



Redevelopment Opportunity

22202 N CAVE CREEK ROAD, PHOENIX AZ 85024

FOR SALE, GROUND LEASE OR BUILD TO SUIT



Join Starbucks nextdoor $\pm 1,200$ - $\pm 5,000$ SF
divisible space available

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Mathews**

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STRONG demographics: residential, daytime population, and incomes, ideal opportunity for creative firm

IDEAL area for Family Practices, Medical Office Dentistry, and Chiropractic Treatment

CLOSE proximity to Boulder Creek Elementary, Mountain Trail Middle School, and Pinnacle Peak High School Park, MAC Club and Washington Park

ACROSS the street from Reach 11 Sports Complex (9 lighted international soccer fields, 1 lighted championship soccer field, four youth baseball fields)

CLOSE proximity to SR-101; on the way to work

DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	5,469	54,933	198,337
Daytime Employment	2,847	13,544	80,012
Median HH Income	\$101,947	\$75,818	\$61,794
Average HH Income	\$120,492	\$93,360	\$81,606

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