



12614 NORTH CAVE CREEK ROAD

PHOENIX, ARIZONA 85022

+/- 2,604 Square Foot End-Cap

\$19.00 PSF + NNN

Great Visibility & Access Along Cave Creek Road

Monument Signage Available

Flex Space

N/NWC Cave Creek & Thunderbird Road

Strong Traffic Counts

Close Proximity to SR-51

Co-Tenancy with Sherwin Williams

Across the Street from Home Depot, EOS Fitness, Other Retail

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	43.7	40.9	39.4
POPULATION:	10,814	109,429	329,613
AVERAGE HH INCOME:	\$77,956	\$93,553	\$94,902

TRAFFIC COUNTS	VPD
N CAVE CREEK ROAD:	25,173
W THUNDERBIRD ROAD:	41,980

YEAR BUILT	1986
LOT SIZE	1.70 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	166-12-016K

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

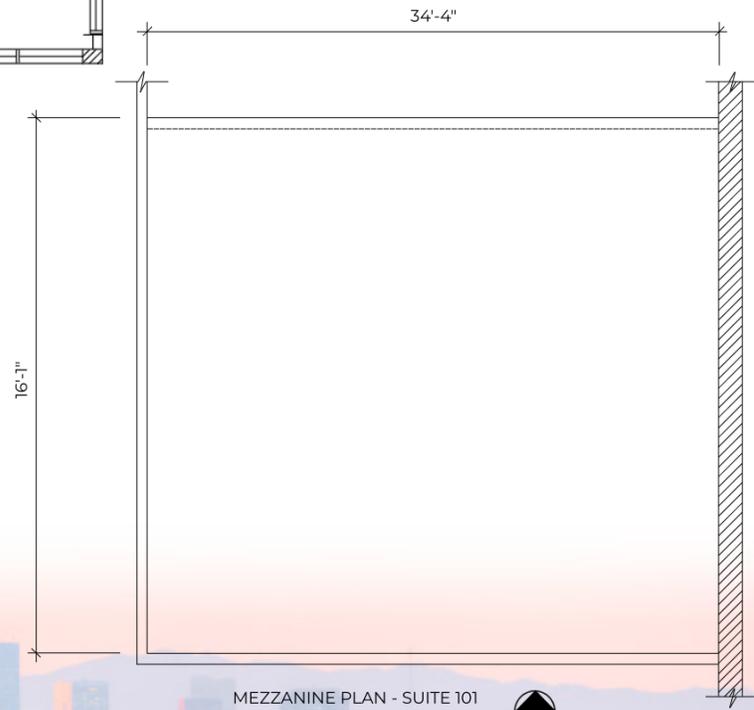
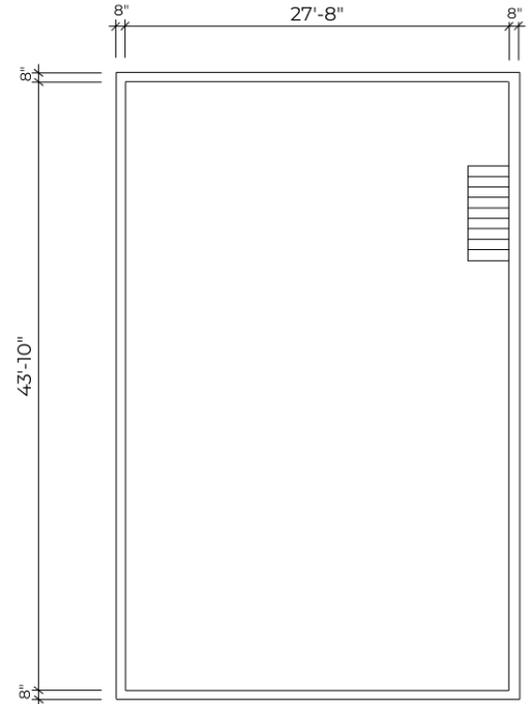
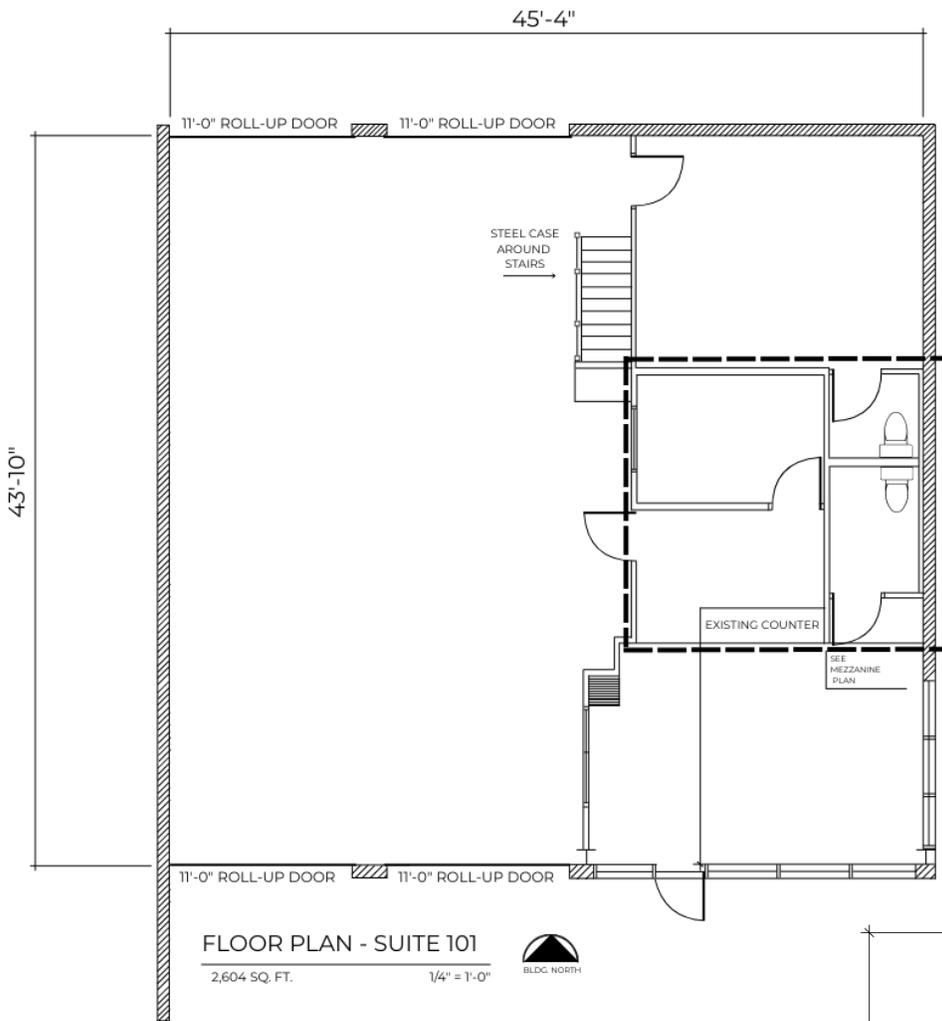
2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com



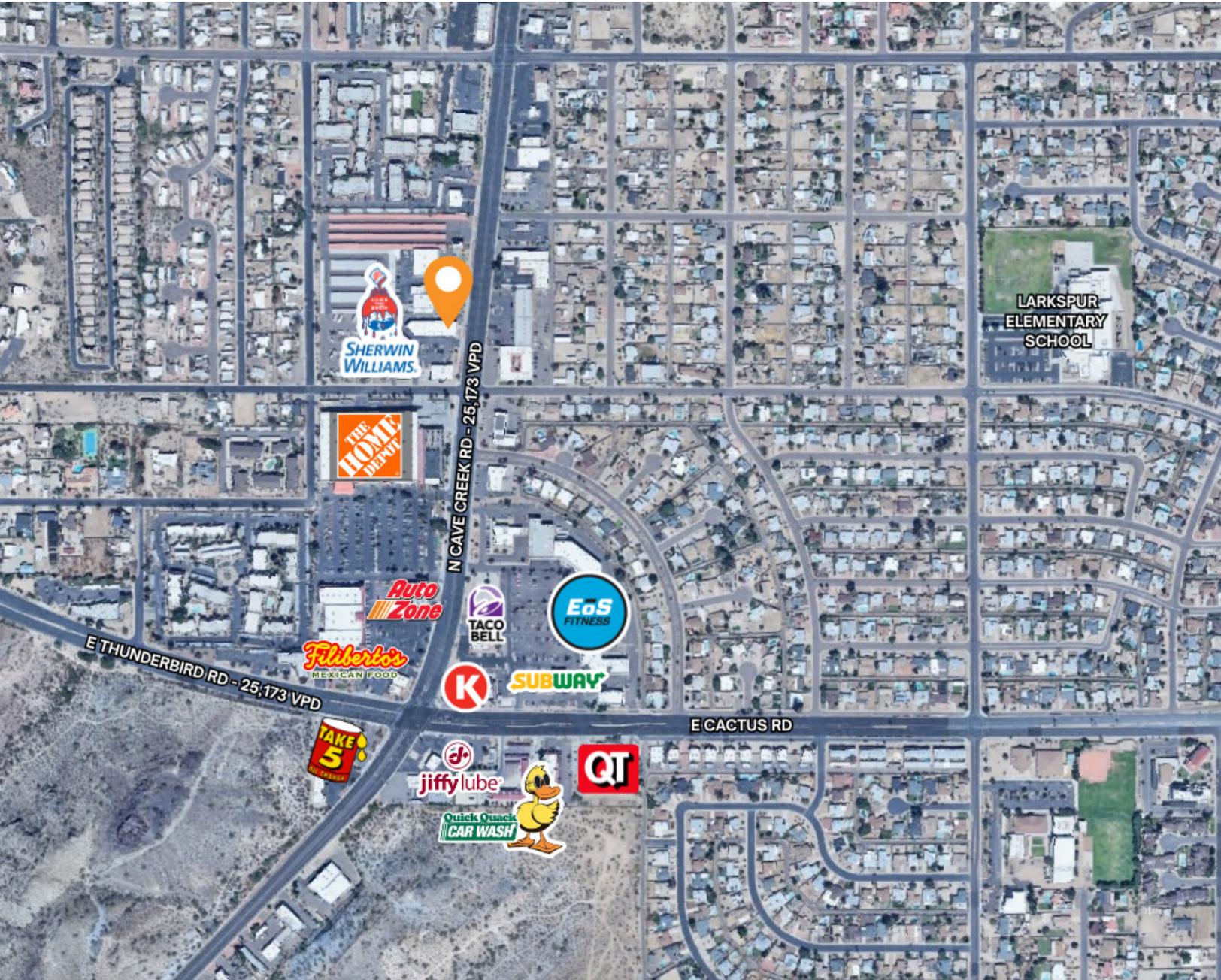
Matt Harper, CCIM

Senior Vice President
623.692.9435
matt@citywidecre.com

Leah Motsinger

Senior Associate
602.423.3619
leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com