

# Cave Creek Commons

20827 N. Cave Creek Road | Phoenix, AZ

For Sale - Suites 104 & 105



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 10.09.19

exclusively represented by:

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# Cave Creek Commons

20827 N. Cave Creek Road | Phoenix, AZ 85024

Building Information

## Building Information

Address	20827 N. Cave Creek Rd Phoenix, AZ 85024
Suites	104 & 105
Sale Price	\$769,000
Price PSF	\$173.16
Size	+/-4,441 SF
Year Built	2006
Parking Ratio	4.7/1,000 SF
Parcel No.	213-11-171 & 172
Zoning	C-2, Phoenix
Tenancy	±1,500 SF M-to-M Tenant Can be delivered vacant at COE

**Commercial Properties, Inc.** is pleased to present the exclusive offering of **Cave Creek Commons**. Located in Phoenix, Arizona, this Property offers a user/occupant the opportunity to acquire an office condominium property in the North Phoenix Metropolitan area.

Located at Loop 101 & Cave Creek Road, nearby amenities include USPS, Desert Ridge Marketplace, High Street, JW Marriott, Holiday Inn Express, Deer Valley Airport, Abrazo Scottsdale Campus.

Sale Price

\$769,000 | \$173.16 PSF

## Building Highlights

- Prominent Signage on Cave Creek Road
- All FF&E Available
- CAT 6 Cable Throughout
- Covered / Reserved Parking



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Exterior Photos



# Cave Creek Commons

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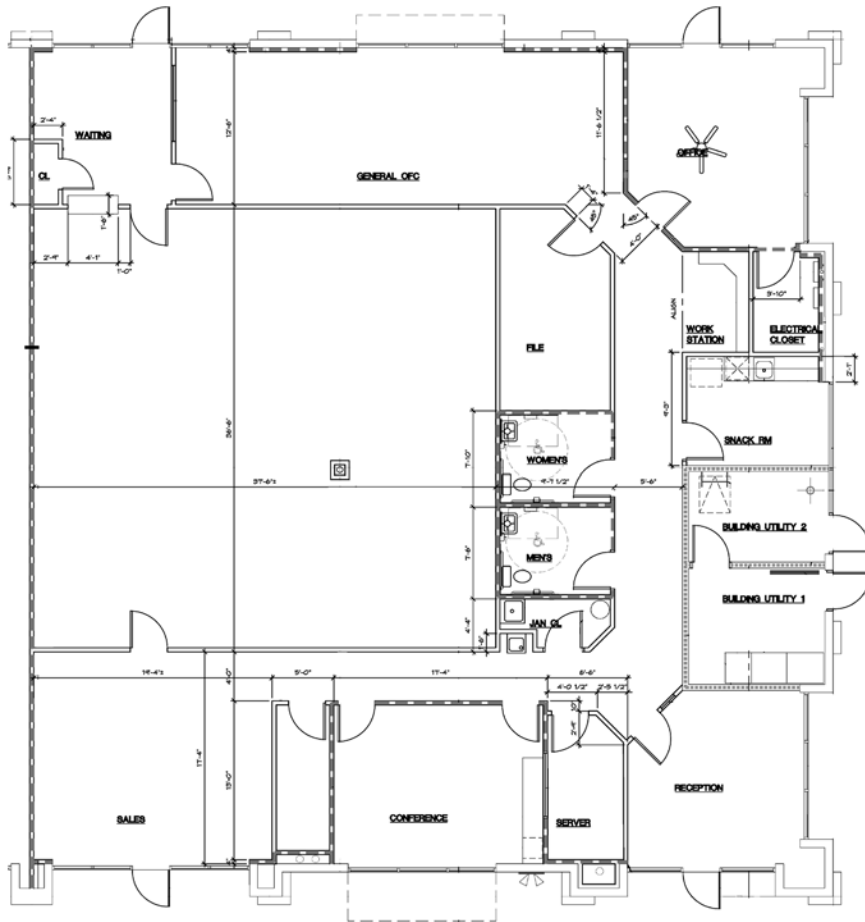
Interior Photos



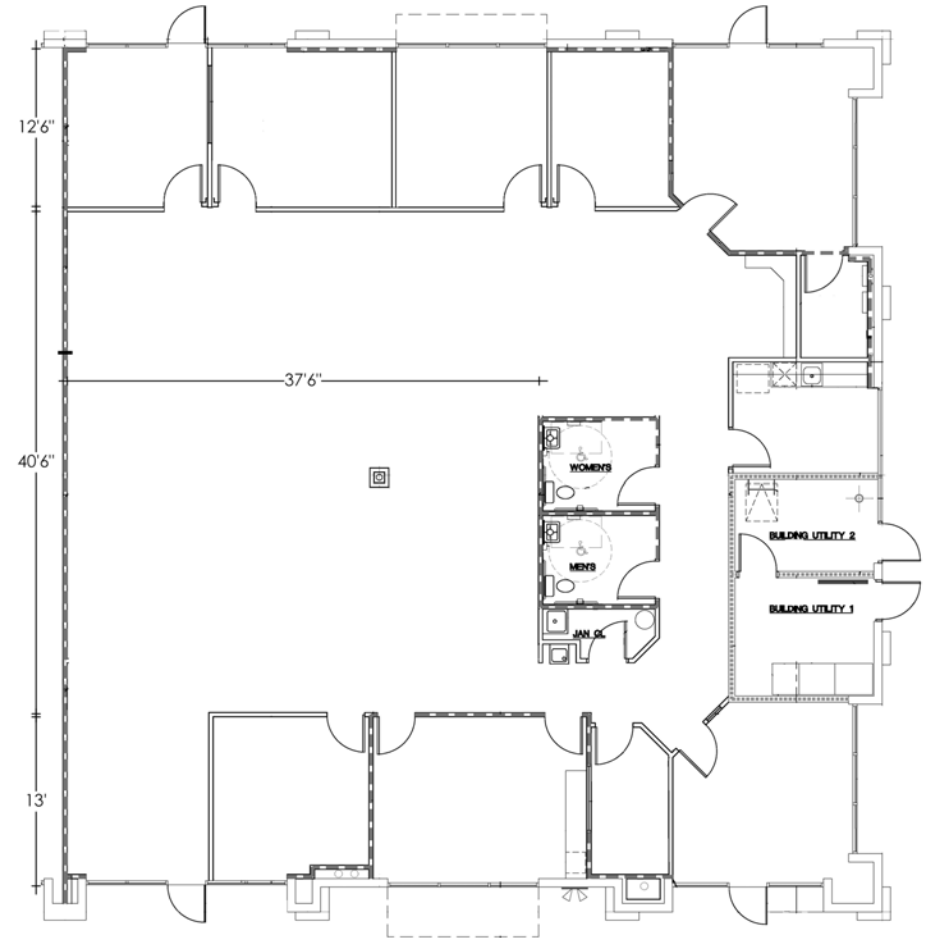
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Current Floor Plan



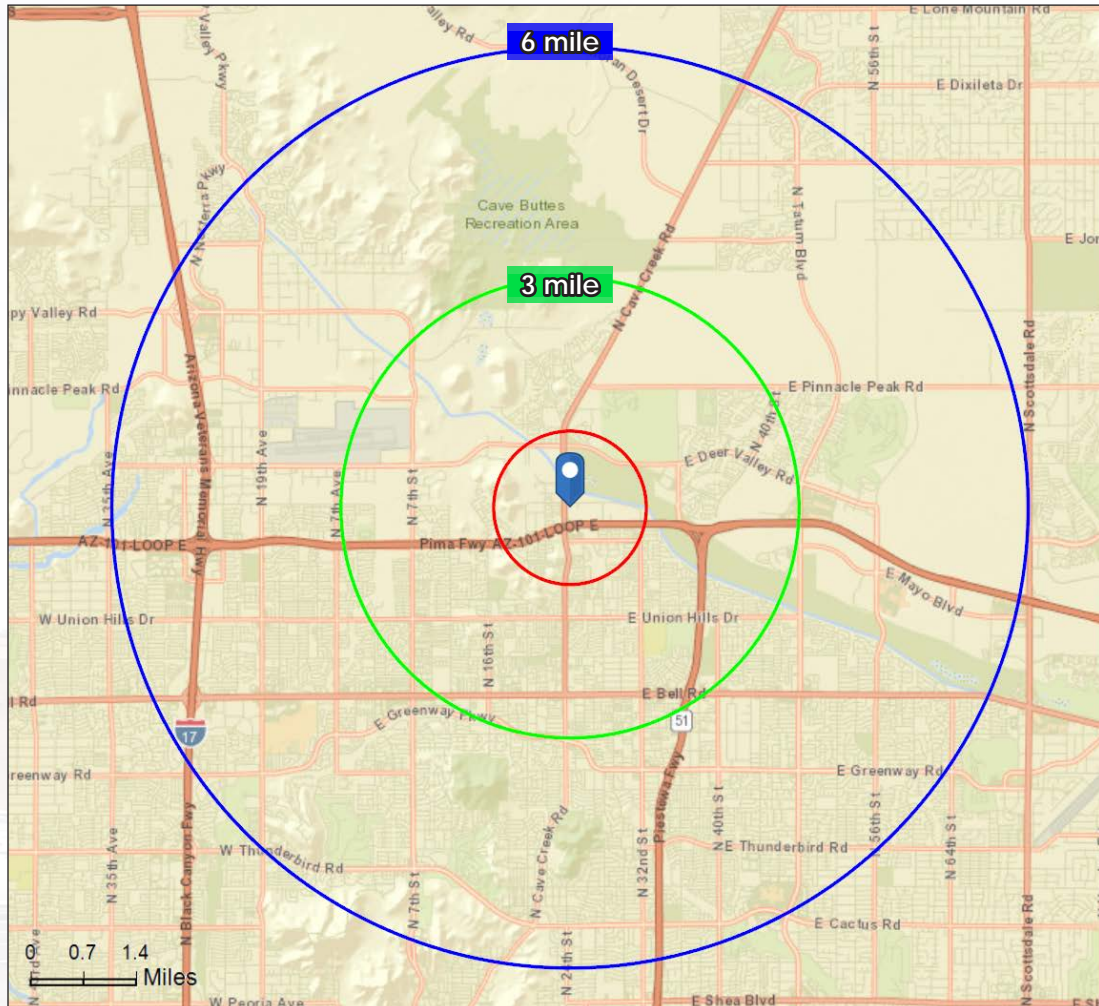
Conceptual Floor Plan



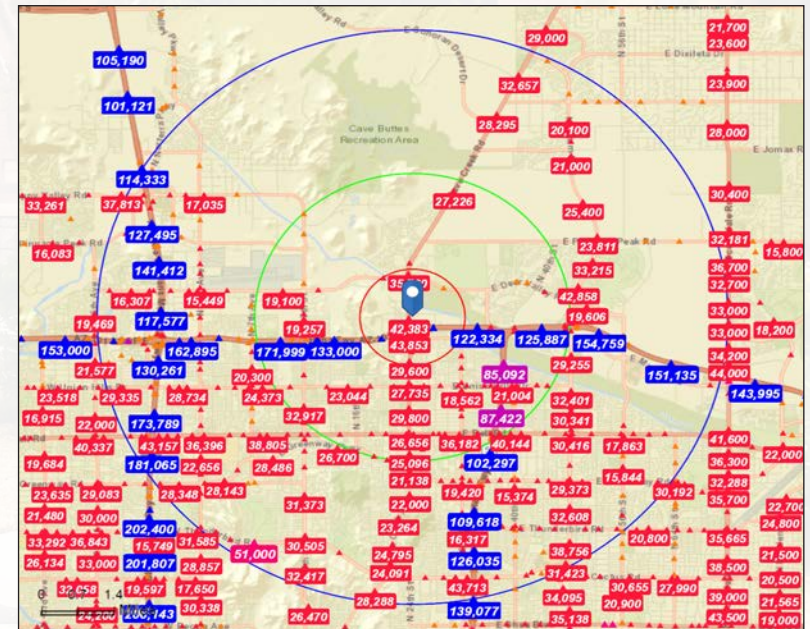
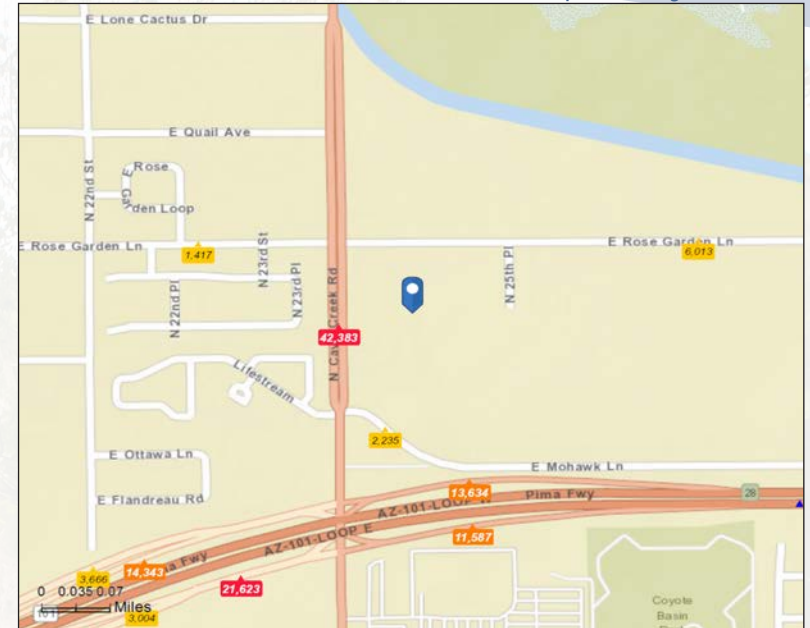
Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

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## Traffic Counts (# of Vehicles per Day)



Source: Sites to do Business	3 MI	6 MI
2019 Population	67,796	193,480
2024 Population	95,673	228,269
2019 Households	35,512	87,934
Average HH Income	\$84,357	\$91,766

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Amenities Map





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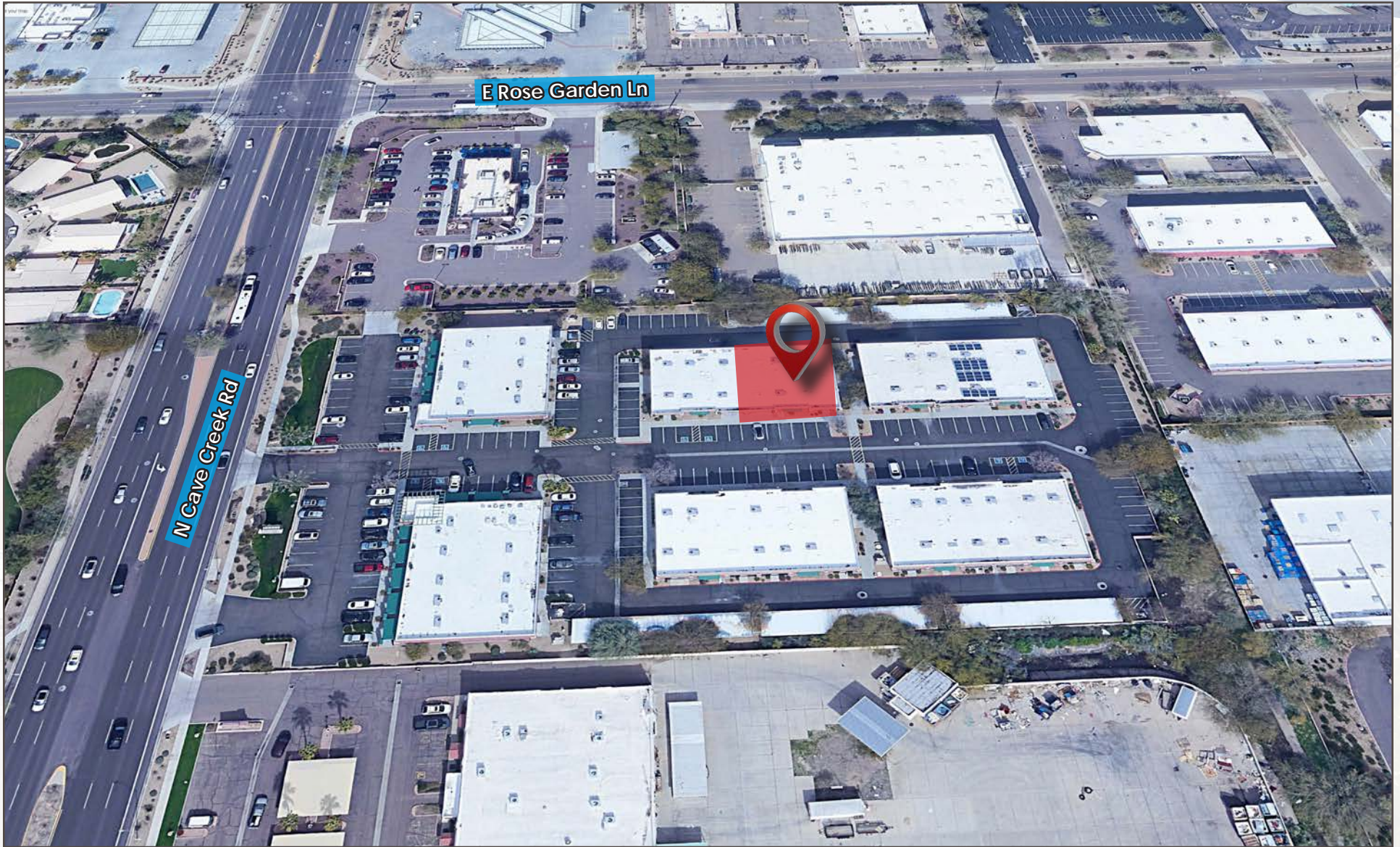
Bird's Eye View



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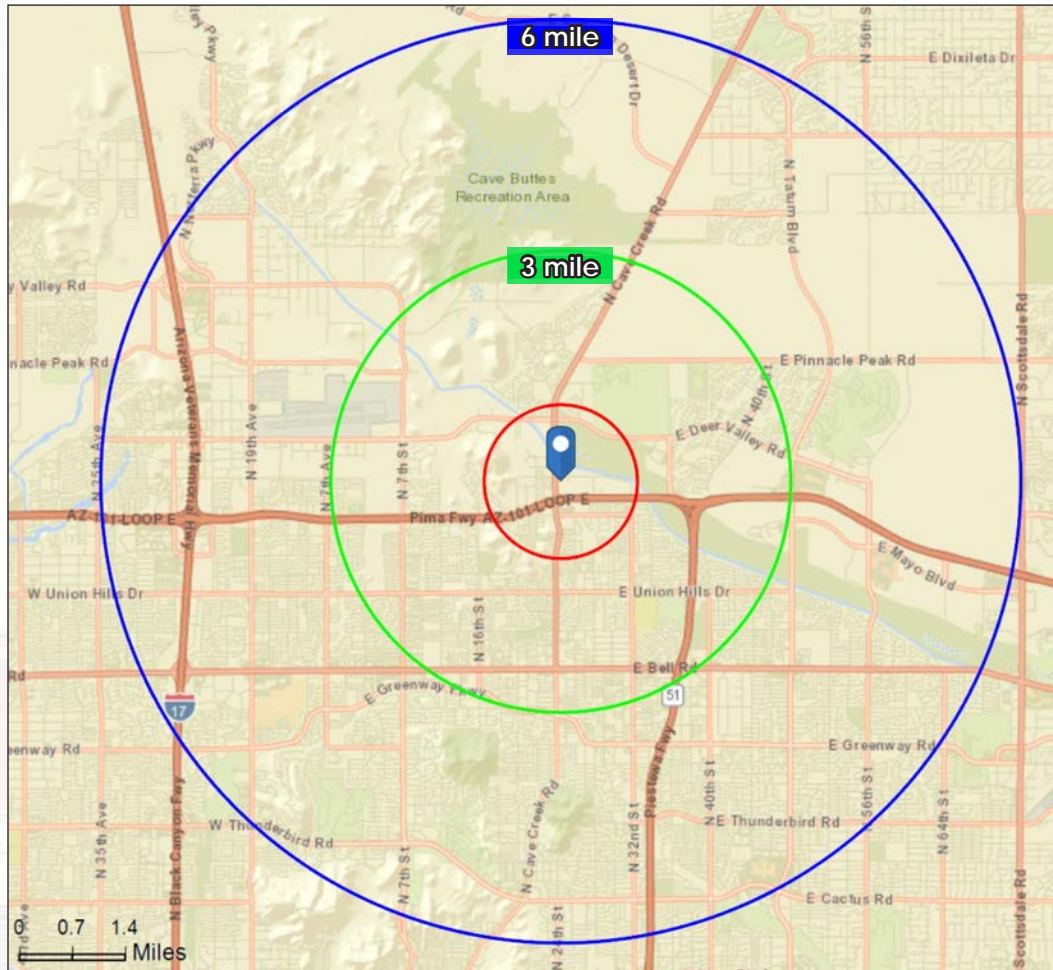
Building View



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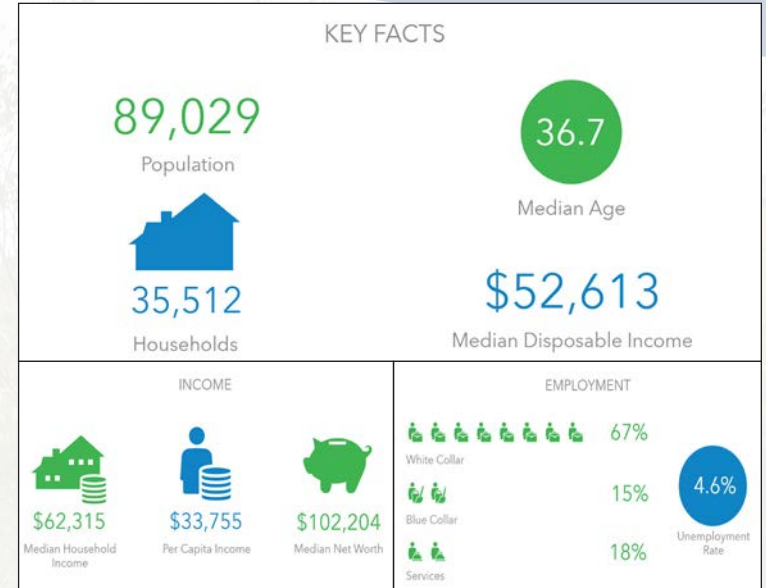
## Demographics



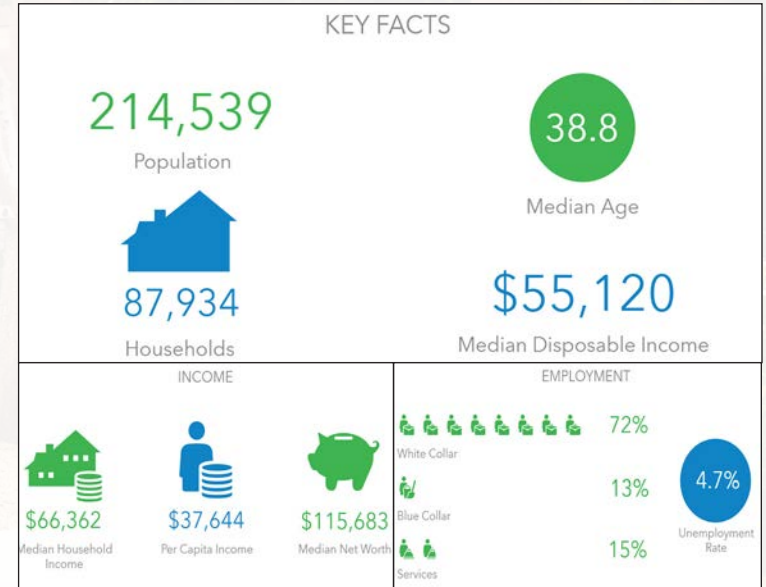
**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

### 3 Mile Radius



### 6 Mile Radius



Source: Sites to do Business