



SCORE.
Commercial
business | real estate

17230 N Cave Creek Rd, Phoenix,
AZ 85032

RETAIL SPACE FOR LEASE



HIGHLIGHTS

- Excellent traffic visibility with large signage located near the intersection of Bell Rd & Cave Creek Rd.
- Warehouse space with rollup door.
- 3276-4216 useable square footage.
- Zoned C-2

PROPERTY DETAIL



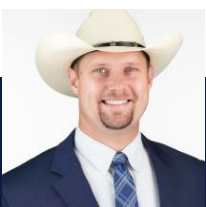
RETAIL
STOREFRONT



OFF STREET
PARKING LOT



WAREHOUSE
SPACE



Bradley Scott

Director, Business & Commercial Transactions

brad@scorecommercial.com
623.476.3238



SCORE.
Commercial
business | real estate

17230 N Cave Creek Rd, Phoenix,
AZ 85032



ABOUT THE PROPERTY

Great location for customer accessibility. Conveniently located on Cave Creek Rd near the intersection of E Bell Rd within the East Phoenix Submarket. In well established retail corridor with on site parking lot.

Excellent potential location for contractor, trades business, HVAC, plumbing, welding, painting, equipment rental and sales, and other similar uses.

- Retail Storefront
- Great visibility from N Cave Creek Road
- Warehouse space with rollup

Located just north of car dealerships on Bell Rd & Cave Creek Rd.





SCO.R.E.
Commercial
business | real estate

17230 N Cave Creek Rd, Phoenix,
AZ 85032

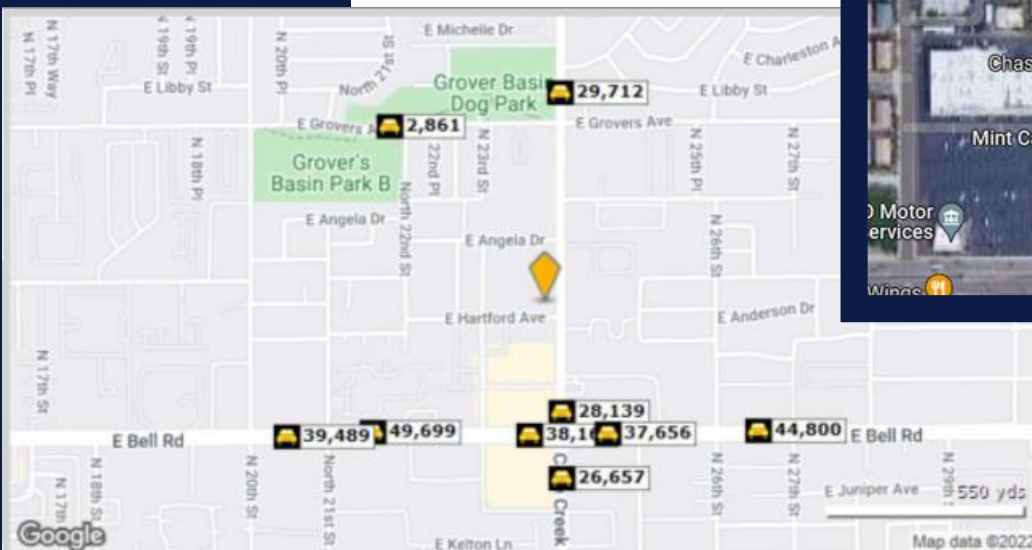
PROPERTY OVERVIEW

Total Rentable Area 3276-4216 SF
17230 Building 4216 SF
Zoned C-2

LEASE OVERVIEW

Lease Structure NNN
Estimated NNN's \$3.60
Preferred Lease Term 4 - 5 years
Price/SF/YR \$15 - \$18.50

**all figures are approximate, buyer to verify



Traffic Count Report

*Source:
CoStar

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Cave Creek Rd	E Bell Rd	0.04 S	2020	28,139	MPSI	.17
2	E Bell Rd	N Cave Creek Rd	0.05 E	2020	38,164	MPSI	.21
3	E Bell Rd	N 25th St	0.05 E	2018	35,252	MPSI	.23
4	E Bell Rd	N 25th St	0.05 E	2020	37,656	MPSI	.23
5	N Cave Creek Rd	E Bell Rd	0.07 N	2020	26,657	MPSI	.28
6	East Bell Road	N 21st St	0.07 W	2020	49,699	MPSI	.34
7	N Cave Creek Rd	E John Cabot Rd	0.04 N	2018	29,712	MPSI	.34
8	E Grovers Ave	N 22nd St	0.03 E	2020	2,861	MPSI	.38
9	East Bell Road	N 27th St	0.06 E	2020	44,800	MPSI	.40
10	E Bell Rd	N 20th St	0.06 W	2020	39,489	MPSI	.46



SCORE.
Commercial
business | real estate

Exclusively listed by:



Bradley Scott

Director, Business & Commercial Transactions

brad@scorecommercial.com
623.476.3238

Experienced commercial real estate and business broker based in Arizona. Experienced in guiding clients through the commercial real estate process, including site selection, business evaluation, due diligence, negotiations, acquisition, disposition, and leasing. Also, adept at assisting business owners in valuing, analyzing, and buying/selling businesses. With a legal background, I bring expertise to commercial real estate and business transactions and serve as a trusted advisor. Passionate about the outdoors, music, and local businesses. Dedicated to fostering thriving lives for clients, partners, and their families. Active member of Urban Land Institute, National Association of Realtors, and more. Let's connect!

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of SCORE Commercial ("SCORE"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

SCORE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, SCORE has not verified, and will not verify, any of the information contained herein, nor has

SCORE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release SCORE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.