

# FOR SALE

## VACANT 4 UNIT RETAIL STRIP CENTER

PRICE \$495,000 (\$103/SF)  
15008 - 15014 N CAVE CREEK RD, PHOENIX, AZ 85032

### HIGHLIGHTS

Building Size	±4,800 SF
Suites	4
Parcel Size	±0.586 Acres (25,526 SF)
Date of Construction	1974
Type of Construction	Block
Zoning	C2, City of Phoenix
Parcel No's	214-52-022 & 023
Real Estate Tax	\$6,238.76 (2017)
Parking	±38 Spots 7.9/1,000 SF (Buyer to verify)

### POSSIBLE USES

The suites have been combined but could be separated. There are 4 electric meters plus a house meter. The building's last use was an appliance store. It has also been a bar. Because of the excellent parking ratio of 7.9 spaces per 1,000 square feet, a restaurant may well be feasible for this location. There may be room for a drive through on the north side of the property.


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 prior sale, lease, or withdrawal from the market without prior notice. Effective 06 19 18



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

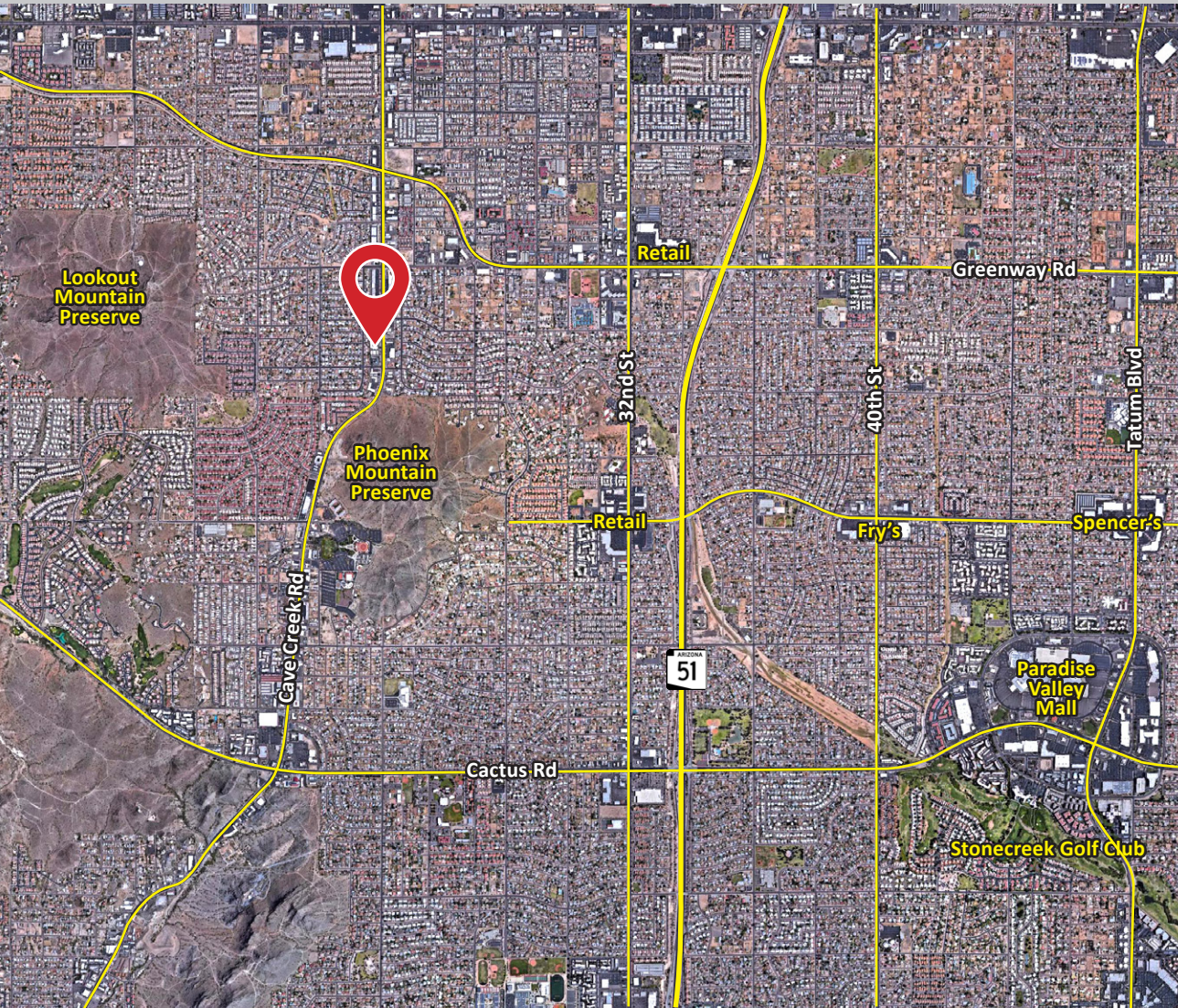
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
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### DEMOGRAPHICS

Source: CoStar

	1 Mi	3 Mi	5 Mi
Population	17,618	142,438	323,495
Households	6,309	59,041	131,138
Average Age	36.70	38.60	38.40
Median HHI	\$50,019	\$54,862	\$57,832

### TRAFFIC COUNT

Source: CoStar

Collection Street	Cross Street	Count
N Cave Creek Rd	E Nisbet Rd N	22,000

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