

12325 N Cave Creek Rd.

NORTHEAST CORNER OF CAVE CREEK RD. & CACTUS RD., PHOENIX, AZ



New
Construction

12,738 SF RETAIL/INDUSTRIAL FOR LEASE



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Summary



LEASE RATE: \$9.00 PSF +NNN
VACANCY SIZE: 12,738 SF-DIVISIBLE
YEAR BUILT: 2015
ZONING: C-2, CITY OF PHOENIX

Highlights

- 23 ft. Clear Height
- Truck Wells
- Close to 51 Freeway
- Across from Home Depot
- Large Common Area Parking Lot
- Tenant improvement money for qualified Tenants

Traffic Counts

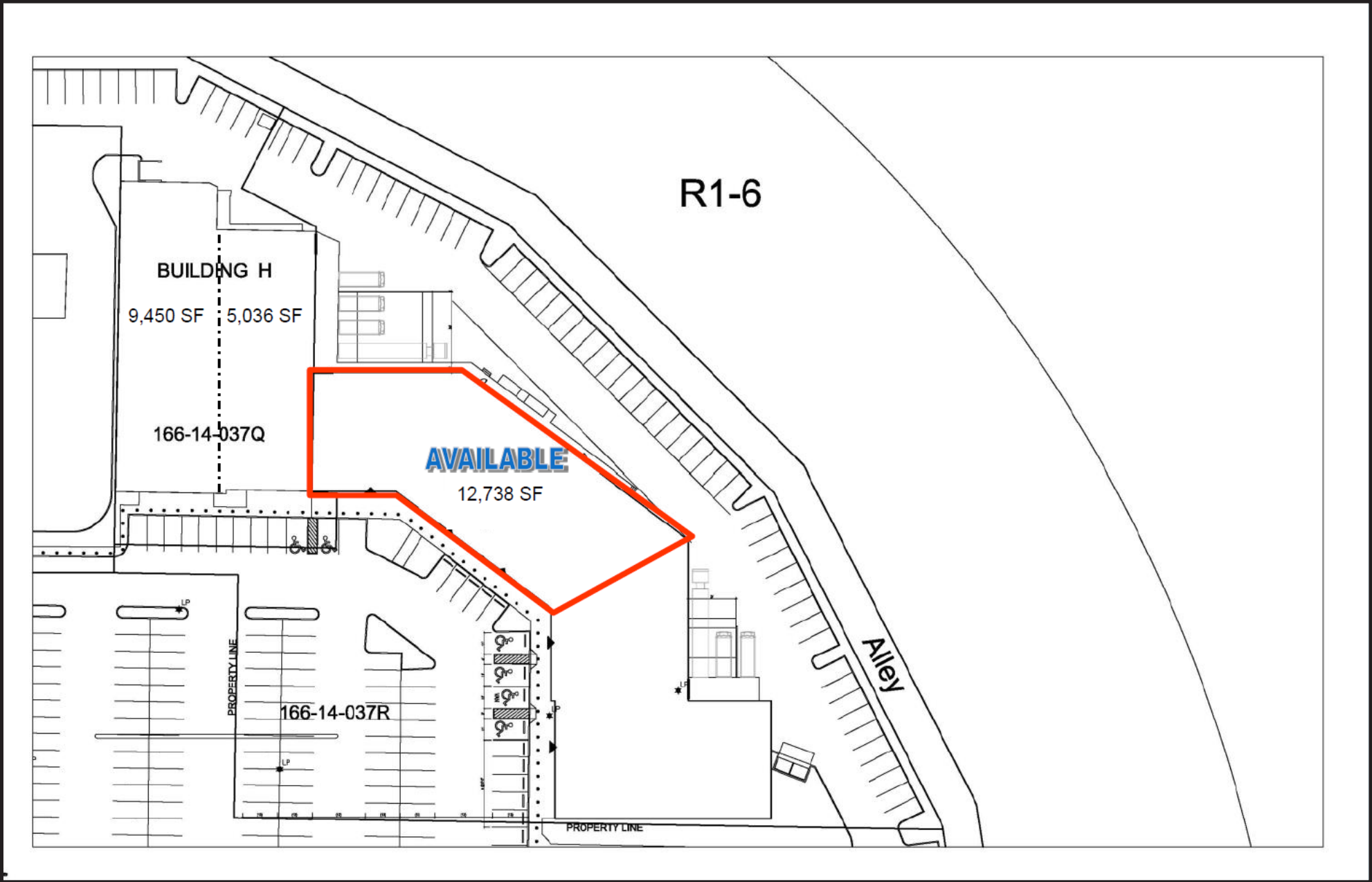
- Cactus Rd. +/-43,400 cars per day
- Cave Creek Rd. +/-24,091 cars per day



Photos



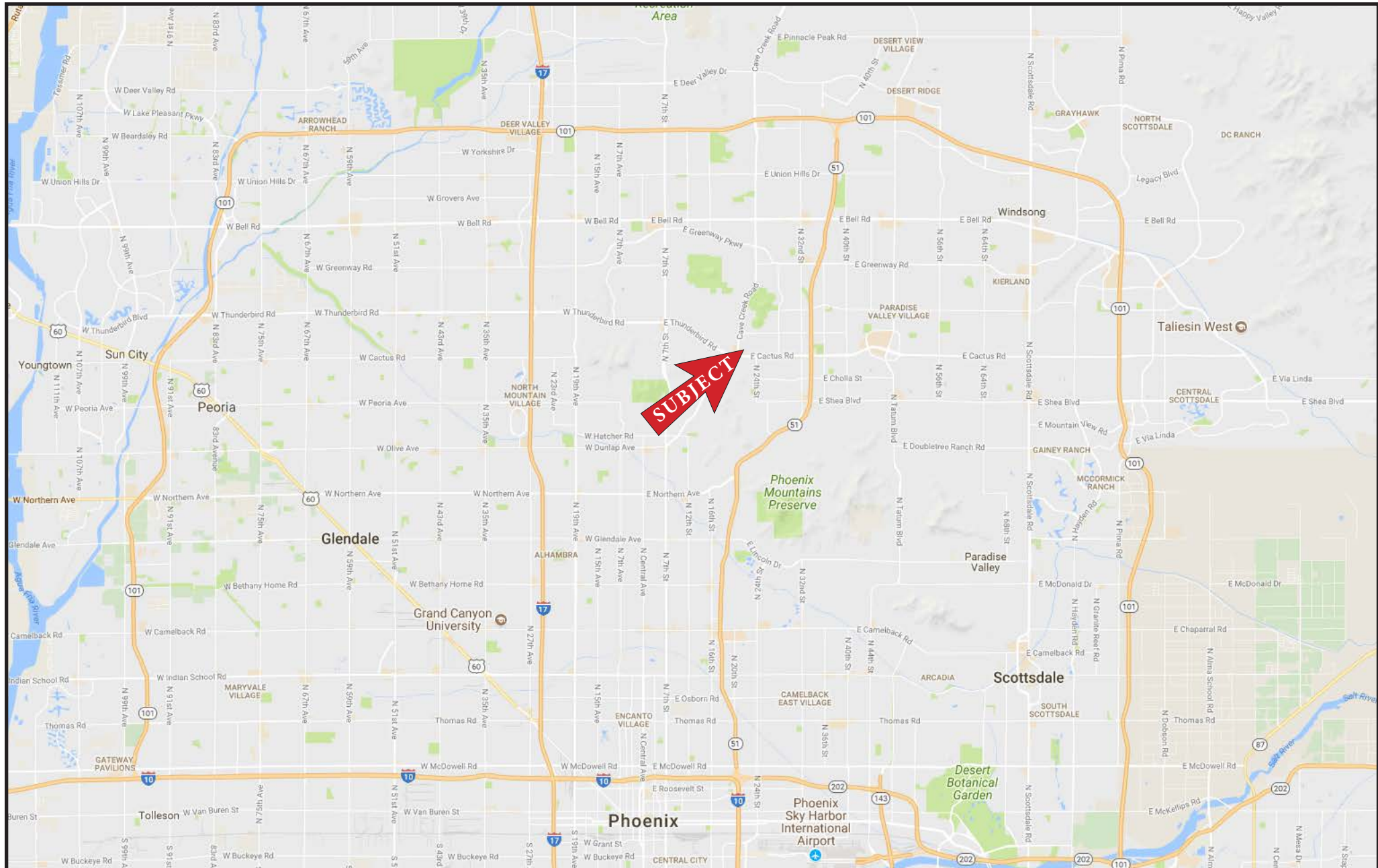
Site Plan



Aerial



Map



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5987/-112.0374

RF5

12325 N Cave Creek Rd Phoenix, AZ 85022	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	10,426	107,815	324,925
Projected Population (2022)	11,389	117,256	353,897
Census Population (2010)	9,905	100,732	303,576
Census Population (2000)	10,786	106,762	316,295
Projected Annual Growth (2017 to 2022)	963 1.8%	9,441 1.8%	28,972 1.8%
Historical Annual Growth (2010 to 2017)	521 0.8%	7,083 1.0%	21,349 1.0%
Historical Annual Growth (2000 to 2010)	-881 -0.8%	-6,030 -0.6%	-12,719 -0.4%
Estimated Population Density (2017)	3,320 <i>psm</i>	3,815 <i>psm</i>	4,139 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	4,626	45,244	136,962
Projected Households (2022)	4,891	47,771	144,683
Census Households (2010)	4,321	41,857	126,326
Census Households (2000)	4,528	42,316	127,256
Estimated Households with Children (2017)	1,093 23.6%	12,283 27.1%	38,188 27.9%
Estimated Average Household Size (2017)	2.22	2.37	2.35
Average Household Income			
Estimated Average Household Income (2017)	\$76,439	\$75,703	\$76,805
Projected Average Household Income (2022)	\$91,836	\$93,568	\$95,424
Estimated Average Family Income (2017)	\$91,026	\$88,733	\$93,038
Median Household Income			
Estimated Median Household Income (2017)	\$60,321	\$64,461	\$64,204
Projected Median Household Income (2022)	\$70,492	\$75,738	\$75,074
Estimated Median Family Income (2017)	\$75,715	\$78,054	\$80,334
Per Capita Income			
Estimated Per Capita Income (2017)	\$33,998	\$31,809	\$32,432
Projected Per Capita Income (2022)	\$39,512	\$38,158	\$39,064
Estimated Per Capita Income 5 Year Growth	\$5,514 16.2%	\$6,349 20.0%	\$6,632 20.4%
Estimated Average Household Net Worth (2017)	\$848,077	\$786,267	\$787,741
Daytime Demos (2017)			
Total Businesses	334	3,932	12,964
Total Employees	2,350	24,663	110,081
Company Headquarter Businesses	- -	4 0.1%	42 0.3%
Company Headquarter Employees	- -	211 0.9%	4,518 4.1%
Employee Population per Business	7.0	6.3	8.5
Residential Population per Business	31.3	27.4	25.1

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	8,644	82.9%	83,927	77.8%	247,071	76.0%
Black or African American (2017)	362	3.5%	4,002	3.7%	14,804	4.6%
American Indian or Alaska Native (2017)	134	1.3%	1,458	1.4%	5,357	1.6%
Asian (2017)	350	3.4%	3,295	3.1%	12,682	3.9%
Hawaiian or Pacific Islander (2017)	8	0.1%	157	0.1%	486	0.1%
Other Race (2017)	633	6.1%	11,437	10.6%	33,125	10.2%
Two or More Races (2017)	295	2.8%	3,540	3.3%	11,400	3.5%
Not Hispanic or Latino Population (2017)	8,568	82.2%	78,964	73.2%	244,830	75.3%
Hispanic or Latino Population (2017)	1,858	17.8%	28,851	26.8%	80,095	24.7%
Not Hispanic or Latino Population (2022)	9,126	80.1%	83,743	71.4%	260,146	73.5%
Hispanic or Latino Population (2022)	2,263	19.9%	33,513	28.6%	93,751	26.5%
Not Hispanic or Latino Population (2010)	8,444	85.3%	76,579	76.0%	236,648	78.0%
Hispanic or Latino Population (2010)	1,460	14.7%	24,153	24.0%	66,928	22.0%
Not Hispanic or Latino Population (2000)	9,795	90.8%	87,508	82.0%	266,870	84.4%
Hispanic or Latino Population (2000)	991	9.2%	19,254	18.0%	49,425	15.6%
Projected Hispanic Annual Growth (2017 to 2022)	406	4.4%	4,662	3.2%	13,656	3.4%
Historic Hispanic Annual Growth (2000 to 2017)	867	5.2%	9,597	2.9%	30,670	3.7%

Age Distribution (2017)

Age Under 5	463	4.4%	6,135	5.7%	19,535	6.0%
Age 5 to 9 Years	546	5.2%	6,287	5.8%	19,314	5.9%
Age 10 to 14 Years	593	5.7%	6,473	6.0%	19,742	6.1%
Age 15 to 19 Years	693	6.6%	6,584	6.1%	20,142	6.2%
Age 20 to 24 Years	675	6.5%	6,701	6.2%	21,182	6.5%
Age 25 to 29 Years	670	6.4%	7,405	6.9%	23,788	7.3%
Age 30 to 34 Years	637	6.1%	7,258	6.7%	22,656	7.0%
Age 35 to 39 Years	626	6.0%	6,860	6.4%	20,493	6.3%
Age 40 to 44 Years	675	6.5%	7,020	6.5%	21,115	6.5%
Age 45 to 49 Years	769	7.4%	7,497	7.0%	22,252	6.8%
Age 50 to 54 Years	821	7.9%	8,040	7.5%	23,454	7.2%
Age 55 to 59 Years	818	7.8%	7,915	7.3%	22,561	6.9%
Age 60 to 64 Years	713	6.8%	6,941	6.4%	19,581	6.0%
Age 65 to 74 Years	931	8.9%	10,019	9.3%	28,301	8.7%
Age 75 to 84 Years	494	4.7%	4,678	4.3%	14,109	4.3%
Age 85 Years or Over	303	2.9%	2,002	1.9%	6,699	2.1%
Median Age	41.5		39.7		38.7	

Gender Age Distribution (2017)

Female Population	5,413	51.9%	54,447	50.5%	164,866	50.7%
Age 0 to 19 Years	1,158	21.4%	12,350	22.7%	38,228	23.2%
Age 20 to 64 Years	3,229	59.7%	32,734	60.1%	98,690	59.9%
Age 65 Years or Over	1,026	19.0%	9,364	17.2%	27,948	17.0%
Female Median Age	43.2		41.1		40.2	
Male Population	5,013	48.1%	53,368	49.5%	160,058	49.3%
Age 0 to 19 Years	1,137	22.7%	13,129	24.6%	40,506	25.3%
Age 20 to 64 Years	3,174	63.3%	32,904	61.7%	98,392	61.5%
Age 65 Years or Over	701	14.0%	7,334	13.7%	21,161	13.2%
Male Median Age	39.5		38.3		37.3	

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Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	402	8.7%	2,879	6.4%	9,042	6.6%
HH Income \$150,000 to \$199,999	240	5.2%	2,553	5.6%	7,724	5.6%
HH Income \$100,000 to \$149,999	550	11.9%	6,234	13.8%	17,662	12.9%
HH Income \$75,000 to \$99,999	510	11.0%	5,280	11.7%	15,503	11.3%
HH Income \$50,000 to \$74,999	899	19.4%	8,451	18.7%	24,503	17.9%
HH Income \$35,000 to \$49,999	554	12.0%	6,119	13.5%	19,817	14.5%
HH Income \$25,000 to \$34,999	369	8.0%	4,545	10.0%	13,689	10.0%
HH Income \$15,000 to \$24,999	388	8.4%	4,633	10.2%	14,398	10.5%
HH Income Under \$15,000	715	15.5%	4,550	10.1%	14,623	10.7%
HH Income \$35,000 or More	3,155	68.2%	31,515	69.7%	94,252	68.8%
HH Income \$75,000 or More	1,702	36.8%	16,945	37.5%	49,932	36.5%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	4,849		47,381		143,092	
Housing Units Occupied	4,626	95.4%	45,244	95.5%	136,962	95.7%
Housing Units Owner-Occupied	2,739	59.2%	27,489	60.8%	79,686	58.2%
Housing Units, Renter-Occupied	1,887	40.8%	17,755	39.2%	57,276	41.8%
Housing Units, Vacant	223	4.6%	2,137	4.5%	6,130	4.3%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,149	35.7%	31,634	35.6%	94,755	35.6%
Currently Married	3,032	34.4%	33,944	38.2%	104,243	39.1%
Separated	334	3.8%	4,058	4.6%	10,705	4.0%
Widowed	605	6.9%	4,948	5.6%	14,687	5.5%
Divorced	1,704	19.3%	14,335	16.1%	41,943	15.7%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	7,758	74.4%	82,938	76.9%	248,667	76.5%
Population Non-Family	2,512	24.1%	24,273	22.5%	73,871	22.7%
Population Group Quarters	156	1.5%	604	0.6%	2,387	0.7%
Family Households	2,571	55.6%	26,426	58.4%	79,201	57.8%
Non-Family Households	2,055	44.4%	18,818	41.6%	57,761	42.2%
Married Couple with Children	628	20.7%	7,263	21.4%	22,291	21.4%
Average Family Household Size	3.0		3.1		3.1	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,678	36.3%	14,610	32.3%	45,263	33.0%
2 Person Households	1,520	32.9%	15,353	33.9%	45,138	33.0%
3 Person Households	672	14.5%	6,301	13.9%	19,644	14.3%
4 Person Households	444	9.6%	4,778	10.6%	14,766	10.8%
5 Person Households	185	4.0%	2,374	5.2%	7,058	5.2%
6 or More Person Households	127	2.7%	1,829	4.0%	5,093	3.7%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	406	8.8%	3,016	6.7%	10,026	7.3%
Households with 1 Vehicles Available	1,600	34.6%	17,761	39.3%	54,918	40.1%
Households with 2 or More Vehicles Available	2,620	56.6%	24,467	54.1%	72,018	52.6%
Total Vehicles Available	7,985		75,811		226,461	
Average Vehicles Per Household	1.7		1.7		1.7	

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Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	8,708		87,616		262,563	
Estimated Civilian Employed	5,216	59.9%	55,235	63.0%	166,122	63.3%
Estimated Civilian Unemployed	227	2.6%	3,084	3.5%	8,501	3.2%
Estimated in Armed Forces	-	-	12	-	121	-
Estimated Not in Labor Force	3,266	37.5%	29,286	33.4%	87,819	33.4%
Unemployment Rate	2.6%		3.5%		3.2%	

Occupation (2010)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	5,202		55,219		166,478	
Management, Business, Financial Operations	803	15.4%	8,784	15.9%	26,810	16.1%
Professional, Related	1,172	22.5%	11,497	20.8%	34,865	20.9%
Service	1,209	23.2%	12,156	22.0%	34,555	20.8%
Sales, Office	1,245	23.9%	14,368	26.0%	44,147	26.5%
Farming, Fishing, Forestry	7	0.1%	147	0.3%	375	0.2%
Construct, Extraction, Maintenance	434	8.3%	4,173	7.6%	12,645	7.6%
Production, Transport Material Moving	333	6.4%	4,094	7.4%	13,081	7.9%
White Collar Workers	3,220	61.9%	34,649	62.7%	105,822	63.6%
Blue Collar Workers	1,982	38.1%	20,570	37.3%	60,657	36.4%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$270 M		\$2.60 B		\$7.93 B	
Total Non-Retail Expenditure	\$146 M	54.2%	\$1.41 B	54.3%	\$4.31 B	54.3%
Total Retail Expenditure	\$123 M	45.8%	\$1.19 B	45.7%	\$3.62 B	45.7%
Apparel	\$9.43 M	3.5%	\$90.8 M	3.5%	\$277 M	3.5%
Contributions	\$12.3 M	4.5%	\$117 M	4.5%	\$360 M	4.5%
Education	\$10.4 M	3.8%	\$98.1 M	3.8%	\$302 M	3.8%
Entertainment	\$15.1 M	5.6%	\$146 M	5.6%	\$445 M	5.6%
Food and Beverages	\$39.3 M	14.6%	\$380 M	14.6%	\$1.16 B	14.6%
Furnishings and Equipment	\$9.26 M	3.4%	\$89.8 M	3.5%	\$274 M	3.4%
Gifts	\$6.88 M	2.6%	\$65.9 M	2.5%	\$202 M	2.5%
Health Care	\$21.4 M	8.0%	\$207 M	8.0%	\$630 M	7.9%
Household Operations	\$7.79 M	2.9%	\$75.0 M	2.9%	\$230 M	2.9%
Miscellaneous Expenses	\$3.97 M	1.5%	\$38.4 M	1.5%	\$117 M	1.5%
Personal Care	\$3.49 M	1.3%	\$33.7 M	1.3%	\$103 M	1.3%
Personal Insurance	\$2.04 M	0.8%	\$19.6 M	0.8%	\$60.2 M	0.8%
Reading	\$601 K	0.2%	\$5.80 M	0.2%	\$17.7 M	0.2%
Shelter	\$55.8 M	20.7%	\$537 M	20.6%	\$1.64 B	20.6%
Tobacco	\$1.62 M	0.6%	\$15.6 M	0.6%	\$47.5 M	0.6%
Transportation	\$50.2 M	18.6%	\$489 M	18.8%	\$1.48 B	18.7%
Utilities	\$20.1 M	7.4%	\$194 M	7.5%	\$590 M	7.4%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	7,456		75,635		225,009	
Elementary (Grade Level 0 to 8)	217	2.9%	4,218	5.6%	10,289	4.6%
Some High School (Grade Level 9 to 11)	443	5.9%	5,388	7.1%	16,440	7.3%
High School Graduate	1,536	20.6%	16,483	21.8%	50,276	22.3%
Some College	2,262	30.3%	18,354	24.3%	53,869	23.9%
Associate Degree Only	645	8.6%	6,180	8.2%	18,216	8.1%
Bachelor Degree Only	1,413	19.0%	15,806	20.9%	47,602	21.2%
Graduate Degree	940	12.6%	9,207	12.2%	28,316	12.6%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,972	68.8%	28,070	67.1%	81,660	64.6%
1 Attached Unit	225	5.2%	2,708	6.5%	6,986	5.5%
2 to 4 Units	172	4.0%	3,007	7.2%	8,805	7.0%
5 to 9 Units	284	6.6%	2,397	5.7%	8,224	6.5%
10 to 19 Units	227	5.3%	3,096	7.4%	10,977	8.7%
20 to 49 Units	174	4.0%	1,677	4.0%	5,894	4.7%
50 or More Units	387	9.0%	2,525	6.0%	7,703	6.1%
Mobile Home or Trailer	170	3.9%	1,726	4.1%	6,767	5.4%
Other Structure	2	-	30	0.1%	191	0.2%

Homes Built By Year (2010)

Homes Built 2005 or later	29	0.7%	301	0.7%	791	0.6%
Homes Built 2000 to 2004	387	9.0%	4,066	9.7%	13,591	10.8%
Homes Built 1990 to 1999	864	20.0%	6,875	16.4%	25,572	20.2%
Homes Built 1980 to 1989	952	22.0%	11,124	26.6%	35,260	27.9%
Homes Built 1970 to 1979	1,393	32.2%	14,040	33.5%	35,103	27.8%
Homes Built 1960 to 1969	562	13.0%	4,722	11.3%	13,075	10.4%
Homes Built 1950 to 1959	288	6.7%	2,593	6.2%	9,453	7.5%
Homes Built Before 1949	80	1.8%	744	1.8%	1,994	1.6%

Home Values (2010)

Home Values \$1,000,000 or More	14	0.5%	274	1.0%	1,159	1.5%
Home Values \$500,000 to \$999,999	151	5.8%	2,024	7.7%	7,123	9.3%
Home Values \$400,000 to \$499,999	174	6.7%	1,693	6.4%	5,054	6.6%
Home Values \$300,000 to \$399,999	452	17.3%	5,134	19.5%	12,921	16.9%
Home Values \$200,000 to \$299,999	799	30.6%	7,246	27.5%	19,877	26.0%
Home Values \$150,000 to \$199,999	507	19.4%	4,317	16.4%	12,901	16.9%
Home Values \$100,000 to \$149,999	330	12.6%	3,362	12.8%	9,777	12.8%
Home Values \$70,000 to \$99,999	137	5.2%	1,296	4.9%	4,016	5.3%
Home Values \$50,000 to \$69,999	49	1.9%	675	2.6%	1,691	2.2%
Home Values \$25,000 to \$49,999	58	2.2%	415	1.6%	1,243	1.6%
Home Values Under \$25,000	45	1.7%	883	3.4%	3,090	4.0%
Owner-Occupied Median Home Value	\$240,156		\$242,549		\$256,312	
Renter-Occupied Median Rent	\$767		\$784		\$785	

Transportation To Work (2010)

Drive to Work Alone	3,715	75.0%	38,773	75.7%	118,086	76.7%
Drive to Work in Carpool	435	8.8%	4,683	9.1%	14,253	9.3%
Travel to Work by Public Transportation	143	2.9%	1,437	2.8%	4,732	3.1%
Drive to Work on Motorcycle	1	-	168	0.3%	549	0.4%
Walk or Bicycle to Work	82	1.7%	1,603	3.1%	4,314	2.8%
Other Means	113	2.3%	1,103	2.2%	2,473	1.6%
Work at Home	468	9.4%	3,439	6.7%	9,552	6.2%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	841	18.7%	10,581	22.2%	32,995	22.8%
Travel to Work in 15 to 29 Minutes	2,250	50.1%	24,483	51.3%	72,771	50.4%
Travel to Work in 30 to 59 Minutes	1,411	31.4%	14,306	29.9%	43,978	30.5%
Travel to Work in 60 Minutes or More	193	4.3%	2,061	4.3%	6,156	4.3%
Average Minutes Travel to Work	23.8		22.4		22.3	

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