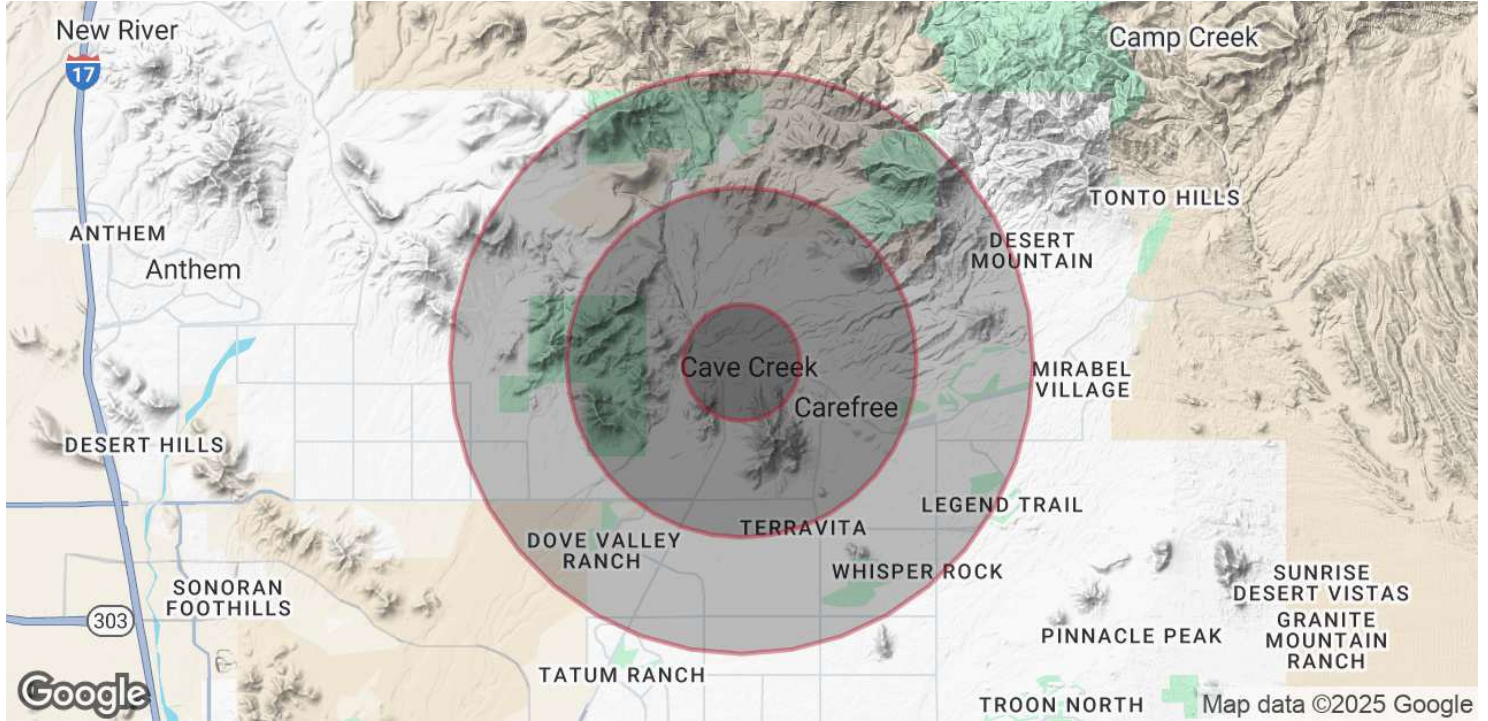
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

FOR SALE OR LEASE

6070 E. CAVE CREEK RD

CAVE CREEK, AZ 85331

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,121	6,827	23,990
Average Age	56.7	59.6	57.2
Average Age (Male)	60.3	59.8	57.9
Average Age (Female)	55.0	59.0	56.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	618	3,971	12,757
# of Persons per HH	1.8	1.7	1.9
Average HH Income	\$90,627	\$122,476	\$124,306
Average House Value	\$1,804,897	\$1,030,596	\$748,082

* Demographic data derived from 2020 ACS - US Census



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com