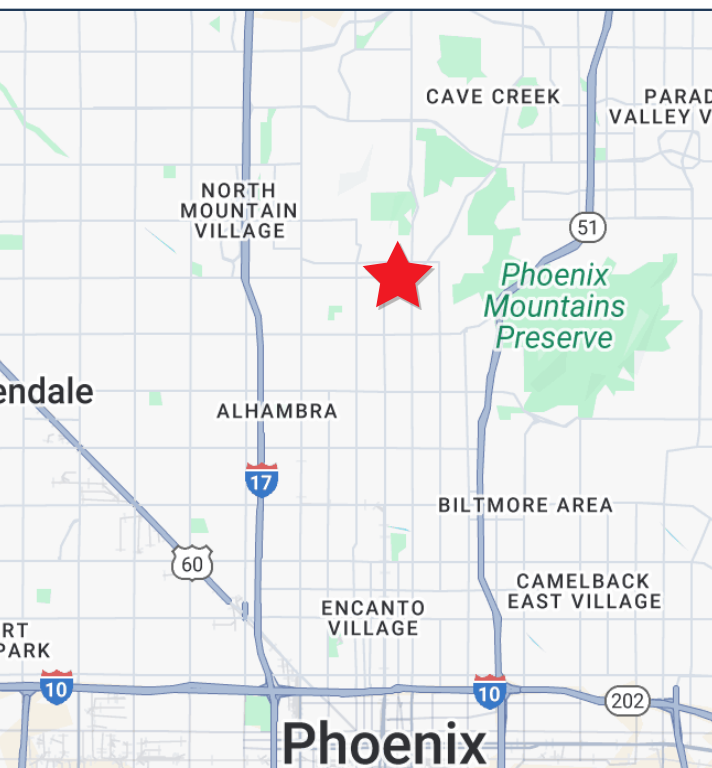


# OWNER/USER RETAIL OPPORTUNITY: FORMER ALPHA PAWN & JEWELRY

## PHOENIX, ARIZONA

9017 N. Cave Creek Road  
Phoenix, Arizona 85020



3,048 SF Available

**COLT SILER**

**GARRETT HEMEYER**

O: (480) 992-5958 M: (623) 533-1746  
colt.siler@orionprop.com

O: (480) 992-5976 M: (480) 848-3168  
garrett.hemeyer@orionprop.com

**ORION**   
INVESTMENT REAL ESTATE



# FOR SALE OR LEASE: OFFERING SUMMARY

9017 N. Cave Creek Road | Phoenix, Arizona 85020

- High traffic intersection with over a combined 51,000 VPD.
- Densely populated trade area (±360,000 residents in a 5 mile radius).
- Strong household incomes over \$100,000 in a 3 mile radius.
- Excellent owner-user opportunity.

Price: **\$999,000**

Lease Rate: Negotiable

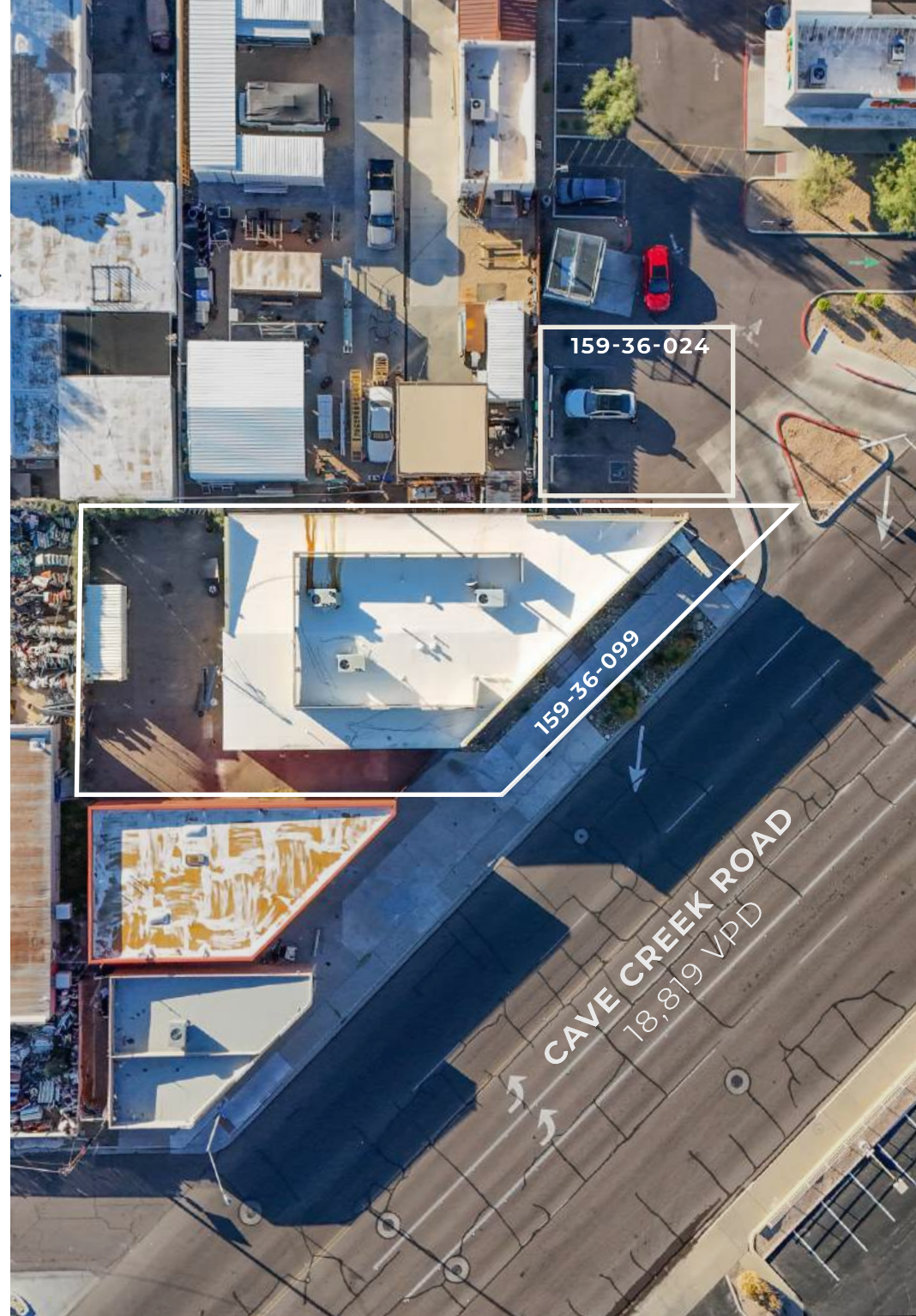
Size: 3,048 SF

Year Built: 1948

Zoning: C-3, City of Phoenix

Parcel/APN: 159-36-009, 159-36-024

Traffic Counts: Cave Creek Road: 18,819 VPD  
7th Street: 26,553 VPD

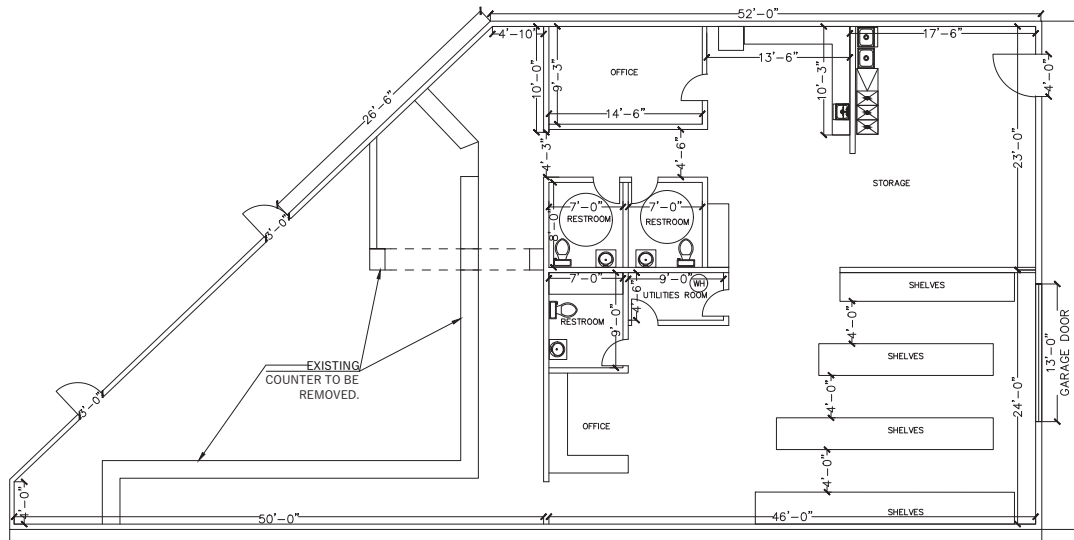


# EXISTING & PROPOSED FLOOR PLAN

## FLOOR PLAN

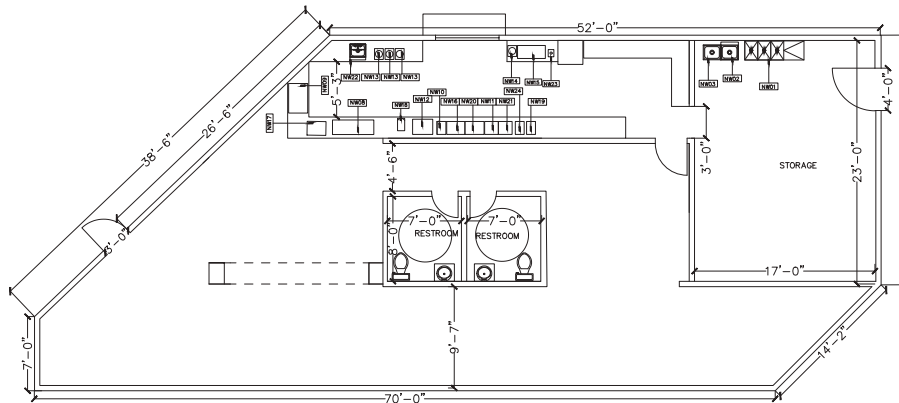
9017 N CAVE CREEK RD PHOENIX 85020

APN#159-36-009



### EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



### PROPOSED FLOOR PLAN

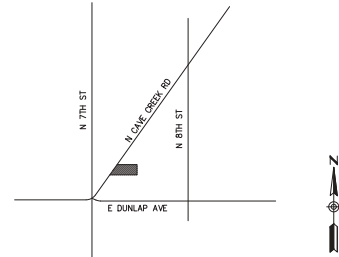
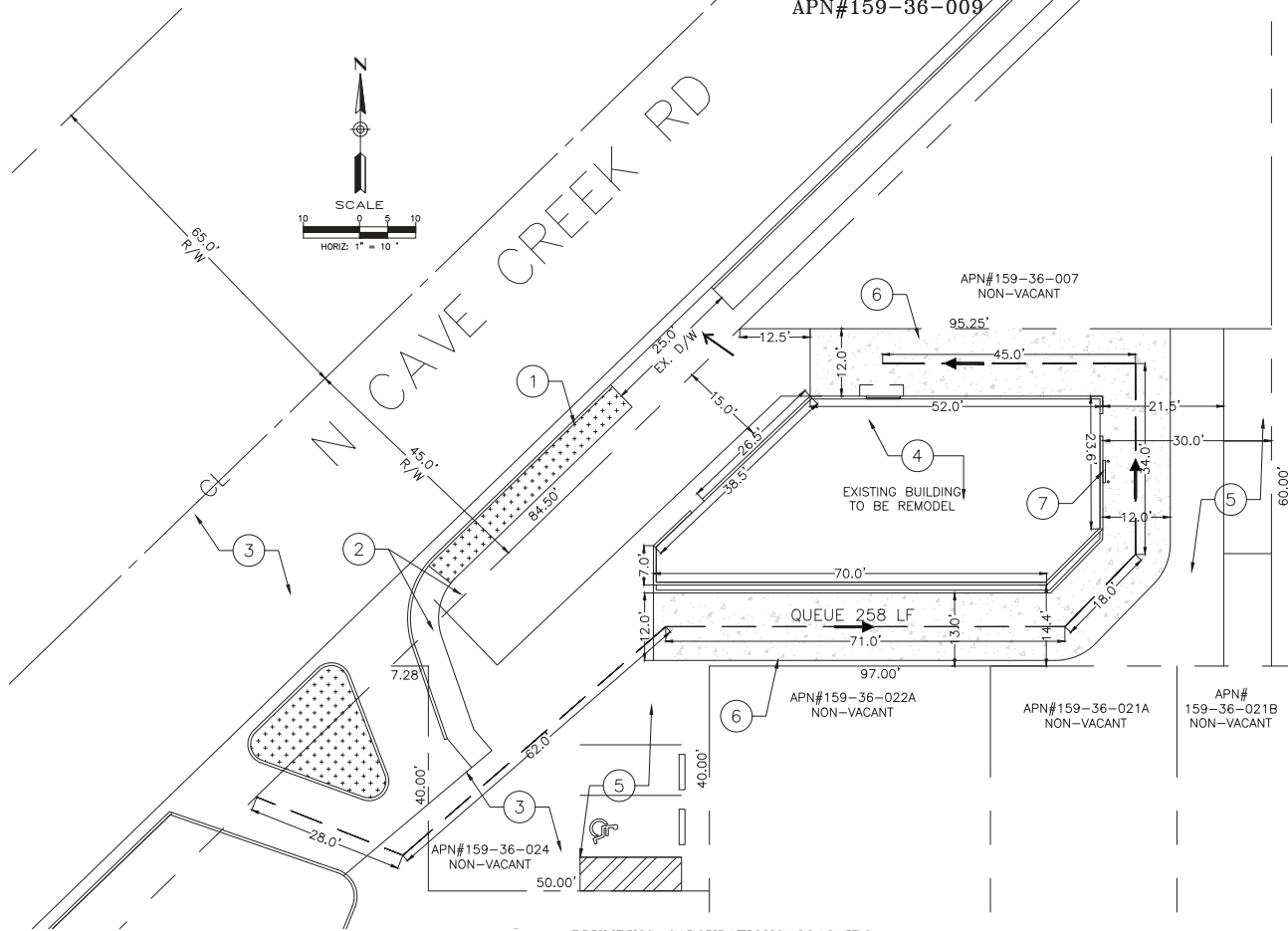
SCALE: 3/16"=1'-0"

KITCHEN EQUIPMENT		
ITEM NO	QTY	DESCRIPTION
NW01	1	SX-3 COMPARTMENT SINK
NW02	1	FREZP SINK
NW03	1	MOP SINK, Model 43M
NW04	1	ELECTRIC TANK WATER HEATER
NW05	1	HAND SINK
NW06	1	ICE MAKER UNDER COUNTER
NW07	1	
NW08	1	UNDER COUNTER COOLER
NW09	1	DISPLAY CASE
NW10	1	CHAI HEATER
NW11	1	CAN SEALER
NW12	1	MICROWAVE
NW13	3	BLENDER
NW14	1	GRINDER
NW15	1	ESPRESSO MACHINE
NW16	1	ICE CREAM MAKER
NW17	1	P.D.S. CASHER
NW18	1	IMBER
NW19	1	FILTER COFFEE MAKER
NW20	1	MILK AND CREAMER FRIG UNDER COUNTER
NW21	1	CHOCOLATE WARMER
NW22	1	DUMP SINK
NW23	1	RINSE SINK
NW24	1	TURKISH COFFEE MAKER
NW25	1	
NW26	1	
NW27	1	
NW28	1	
NW29	1	

# DRIVE THROUGH CONVERSION SITE PLAN

## SITE PLAN

9017 N CAVE CREEK RD PHOENIX 85020  
APN#159-36-009



VICINITY MAP  
N.T.S.

### PROJECT DATA:

**PROPERTY**  
PARCEL: #159-36-009  
ADDRESS: 9017 N CAVE CREEK RD  
PHOENIX 85020  
ZONING: C-2  
LOT AREA: 9447 S.F.

**ENGINEER**  
SAIF ENGINEERING LLC  
8013 S. Avenida Del Yagui Guadalupe Az 85283  
(602) 954-2161  
(602) 773-1833 FAX  
CONTACT: RAAD M. SALIH, P.E.

### OWNER

DAK PROPERTIES LLC  
9017 N CAVE CREEK RD PHOENIX AZ USA 85020  
PHONE:

### LEGAL DESCRIPTION

LOT 8 AND THE NORTH 40.00 FEET OF LOT 21, BARNES TRACT, ACCORDING TO BOOK 31 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTHWESTERLY 9 FEET OF SAID LOT 8, AS MEASURED AT RIGHT ANGLES TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF CAVE CREEK ROAD AS SHOWN ON THE PLAT OF SAID BARNES TRACT AS CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION BY DEED RECORDED IN DOCKET 5952, PAGE 110, RECORDS OF MARICOPA COUNTY, ARIZONA.

### SCOPE OF WORK

TENANT IMPROVEMENT TO SALE COFFEE ROASTED BEANS

### SITE DATA

LOT AREA: 9447 S.F.  
PROPOSED BUILDING AREA: 2,150 S.F.  
LOT COVERAGE: 2150/9447 = 0.22-22% < 40% OK

### PROJECT DATA:

OCCUPANCY CLASSIFICATION: (A2)  
TYPE OF CONSTRUCTION: III-B

FIRE SPRINKLERS SYSTEM: NO  
FIRE ALARM: YES  
EMERGENCY LIGHT: YES

### KEYNOTES:

- ① EXISTING CURB AND GUTTER TO REMAIN.
- ② EXISTING SIDEWALK TO REMAIN.
- ③ EXISTING AC PAVEMENT TO REMAIN.
- ④ EXISTING BUILDING TO HAVE A TENANT IMPROVEMENT.
- ⑤ PARKING AREA.
- ⑥ INSTALL NEW DRIVE THRU WITH STRIPING
- ⑦ EXISTING ELECTRIC PANED AND TWO METAL BOLLARD IN FRONT OF THE PANEL.

### CODE REQUIREMENTS

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSA)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & 2009 ANSI A 117.1

### PLUMBING CALCULATIONS 2018 IPC

TOILET ROOMS - 2018 IPC TABLE 403.1  
- MALE/FEMALE 1/75 (TOILETS)  
- FEMALE 1/75 (TOILETS)  
- FOUNTAIN 1/200

OCCUPANT LOAD - 100/2 = 50 MALE / 50 FEMALE

#### REQUIRED FIXTURES:

TOILETS REQUIRED

TOTAL MALE: 50/75 = (0.5) = 1 TOILET REQUIRED  
= 1 TOILET PROVIDED  
TOTAL FEMALE: 50/75 = (0.5) = 1 TOILET REQUIRED  
= 1 TOILET PROVIDED

LAVATORIES  
1 PER EVERY 200 OCCUPANT  
MALE: 1 SINK PROVIDED  
FEMALE: 1 SINK PROVIDED  
1 SERVICE SINK PROVIDED

### NOTE:

PLANS AND SPECIFICATIONS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT AFTER BEING REVIEWED FOR CONFORMANCE WITH THE BUILDING OR STRUCTURE'S DESIGN BY THE ARCHITECTURAL AND STRUCTURAL DESIGN FIRMS THAT ARE DEFERRING THE ELEMENT AND SHALL HAVE PDD APPROVAL PRIOR TO FABRICATION, ERECTION, CONSTRUCTION, OR INSTALLATION IN THE FIELD. THE ARCHITECTURAL AND STRUCTURAL DESIGN FIRMS SHALL PROVIDE A NOTATION ON ALL DEFERRED DOCUMENTS THAT ACKNOWLEDGES REVIEW OF SUCH DOCUMENTS PRIOR TO SUBMITTING THEM TO THE BUILDING INSPECTOR OR PLAN REVIEWER.

### BUILDING ALLOWANCE

IBC 2018 TABLE 504.3 - MOST RESTRICTIVE "A", TYPE III-B, SPRINKLED  
A. BUILDING HEIGHT:  
ALLOWED 75 FEET EXISTING BUILDING @ > 25 FEET - IS GOOD  
B. NUMBER OF STORIES:  
A-2 - 3 STORIES ALLOWED EXISTING BUILDING IS (1) STORIES - IS GOOD

### SHEET INDEX

- C1 ..... SITE PLAN
- A1 ..... FLOOR PLAN



# AERIAL VIEW / Cave Creek Road & 7th Street





# DISTANT AERIAL VIEW / Phoenix, Arizona



Cactus Road

**TARGET**  
WALMART  
ROSS  
DRESS FOR LESS

**Fry's**  
SAJAD  
eegees  
CVS pharmacy  
Domino's

**Chick-fil-A**  
SmashBurger  
menchie's  
MOD PIZZA

**PET SMART**  
**ROSS**  
DRESS FOR LESS  
Red Robin Panera  
BREAD!  
crumbl cookies  
PEI WEI

**Burlington**  
**petco**  
MICHAEL'S  
DOLLAR TREE  
Staples

ROSE MOFFORD SPORTS COMPLEX

PHASE II Under Construction

**METROCENTER**  
\$750 Million Mixed-Use Redevelopment  
**WALMART** SUPERCENTER  
Jason's deli  
**Culver's**  
**RED LOBSTER**  
FRESH FISH - LIVE LOBSTER

Northwest Phoenix Light Rail Extension

Peoria Avenue

EL RANCHO  
BMO Harris Bank  
QT  
K  
Firestone

SUBJECT PROPERTY

Dunlap Avenue

**WALMART**  
ROSS  
DRESS FOR LESS  
DOLLAR TREE  
ups

Northern Avenue

ESPORTA GO  
Albertsons  
SAJAD IHOP  
Rally's Walgreens  
SPROUTS  
Del Taco

**Fry's ACE** Hardware  
Banner Urgent Care  
T-BANK  
7-Eleven

Glendale Avenue

**Habit Burger Grill**  
**CHASE**  
**Walgreens**  
**meineke**

Papa Murphy's  
Great Clips  
ups  
PAPA JOHN'S  
Walgreens  
Chevron

**Lookout Mountain**  
POINTE MONTI LAPPATO CLIFFS RESORT  
EXPERIENCE TROON GOLF\*



# DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile

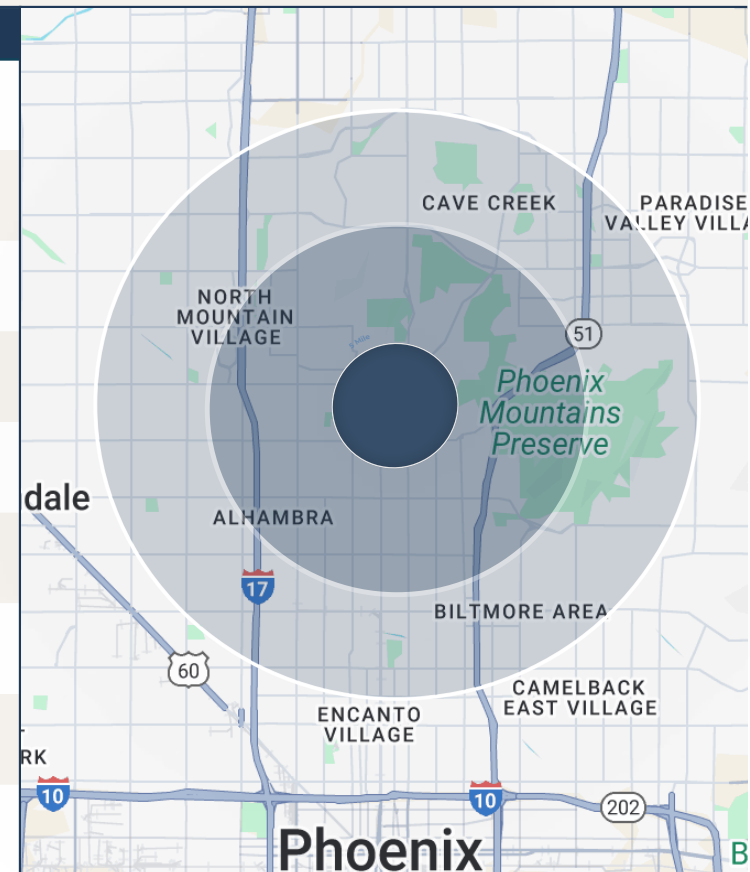
✓ 5 Mile  
Daytime  
Population  
**506,233**

✓ 5 Mile  
Average  
Household Income  
**\$116,112**

✓ 1 Mile  
Median  
Age  
**38.1**

✓ 1 Mile  
Average  
Household Size  
**2.2**

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,971	165,122	<b>506,233</b>
Estimated Population:	18,855	116,275	360,338
2029 Proj. Residential Population:	19,882	118,048	363,453
Average Household Income:	\$97,142	\$115,638	<b>\$116,112</b>
Median Age:	<b>38.1</b>	38.8	37.4
Average Household Size:	<b>2.2</b>	2.2	2.3
Consumer Annual Retail Expenditures:	\$263.86 M	\$1.86 B	\$5.51 B
Total Households:	8,457	51,758	153,023
Total Employees:	5,116	48,847	145,895



OWNER/USER RETAIL OPPORTUNITY

# FORMER ALPHA PAWN & JEWELRY AVAILABLE

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## COLT SILER

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M: (623) 533-1746

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## GARRETT HEMEYER

O: (480) 992-5976

M: (480) 848-3168

[garrett.hemeyer@orionprop.com](mailto:garrett.hemeyer@orionprop.com)



### ORION Investment Real Estate

7150 E Camelback Road Unit 425  
Scottsdale, Arizona 85251

**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.