

EL PALENQUE - 6450 East Cave Creek, Cave Creek, AZ 85331

AVAILABLE FOR LEASE OR SALE

**ONLY 2
SUITES LEFT!**



\$16.00 - \$20.00 PSF Lease Rate
\$2,500,000 Purchase Price

To arrange a showing:
Homer Savard, CCIM
D 480.522.2787
M 602.363.5703
hsavard@ccim.com

El Palenque is a beautiful ±14,300 SF business center in Cave Creek. The center is two floors with a 24 hour elevator and stunning views of Black Mountain. Located right off Cave Creek Road in central Cave Creek with easy access and ample parking.

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.com

EL PALENQUE - 6450 East Cave Creek, Cave Creek, AZ 85331

AVAILABLE FOR LEASE OR SALE



AVAILABILITY:

- Suite 101: 2,332 SF Restaurant Space @ \$20.00 PSF plus Electric, Gas, A/C Maintenance & Grease Trap Maintenance. Includes existing equipment (walk-in cooler, triple sink, vent with fire extinguishers, oven vent, floor sink, 2 restrooms). Tenant to verify working condition and maintain equipment throughout Lease Term.
- Suite 203: 1,082 SF located on 2nd Level @ \$16.00 PSF plus Electric, A/C Maintenance & Janitorial.

To arrange a showing:
Homer Savard, CCIM
480.522.2787
M 602.363.5703
hsavard@ccim.com

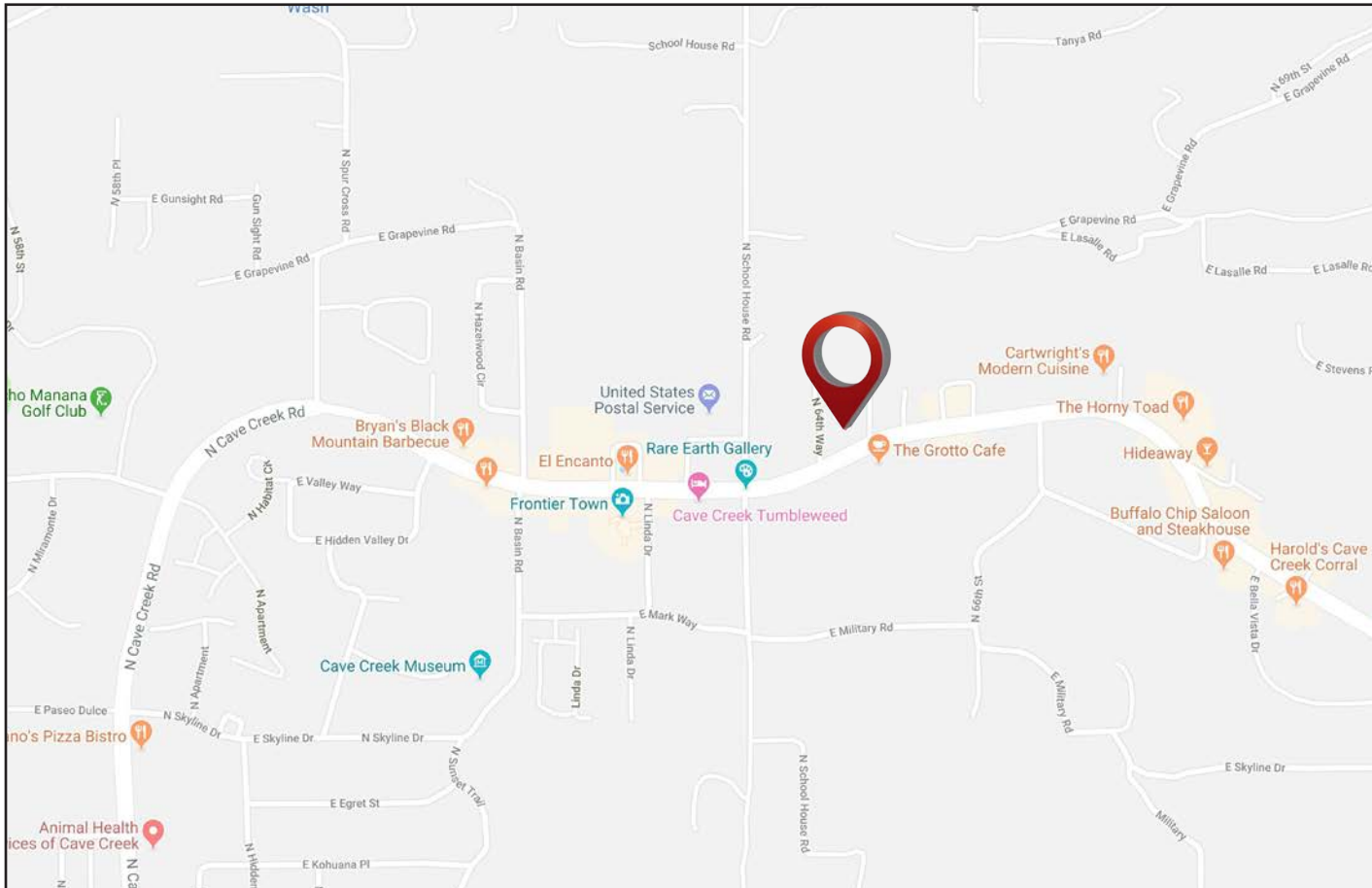


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC International

EL PALENQUE - 6450 East Cave Creek, Cave Creek, AZ 85331

AVAILABLE FOR LEASE OR SALE

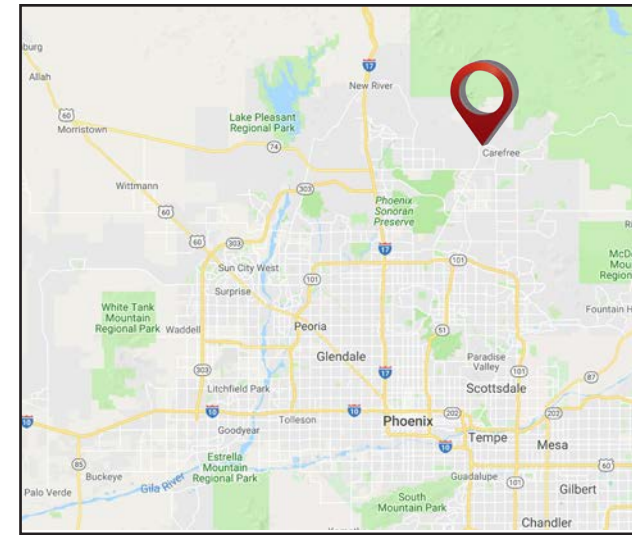


Demographics

	3 Mile	5 Mile
Population:	10,633	31,255
Avg HH Income:	\$101,275	\$113,105
Cons. Spending	\$168,971	\$486,981
Businesses	1,081	1,680

Traffic Counts

E Cave Creek Rd & N 64th Way:	11,511 VPD
E Cave Creek Rd & E Surrey Rd:	13,953 VPD



\$16.00 - \$20.00 PSF Lease Rate
\$2,500,000 Purchase Price

El Palenque is a beautiful ±14,300 SF business center in Cave Creek. The center is two floors with a 24 hour elevator and stunning views of Black Mountain. Located right off Cave Creek Road in central Cave Creek with easy access and ample parking.

To arrange a showing:
Homer Savard, CCIM
480.522.2787
M 602.363.5703
hsavard@ccim.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 