

AVAILABLE FOR GROUND LEASE: **0.84 ACRES**



PROPERTY HIGHLIGHTS

- Excellent frontage on Cave Creek Rd with 30,921 VPD
- Join national co-tenants such as EOS Fitness, One Stop Nutrition, Circle K and other strong performing brands.
- Located just west of the 51 Freeway
- Ideal for a single-tenant free-standing drive-thru QSR or Bank



AVERAGE HH INCOME

\$117,866 (3 mile radius)



POPULATION

104,783 (3 mile radius)



DAYTIME EMPLOYMENT

39,473 (3 mile radius)



TRAFFIC COUNTS

Cave Creek Rd: 30,921 VPD
Cactus Rd: 39,794 VPD

* Demographics ©ESRI 2025, AZDOT 2024

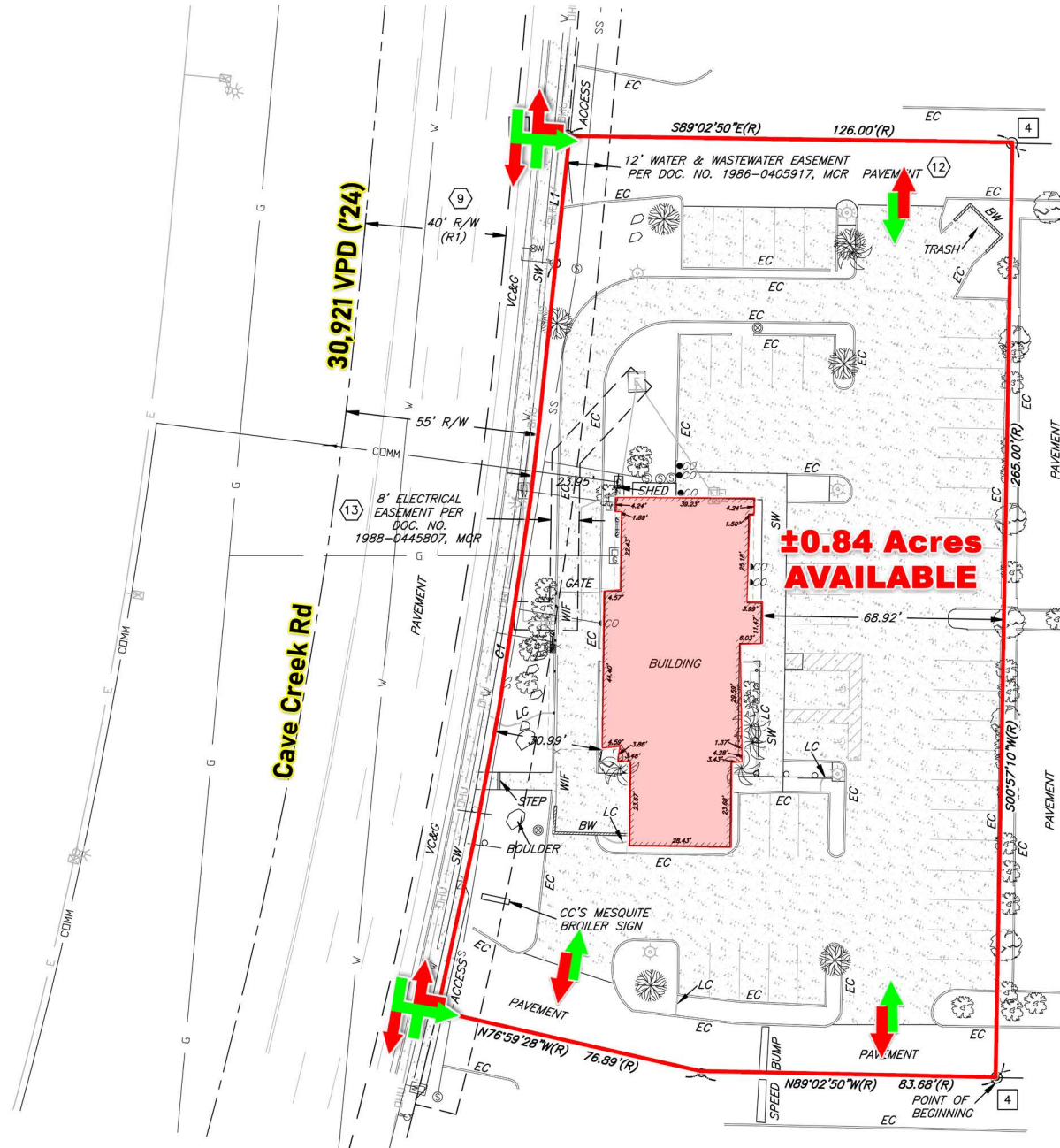
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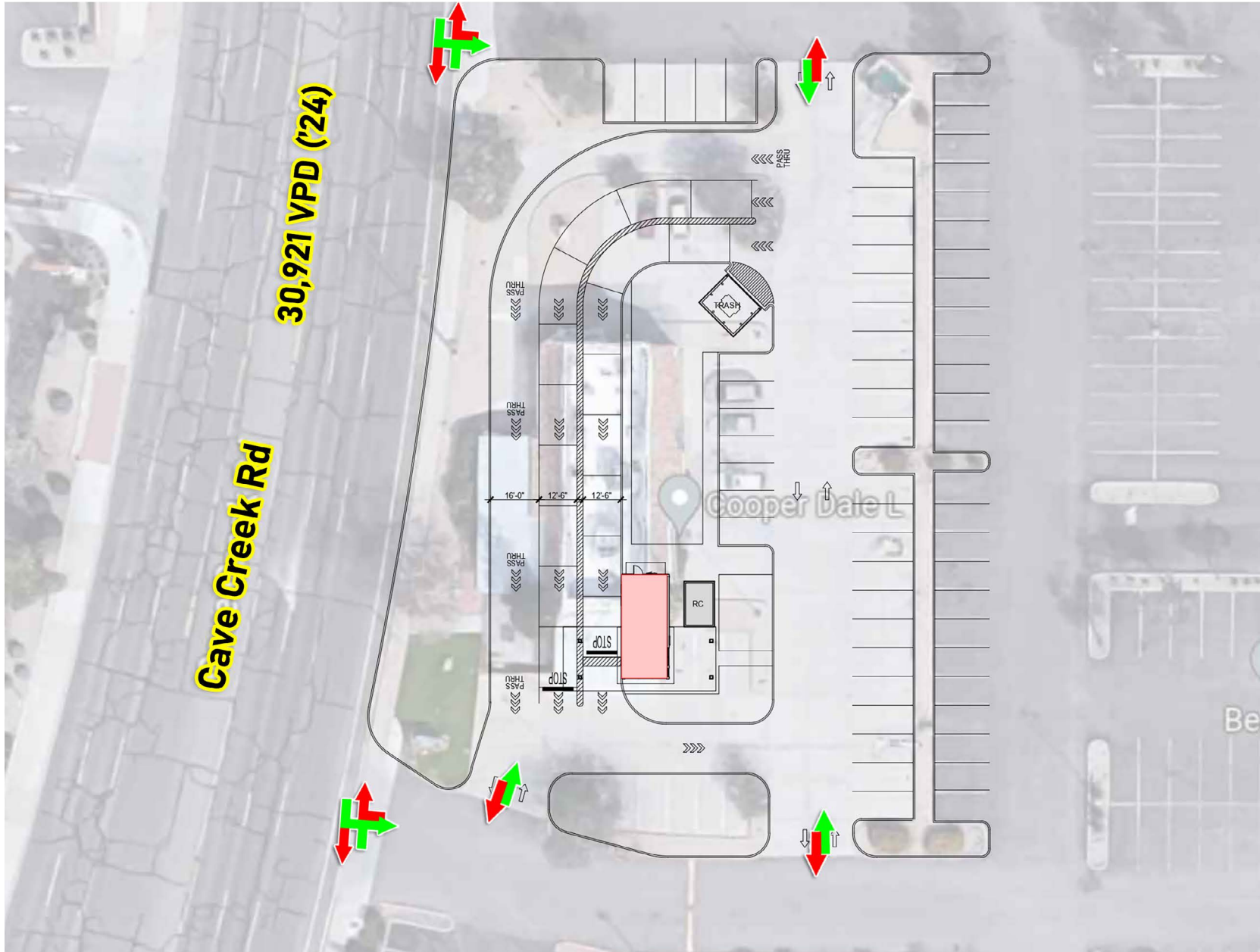
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,353	99,320	302,934
2020 Total Population	10,770	103,916	323,252
2020 Group Quarters	282	939	2,730
2025 Total Population	11,419	104,783	324,644
2025 Group Quarters	320	1,045	3,031
2030 Total Population	11,712	105,512	324,500
2025-2030 Annual Rate	0.51%	0.14%	-0.01%
2025 Total Daytime Population	8,970	88,330	297,897
Workers	3,396	39,473	145,819
Residents	5,574	48,857	152,078
Household Summary			
2010 Households	4,535	41,223	126,325
2010 Average Household Size	2.25	2.39	2.38
2020 Total Households	4,638	43,623	135,796
2020 Average Household Size	2.26	2.36	2.36
2025 Households	5,051	44,603	138,424
2025 Average Household Size	2.20	2.33	2.32
2030 Households	5,250	45,580	140,028
2030 Average Household Size	2.17	2.29	2.30
2025-2030 Annual Rate	0.78%	0.43%	0.23%
2010 Families	2,588	24,623	74,514
2010 Average Family Size	2.91	3.02	3.03
2025 Families	2,873	25,902	79,294
2025 Average Family Size	2.79	2.97	3.00
2030 Families	2,979	26,265	79,783
2030 Average Family Size	2.75	2.93	2.96
2025-2030 Annual Rate	0.73%	0.28%	0.12%
Housing Unit Summary			
2000 Housing Units	5,069	44,363	135,074
Owner Occupied Housing Units	58.1%	62.5%	59.7%
Renter Occupied Housing Units	35.1%	32.1%	34.5%
Vacant Housing Units	6.9%	5.3%	5.8%
2010 Housing Units	5,122	46,324	142,481
Owner Occupied Housing Units	54.2%	56.5%	53.5%
Renter Occupied Housing Units	34.4%	32.5%	35.1%
Vacant Housing Units	11.5%	11.0%	11.3%
2020 Housing Units	4,990	46,720	146,616
Owner Occupied Housing Units	56.6%	57.2%	53.2%
Renter Occupied Housing Units	36.4%	36.1%	39.4%
Vacant Housing Units	6.6%	6.7%	7.3%
2025 Housing Units	5,558	47,779	148,430
Owner Occupied Housing Units	56.7%	60.7%	57.2%
Renter Occupied Housing Units	34.1%	32.6%	36.0%
Vacant Housing Units	9.1%	6.6%	6.7%
2030 Housing Units	5,780	49,193	151,577
Owner Occupied Housing Units	58.5%	62.1%	58.8%
Renter Occupied Housing Units	32.3%	30.5%	33.6%
Vacant Housing Units	9.2%	7.3%	7.6%
2025 Households by Income			
Household Income Base	5,051	44,603	138,423
<\$15,000	10.4%	7.6%	6.8%
\$15,000 - \$24,999	7.1%	5.3%	5.3%
\$25,000 - \$34,999	5.3%	5.2%	6.0%
\$35,000 - \$49,999	12.4%	10.6%	11.1%
\$50,000 - \$74,999	16.5%	15.1%	15.7%
\$75,000 - \$99,999	10.6%	12.2%	12.1%
\$100,000 - \$149,999	16.9%	18.7%	18.0%
\$150,000 - \$199,999	11.1%	11.7%	9.9%
\$200,000+	9.8%	13.6%	15.1%
Average Household Income	\$99,922	\$117,866	\$121,524

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