

### 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

#### 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

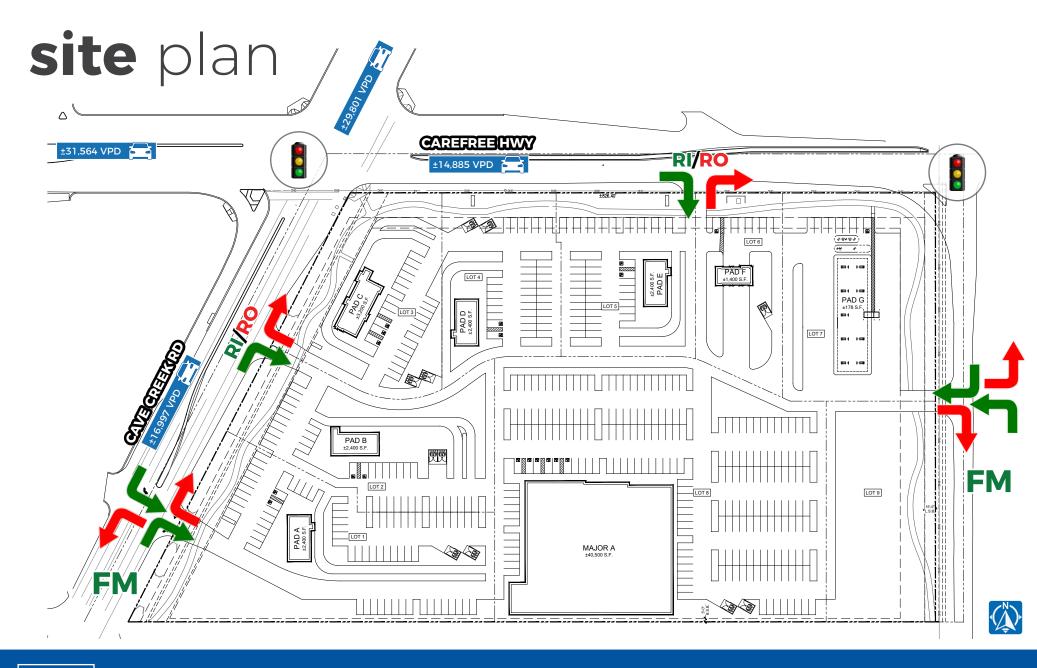




#### **HIGH-PROFILE PADS AVAILABLE** FOR GROUND LEASE







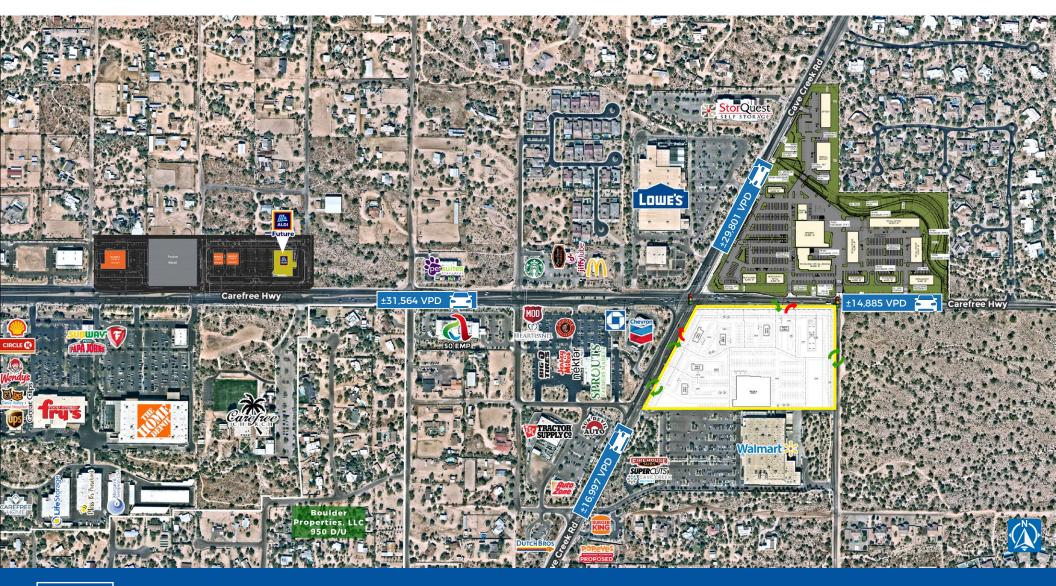


### HIGH-PROFILE PADS AVAILABLE FOR GROUND LEASE

Evergreen Multifamily Retail Industrial



# aerial zoom



SEC

### HIGH-PROFILE PADS AVAILABLE FOR GROUND LEASE

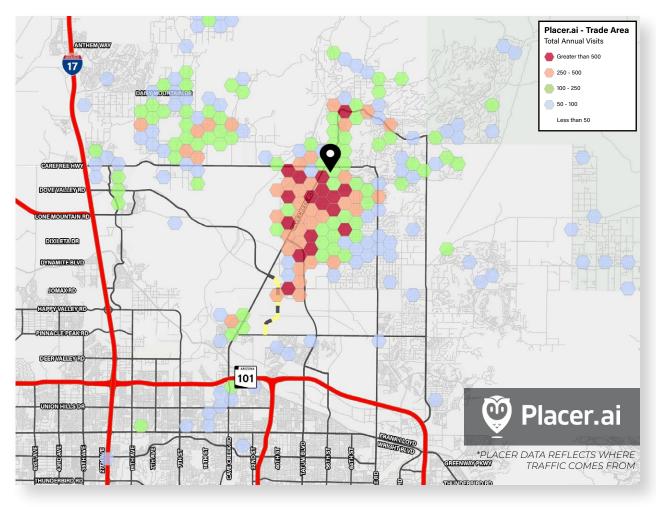




### SHOPPING CENTER TRAFFIC

- ► 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

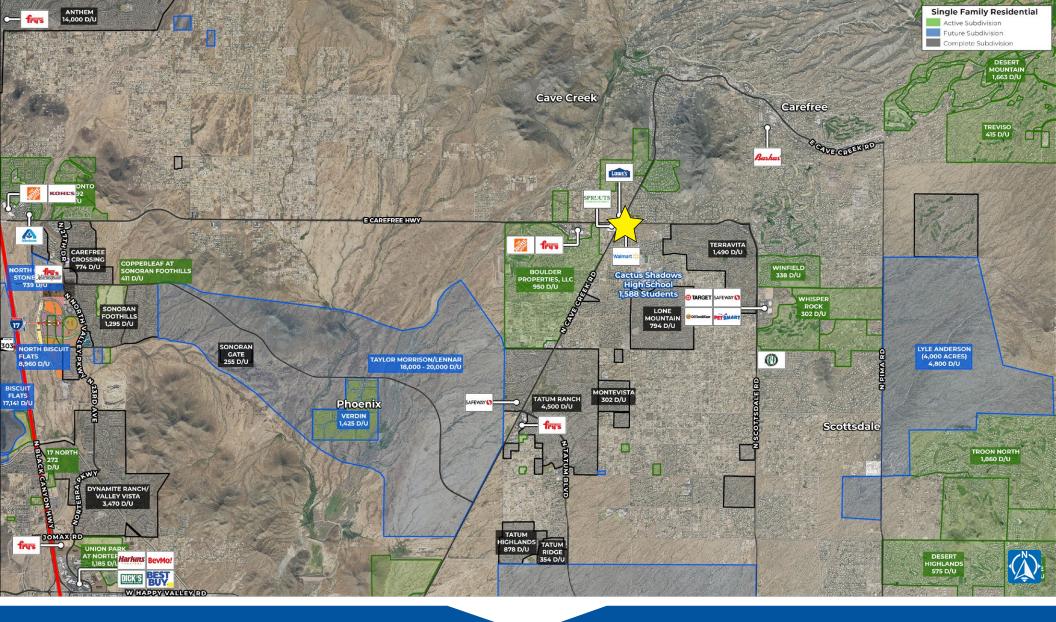




### HIGH-PROFILE PADS AVAILABLE FOR GROUND LEASE







Exclusively listed by

ZACHARY PACE (602) 734-7212 zpace@pcaemail.com CAMERON WARREN (602) 288-3471 cwarren@pcaemail.com JOHN WARREN (602) 734-7219 jwarren@pcaemail.com





The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty orrepresentation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016 P. (602) 957-9800 F. (602) 957-0889 www.pcainvestmentsales.com