



# ROSE GARDEN CENTER

6,479 SF Available | 21031 N CAVE CREEK ROAD F1/F2, PHOENIX, AZ 85024

**FRANKLIN CONNELL**

Senior Associate | 602.386.1247 (D)  
fconnell@cutlercommercial.com

**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
602.955.3500 | cutlercommercial.com

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## Property Summary



### PROPERTY DESCRIPTION

Located just off the Loop-101 freeway, this flex-retail condo property features attractive glass lines, abundant parking and great tenant use synergy. With proximity to the Reach 11 Sports Complex, the Deer Valley Airport and the Desert Ridge Marketplace, the property serves as a great location for businesses in the Phoenix Metro Area.

### PROPERTY HIGHLIGHTS

- Busy Intersection at Cave Creek Road and Rose Garden
- Excellent Freeway Access To Loop 101
- Month to month income in place -- Possible long term extensions
- Current Tenants: Desert Girls Gluten Free and Little Sprout Preschool
- 2020 Property Taxes: \$12,170.60

### OFFERING SUMMARY

Sale Price:	\$1,405,943 (\$217 PSF)
Number of Units:	2
Building Size:	6,479 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,636	28,792	78,831
Total Population	6,408	70,126	197,257
Average HH Income	\$78,529	\$70,403	\$74,154

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## Additional Photos



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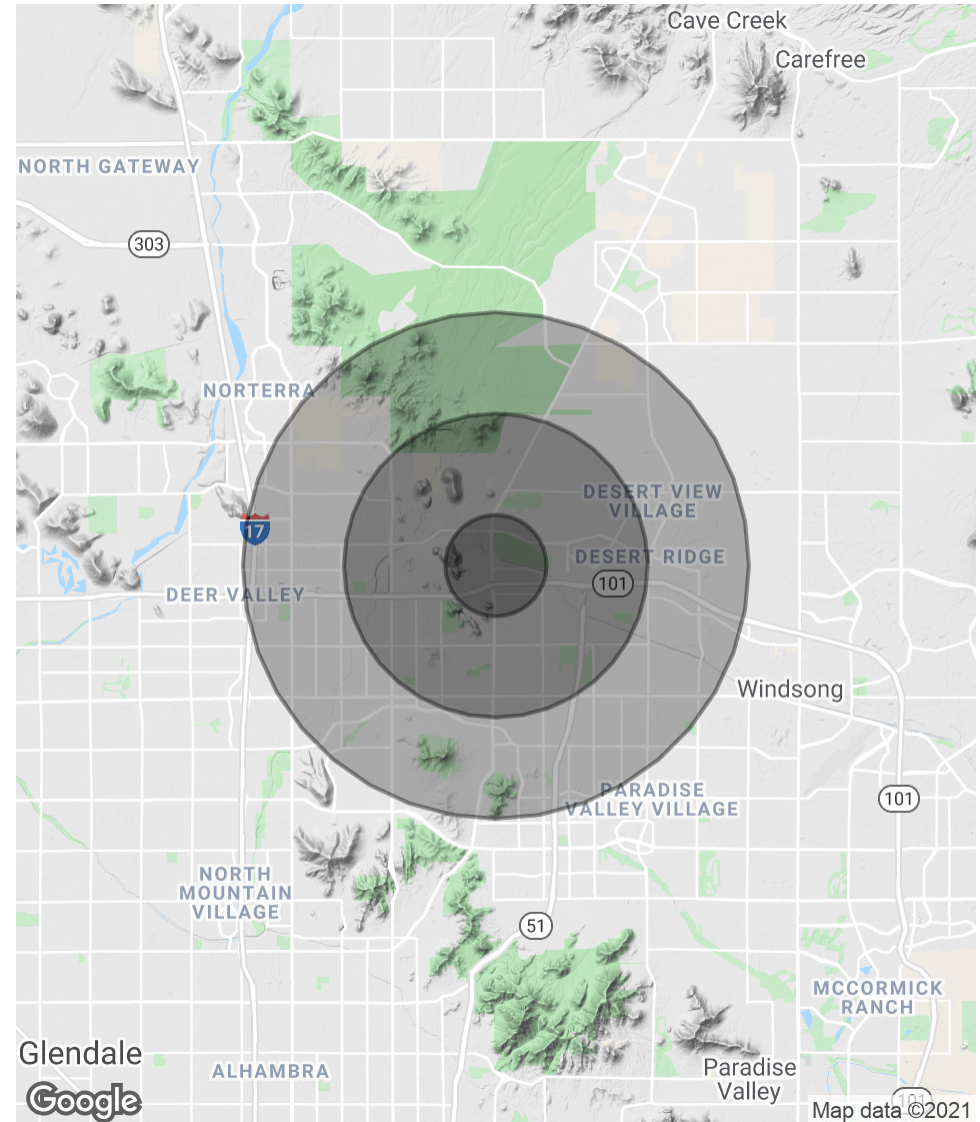
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,408	70,126	197,257
Average age	36.8	34.8	35.3
Average age (Male)	33.5	33.1	34.3
Average age (Female)	38.6	36.7	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,636	28,792	78,831
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,529	\$70,403	\$74,154
Average house value	\$399,728	\$290,112	\$327,199

\* Demographic data derived from 2010 US Census



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