

BUILDING FOR LEASE

12202 N Cave Creek Rd, Phoenix, AZ 85022

Hard Corner *Building Space*



For Lease

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

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Hard Corner Building Space

LOCATED AT THE HARD CORNER OF CACTUS/
THUNDERBIRD AND CAVE CREEK ROADS

This well-appointed property offers a versatile layout adaptable to various business needs. Situated on a busy hard corner, it boasts high visibility and easy access, making it an ideal location for retail, office, or medical tenants. With ample parking and bright, open interiors flooded with natural light, it presents an inviting space for clients and employees alike. Modern amenities ensure utmost comfort and convenience, making it the perfect setting to elevate your commercial presence.

For Lease

ADDRESS 12202 N. Cave Creek Rd.
Suites 2 & 3
Phoenix, AZ 85022

SPACE SIZE ±2,296 SF

ZONING C-2, City of Phoenix

YEAR BUILT 1973

APN 166-14-002B

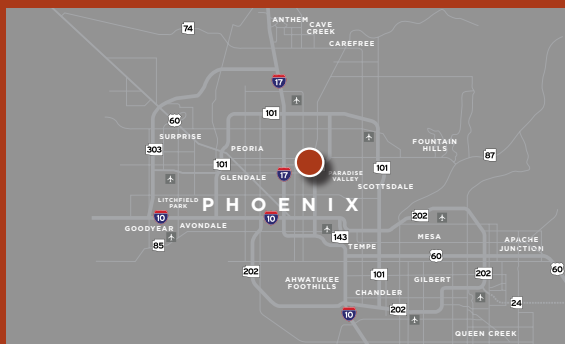
FRONTAGE Thunderbird & Cave Creek

PARKING RATIO 4.35:1,000

LEASE RATE CONTACT BROKER



THE LOCATION



NORTH PHOENIX

Northwest Corner of Cave Creek & Thunderbrid Roads

Discover the vibrant energy of North Phoenix at 12202 N Cave Creek Rd. Nestled in a thriving retail district, this prime location offers proximity to popular shopping destinations like the Paradise Valley Mall and The Shops at Norterra. With a diverse mix of dining options, entertainment venues, and recreational facilities nearby, the area draws a steady flow of local and visiting foot traffic. Surrounded by affluent residential neighborhoods and major thoroughfares, the location provides excellent visibility and accessibility, making it an exceptional opportunity for retail businesses looking to capitalize on a dynamic market.

Demographics

Provided by CoStar 11.19.24

	1 MILE	3 MILE	5 MILE
2024 Population	10,452	100,824	327,386
2029 Population Projection	11,303	108,682	354,047
Annual Growth 2024-2029	1.6%	1.6%	1.6%
Median Age	44	41.6	39.4
Bachelor's Degree or Higher	59%	56%	44%
2024 Households	4,497	41,783	136,964
2029 Household Projection	4,869	45,095	148,361
Avg Household Income	\$78,870	\$95,851	\$94,923
Median Household Income	\$60,310	\$73,203	\$69,306
Median Home Value	\$406,846	\$413,184	\$412,993
Median Year Built	1979	1978	1982
Owner Occupied HHs	2,891	28,082	82,938
Renter Occupied HHs	1,978	17,013	65,42
Avg Household Size	2.2	2.3	2.3
Total Consumer Spending	\$136.8M	\$1.4B	\$4.4B
Daytime Employees	2,431	27,789	111,431



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