

C3 Showroom and Excess Yard Space Cave Creek Rd

9116 N CAVE CREEK RD | PHOENIX, AZ 85020

AVAILABLE FOR LEASE



REUBEN NACH | 602.881.4724 | rnach@roiproperties.com

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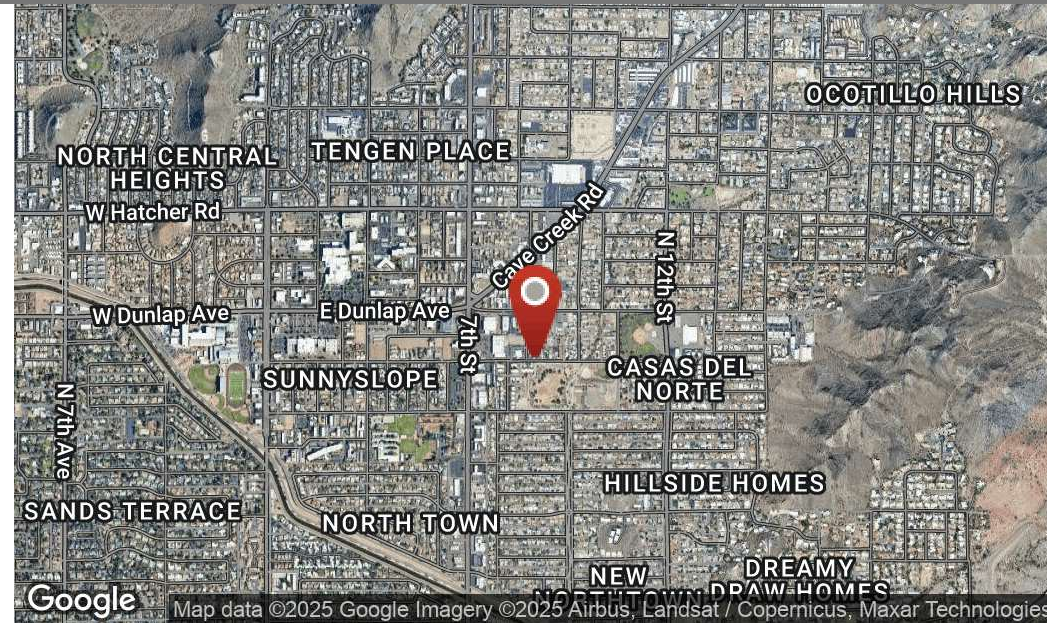
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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FLEX SPACE IN CENTRAL PHOENIX - IDEAL DEALERSHIP SPACE

9116 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85020

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$8,000/Month MG

Lease Rate: 5,192 SF & ±13,000 SF
+ Yard Space

Zoning: C-3

PROPERTY OVERVIEW

This property offers an ideal combination of showroom, office, and yard space, perfectly suited for auto-related businesses. Located in the heart of Central Phoenix, it sits just steps from the busy 7th Street and Dunlap intersection, ensuring strong visibility and consistent traffic. With C3 zoning already in place, the site provides maximum flexibility for auto sales, showroom, or office use. The expansive yard can accommodate more than 80 vehicles, making it a rare find in such a prime location. Whether you're looking to expand your dealership or open a new showroom, this property delivers the space, exposure, and zoning to support your success.

PROPERTY HIGHLIGHTS

- 5,192 SF & ± 13,000 SF Yard Space
- Potential for 40 + Cars inside and 40 + Outside
- Flex space - Office included
- Busy location with high VPD

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SHOWROOM SPACE WITH ADDITIONAL YARD SPACE

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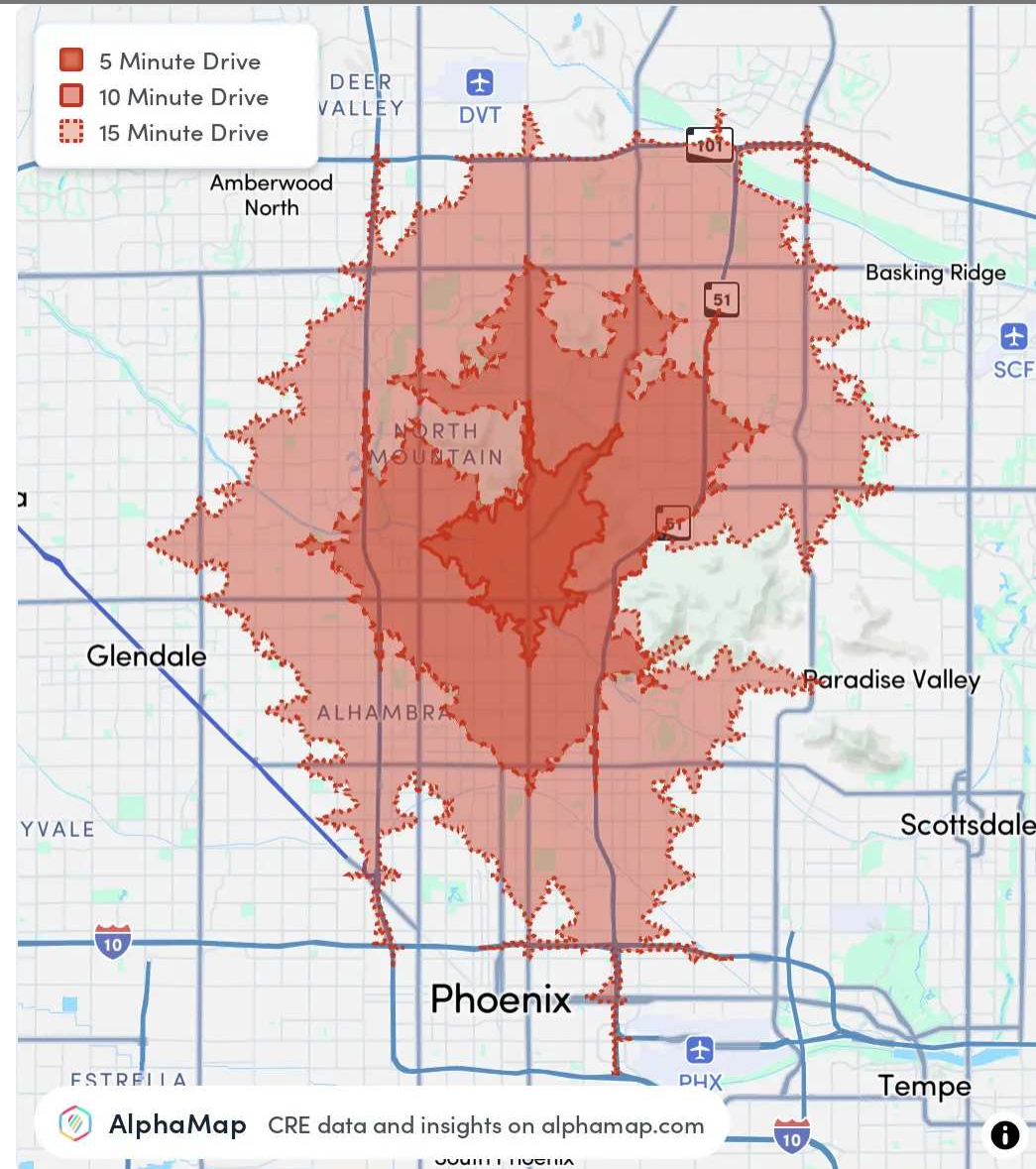
AREA ANALYTICS

9116 NORTH CAVE CREEK ROAD, PHOENIX, AZ 85020

FOR LEASE

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	31,000	137,052	552,156
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	13,484	59,575	228,722
Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,528	\$105,944	\$98,275
Average House Value	\$522,116	\$542,734	\$469,891
Per Capita Income	\$41,968	\$46,062	\$40,947



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