

**CAVE CREEK PLAZA**  
**SHERWIN-WILLIAMS PAINTS**  
**NAMI Korean Kitchen & Sushi**  
**TATTOO**  
e Shop Beer and Wine  
**GUNS**  
**GROOMING**  
**INTENSIVE TREATMENT SYSTEMS**  
**UNDROMAT**  
**AZ DIGITAL TRANSFERS**  
**NAMI'S Market**

19401

**SALON**

**NAMI Korean Kitchen & Sushi**

**CAVE CREEK PLAZA**

**FOR LEASE**

19401-19411 CAVE CREEK  
PHOENIX, AZ 85024

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# AVAILABILITY

|              |                     |
|--------------|---------------------|
| SPACE        | RETAIL              |
| LEASE RATE   | CALL FOR PRICING    |
| AVAILABILITY | ±1,200 SF-±2,400 SF |
| LOT SIZE     | ±4.31 AC            |
| PARKING      | 7.59/1,000 SF       |





# PROPERTY HIGHLIGHTS

- Strong visibility along Cave Creek Road with daily traffic counts in excess of 41,000 VPD
- Over 600 feet of street frontage
- Prominent monument signage
- Located ½ mile south of the Loop 101 Freeway
- Median household income within a 3 mile radius of \$89,142



## TRAFFIC COUNTS

- Cave Creek Road ±28,200 VPD
- Utopia Road ±2,557 VPD



# SITE PLAN

## AVAILABLE SPACES

| SUITE | SF                       |
|-------|--------------------------|
| 5     | ±1,200*                  |
| 6     | ±1,200*                  |
| 11    | ±1,200                   |
| 20    | ±1,200                   |
| 23-24 | ±1,264 Former Hair Salon |

\*Suites 5 & 6 can be contiguous for ±2,400 SF

## KEY

- AVAILABLE
- LEASED
- LEASED



# AERIAL OVERVIEW



# PROPERTY PHOTOS

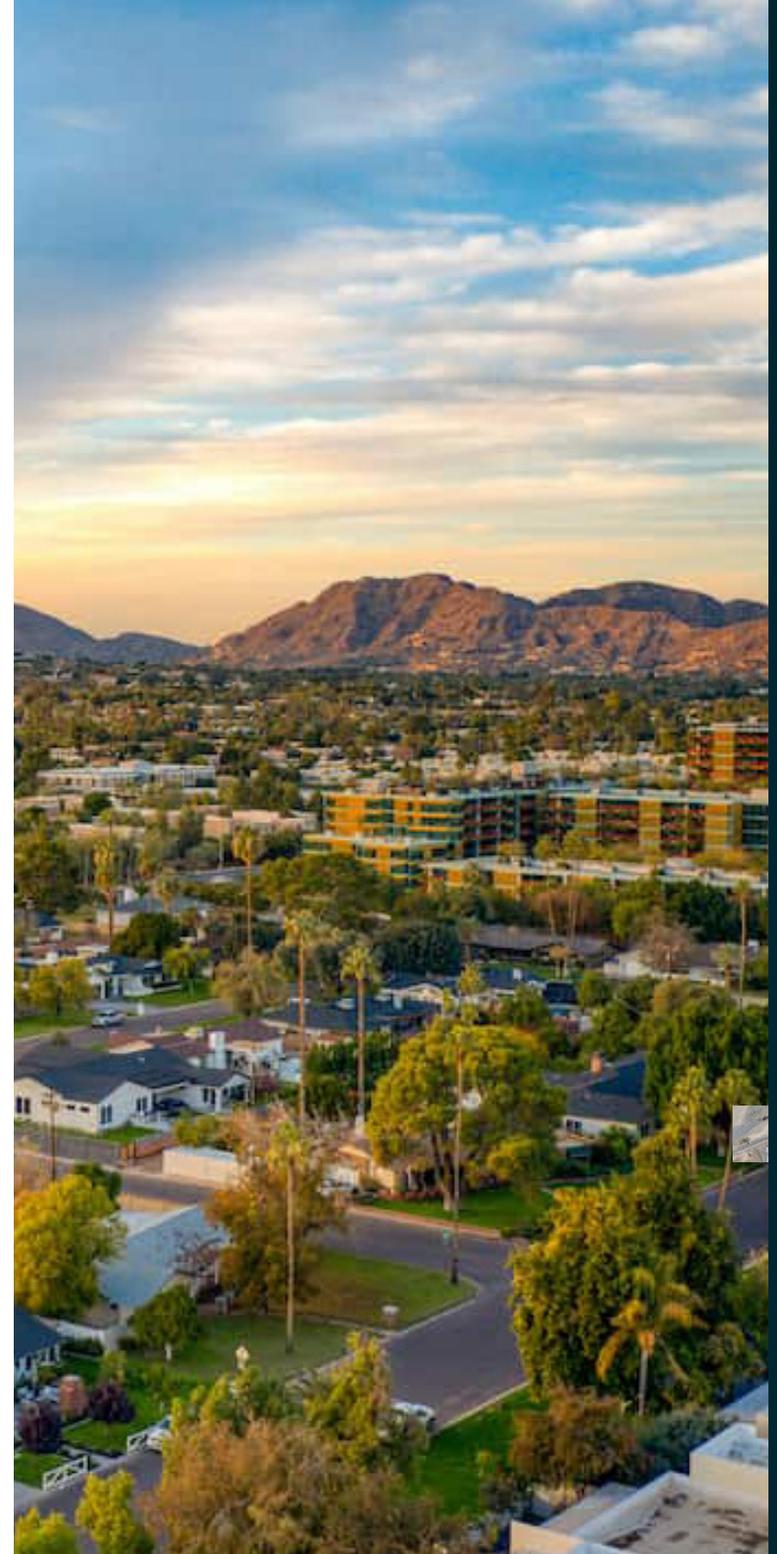
# EMPLOYMENT OVERVIEW

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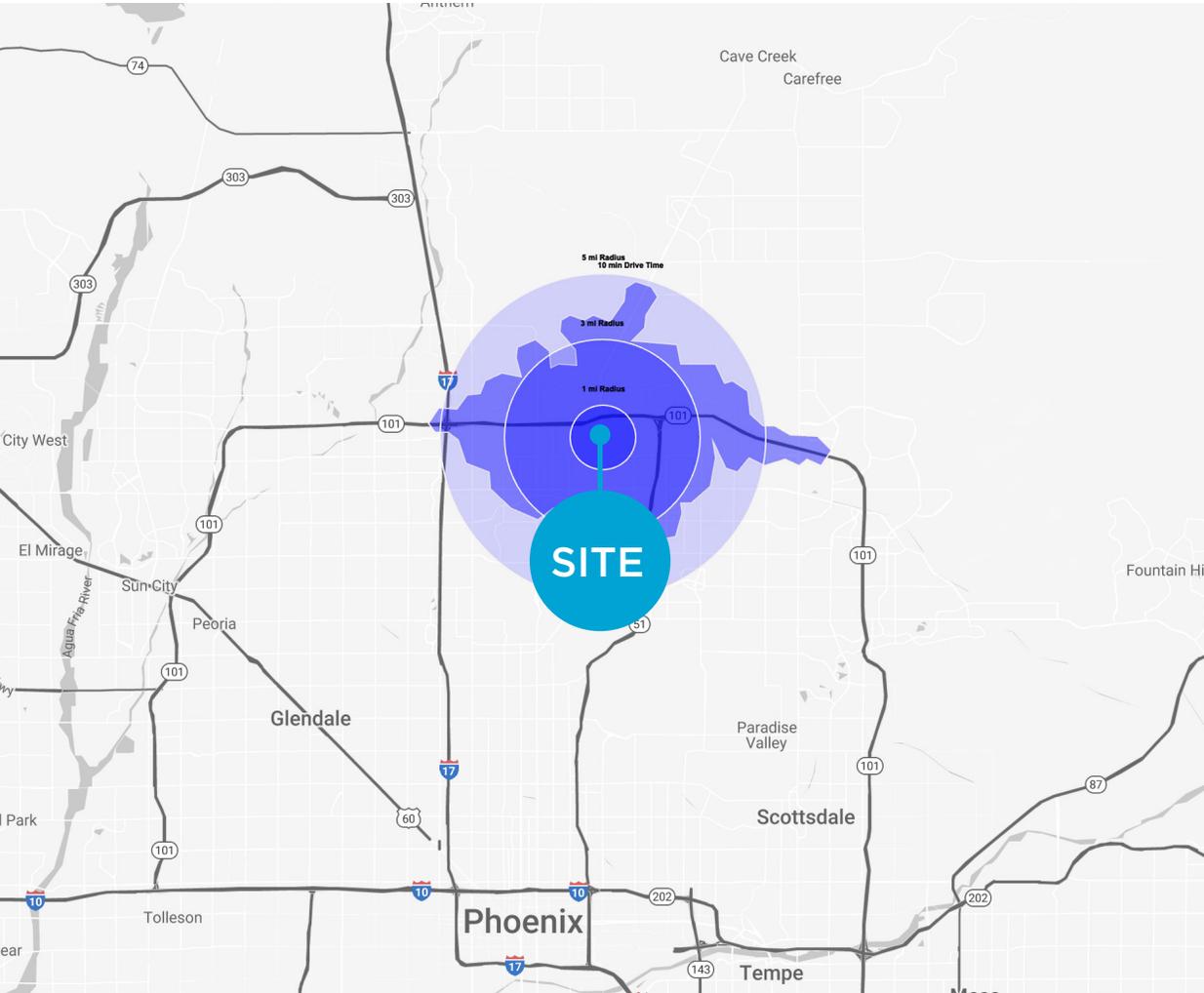
This corridor is a growing employment hub in the Valley, offering thousands of jobs across technology, healthcare, finance, retail, and tourism. North Phoenix hosts major corporate campuses and advanced manufacturing, Desert Ridge blends retail and hospitality with residential density, and Cave Creek provides education and tourism-driven opportunities. Together, these areas sustain a strong daytime population and drive demand for housing and services.

## MAJOR EMPLOYERS

- North Phoenix
  - TSMC – Semiconductor manufacturing
  - Honeywell Aerospace – Engineering and defense
  - American Express – Finance and tech operations
  - USAA – Insurance and IT services
  - Banner Health & HonorHealth – Hospitals and medical centers
- Desert Ridge
  - Desert Ridge Marketplace retailers – Target, Starbucks, Walgreens, Kohl's
  - Hospitality – Marriott International and local resorts
- Cave Creek
  - Cave Creek Unified School District – Education and administration
  - Boutique retail & restaurants – Local businesses
  - Specialty services – Real estate, equestrian, outdoor recreation



# DEMOGRAPHICS



\* PER COSTAR

## POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 15,921 | 119,919 | 251,375 |
| 2029 | 17,199 | 129,514 | 271,466 |

## HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 6,829  | 48,763  | 102,442 |
| 2029 | 6,829  | 48,763  | 102,442 |

## AVERAGE INCOME

| YEAR | 1 MILE   | 3 MILES  | 5 MILES   |
|------|----------|----------|-----------|
| 2024 | \$80,083 | \$97,269 | \$103,080 |

## MEDIAN HOME VALUE

| YEAR | 1 MILE   | 3 MILES  | 5 MILES  |
|------|----------|----------|----------|
| 2024 | \$65,694 | \$74,978 | \$78,685 |

## EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 4,711  | 28,385  | 104,426 |

## BUSINESSES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 633    | 4,260   | 11,489  |

# NORTH PHX | CAVE CREEK DESERT RIDGE CITY OVERVIEW

## NORTH PHOENIX

North Phoenix is a fast-growing area with family-friendly neighborhoods, mountain preserves, and major retail hubs like Desert Ridge Marketplace. Convenient freeway access (I-17, Loop 101) connects residents to downtown and Scottsdale. The region offers diverse housing, strong schools, and attractions such as the Musical Instrument Museum.

## DESERT RIDGE

Desert Ridge is a master-planned community known for upscale living, shopping, and entertainment at Desert Ridge Marketplace and High Street. It features luxury resorts, golf courses, and Mayo Clinic Hospital, with easy access to Loop 101 and SR-51. Families enjoy top-rated schools and proximity to Scottsdale amenities.

## CAVE CREEK

Cave Creek blends Old West charm with outdoor recreation, offering boutique shops, saloons, art galleries, and equestrian culture. Surrounded by scenic parks and trails, it attracts visitors for hiking and horseback riding while maintaining a small-town feel with unique dining and specialty retail.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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