



PEPPER RIDGE PLAZA

18409 - 18413 NORTH CAVE CREEK ROAD
SWC of Cave Creek Road & Union Hills

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PROPERTY HIGHLIGHTS

- Excellent Visibility and signage along a high-traffic arterial in North Phoenix
- Population of 133,000 within a 3 mile radius
- Easy ingress and egress from both Cave Creek Road and Union Hills, improving customer flow
- Join Albertson's, Walgreens, Anytime Fitness, and more
- Diverse tenant mix potential
- Strong drive by traffic with residents passing the center multiple times a day

SITE PLAN






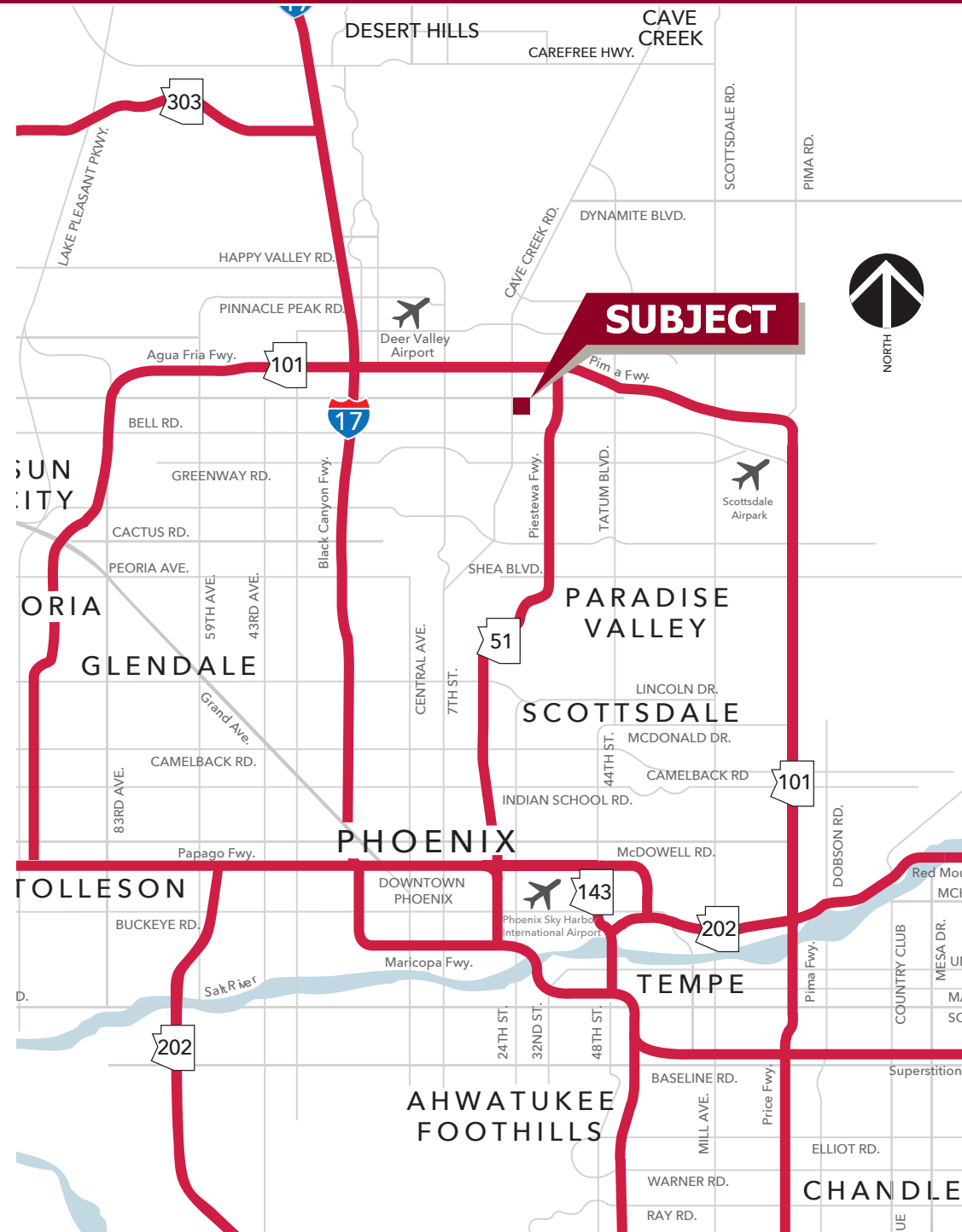
SUITE	TENANT	SF
1N	Vacant	892 SF
2N	I Smoke Cigars Store	1,433 SF
3N	Vacant	1,200 SF
5-8N	Gym	9,242 SF
9N	Marble Nails	1,496 SF
10N	Papa Johns	1,625 SF
1S	King's Barbershop	1,170 SF
2S	By the Bucket	1,139 SF
3S	King's Doner	1,139 SF
PAD 1	Filibertos	0 SF
PAD 2	Albertsons	0 SF
PAD 3	Walgreens	0 SF

AERIAL



DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 MEDIAN HOUSEHOLD INCOME
1 MILE	19,470	\$94,463	\$76,170
3 MILES	133,648	\$112,215	\$82,488
5 MILES	272,432	\$122,447	\$88,075



PHOTOS

