

FOR SALE

7100 E CAVE CREEK RD
UNITS 159, 160, & 161
CAVE CREEK, AZ 85331



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LEV ROSE
COMMERCIAL REAL ESTATE



OFFERING DETAILS

SALE PRICE	\$810,000.00 (\$225.00/SF)
AVAILABLE FOR LEASE	Call Broker for Details
2025 CAMs	\$4.65/SF
LOT SIZE	±3,600 SF
BUILDING SIZE	±3,600 SF
ZONING	TCC per Town of Cave Creek
PARCEL	216-07-181, 216-07-182, 216-07-183

PROPERTY HIGHLIGHTS

- Seller carryback financing available
- Stagecoach Village
- Close proximity to retail & restaurants
- Historic Cave Creek Location
- Ample parking
- Well established retail and office development
- Bull riding, line dancing, and mutton busting in close proximity



PROPERTY PHOTOS

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REAL ESTATE SERVICES



AERIAL OVERVIEW

RANCHO MANANA
GOLF CLUB



DESERT FOOTHILLS
LIBRARY



SITE

CROSSINGS AT
CAREFREE



N CAVE CREEK RD

BLACK MOUNTAIN
TRAIL



N CAVE CREEK RD



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	1,471	12,349	33,413
2028	1,490	12,616	34,542



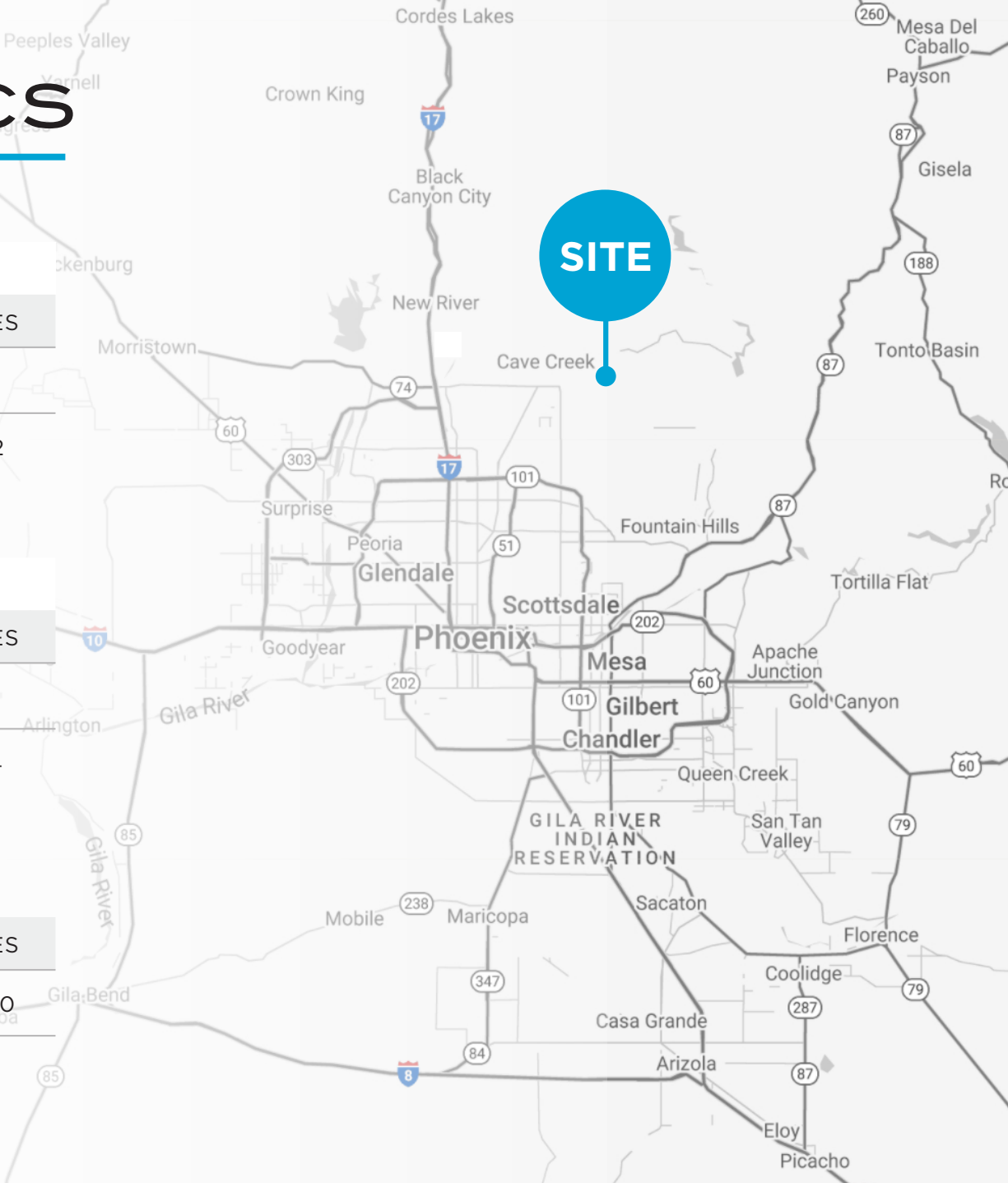
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	710	5,507	14,017
2028:	717	5,610	14,444



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$145,868	\$155,044	\$161,400



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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