

HIGH-PROFILE PADS AVAILABLE FOR GROUND LEASE

GC ZONING | DRIVE THRU APPROVED



CAVE CREEK RD & CAREFREE HIGHWAY

CAVE CREEK, AZ



property summary

ZONING	GC Zoning in the town of Cave Creek	LEASE RATE	Call for Rate
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LOCATION HIGHLIGHTS

- Zoned GC in Town of Cave Creek – drive thru, c-stores, automotive ect. are permitted, subject only to standard site plan approval. Last GC zoned parcel in Cave Creek.
(<https://www.cavecreekaz.gov/336/Ordinances-Guidelines>)
- Average Household Income of \$204,867.
- Median Home Value of \$703,452.
- The city of Scottsdale is significantly improving Carefree Highway from Cave Creek Rd to Scottsdale Rd.
(<https://www.scottsdaleaz.gov/capital-improvement/carefree-highway>)
- Most dominate intersection in the trade area, which boasts over 200,000 SF of GLA.
- The intersection is anchored by Walmart, Lowe's, and Sprouts.

NEARBY TENANTS



TRAFFIC COUNTS

Cave Creek Rd

N ±16,997 VPD (NB & SB)

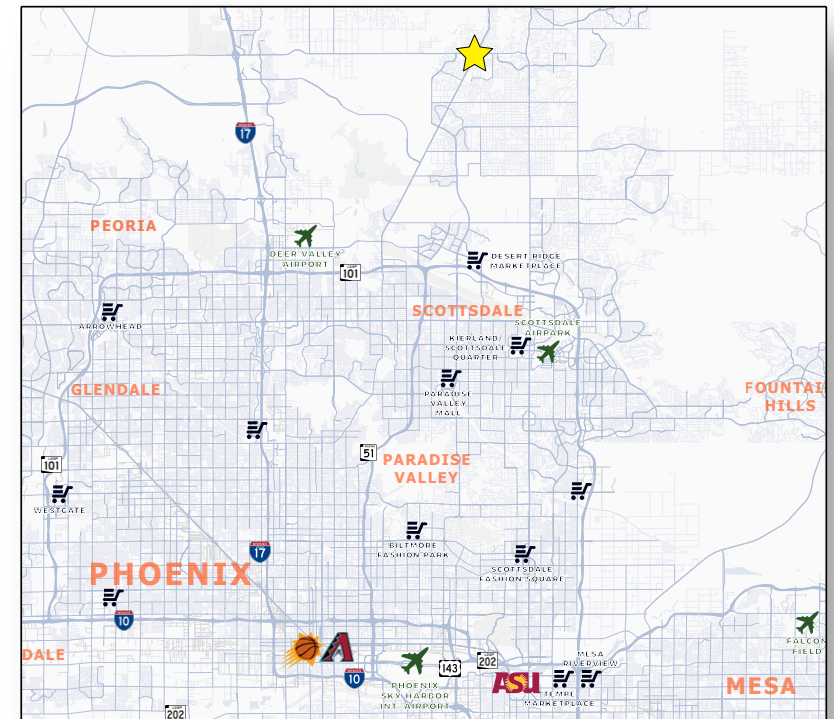
S ±29,801 VPD (NB & SB)

Carefree Highway

E ±14,885 VPD (EB & WB)

W ±31,564 VPD (EB & WB)

ADOT 2022



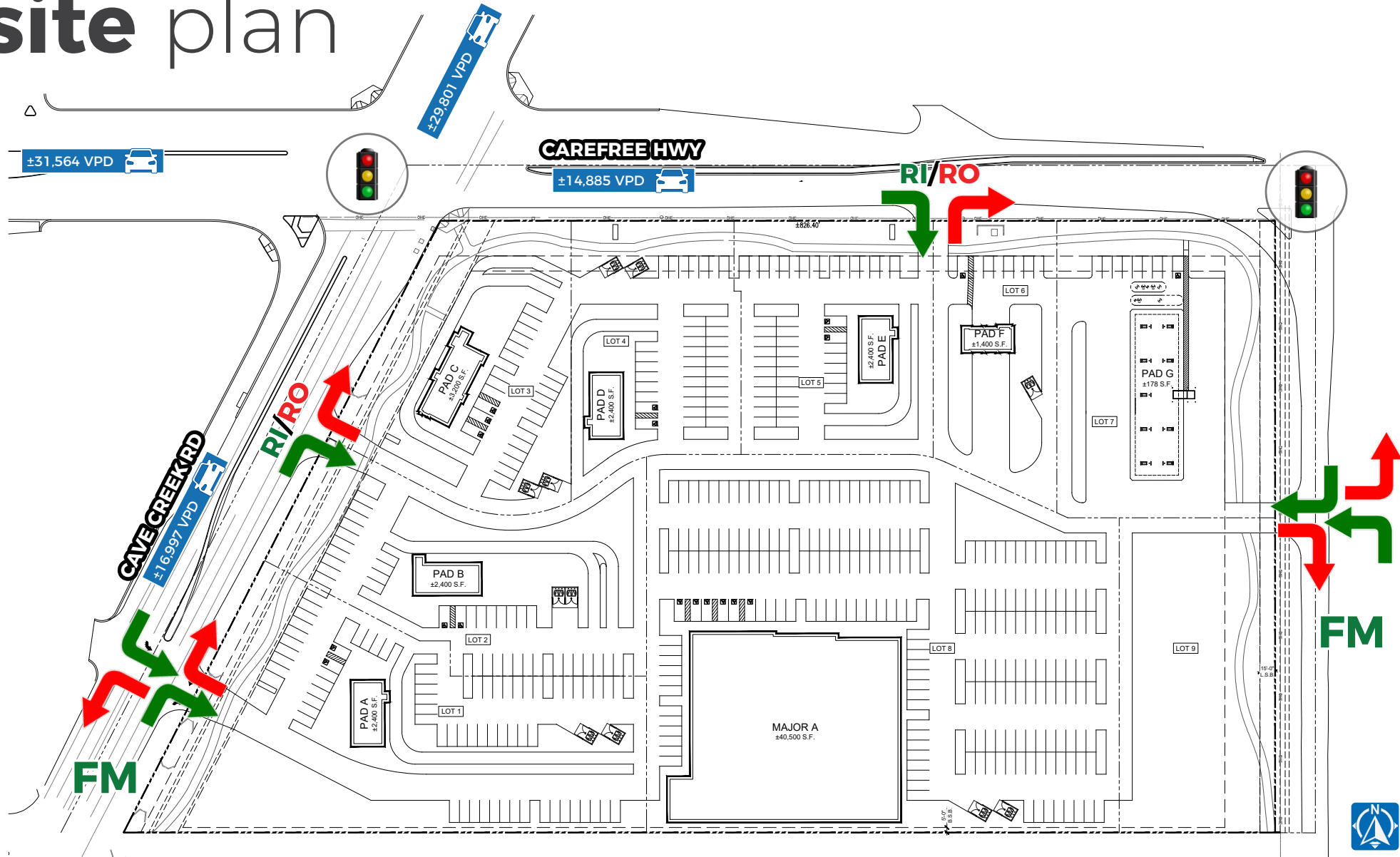
SEC

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site plan



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aerial zoom



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SHOPPING CENTER TRAFFIC

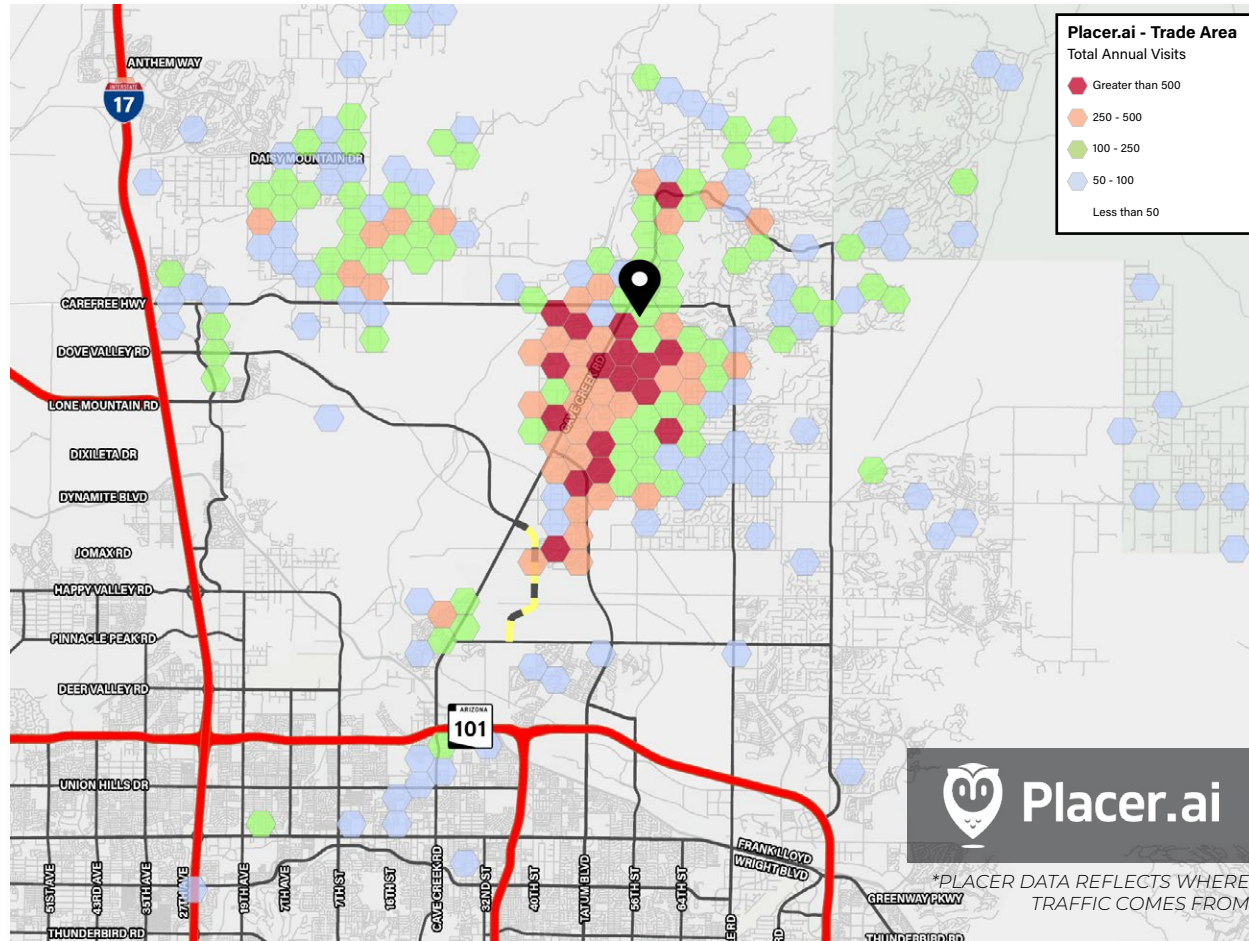
- Highly trafficked center, that pulls from all over the NE Valley.

In the last 12 months:

- **164.7K unique devices** were seen at the Cave Creek Walmart

- **1.1M visits** from those devices.

**Visits include those only who dwelled for 10 or more minutes*



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