



AVAILABLE ±10,772 SF



Desert Rat
Off-Road
Center

TITELMAX



Bell Road
43,828 VPD '22



Batteries
+ Bulbs



Danbury Road

Inca Roofing

Fusion Rehab
Physical Therapy



Mint Cannabis



SITE

Cave Creek Road
25,803 VPD '22

Hillside
Townhomes
32 Units

RideNow
Powersports

FOR LEASE

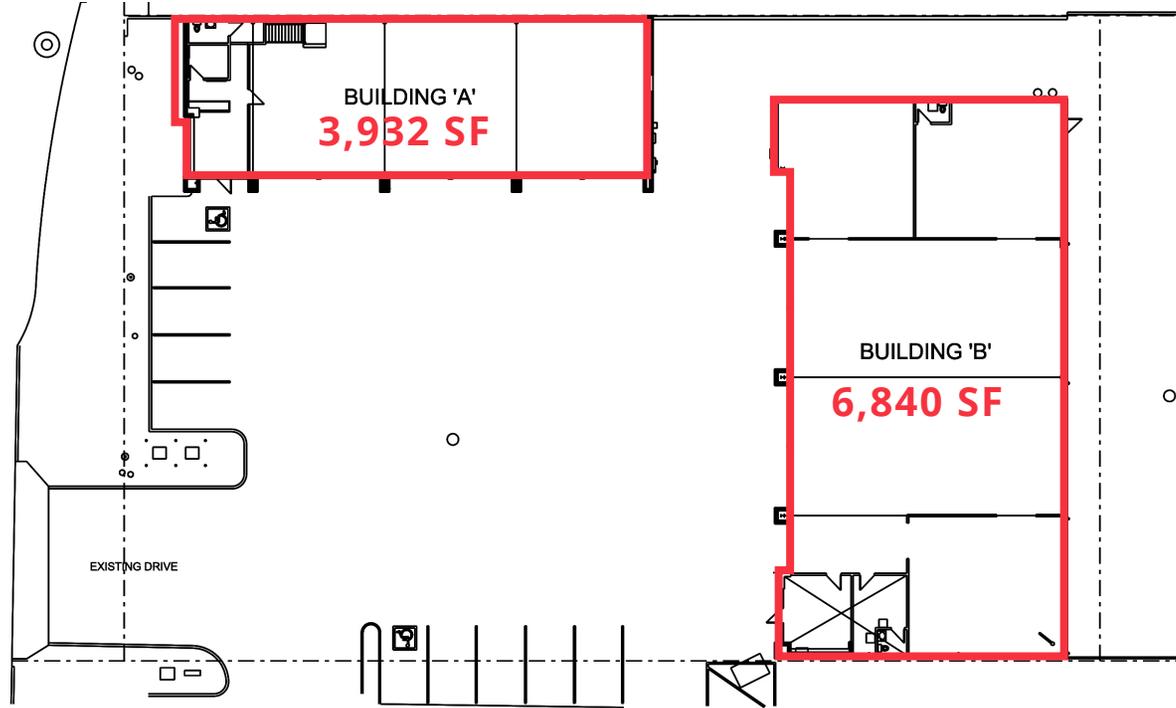
Former Auto Repair/Service Buildings

17209 N Cave Creek Rd | Phoenix, AZ 85032



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CONTACT

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ABOUT THE PROPERTY

- Auto Repair/Service buildings under renovation, completion date Q424 - See PAGE 4 for renderings
- Affords great visibility to Cave Creek Road and just north of Bell Road (major east/west thoroughfare) with over 65,000 vpd at the intersection.
- Convenient regional access via Loop 101 and Highway 51 freeways.
- Can be leased to single user or will separate for 2 tenants.
- Zoned C2
- Well known neighboring tenants include:



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

24,642	24,431	\$87,154	17,143
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

142,299	142,107	\$109,206	108,155
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

294,222	297,201	\$122,650	268,631
2024 Population	2029 Population	Avg Household Income	Daytime Population



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Building Renderings



N/NEC Bell Road & Cave Creek Road

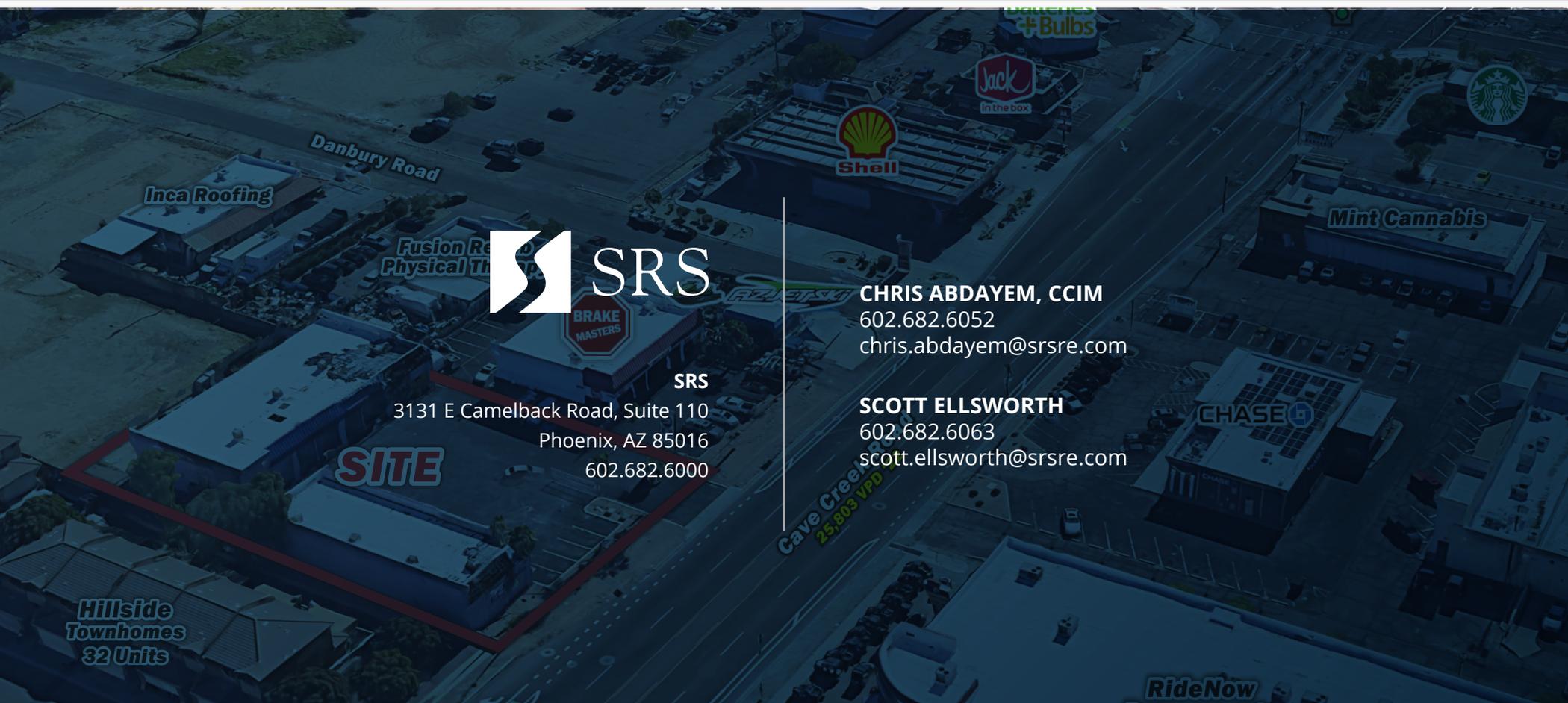
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