

±13,813 SF PRIME RETAIL FOR LEASE

5400 EAST CAREFREE HIGHWAY | CAREFREE, ARIZONA 85331



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

Phill Tomlinson
D 480.522.2800
M 480.330.8897
ptomlinson@cpiaz.com

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpiaz.com

RETAIL FOR LEASE

CAREFREE, ARIZONA

5400 E. Carefree Highway | Carefree, AZ 85331

The former CVS building, located at 5400 E. Carefree Highway in Carefree, AZ 85331, presents an exceptional opportunity for lease. With its prime location, this spacious commercial property offers immense potential for a variety of businesses. Boasting a prominent position along the bustling Carefree Highway, the building enjoys high visibility and excellent foot traffic.



Property Details

Its well-maintained exterior, ample parking space, and modern architectural design make it an appealing choice for retailers, restaurants, or office spaces. With its strategic location and versatile layout, the former CVS building promises to be an ideal space for entrepreneurs seeking a thriving business venture in the heart of Carefree, Arizona.

- Building Size: ±13,813 SF
- Land Size: 2.79 Acres
- APN: 211-47-006G
- 2 Rest Rooms
- 5.79:1000 Parking Ratio
- Built in 2003
- Highly Affluent Northern Suburb of Phoenix
- Frontage on Both N Cave Creek Rd and Carefree Highway
- Heavily Trafficked Signalized Intersection with Dedicated Turn Lane
- Near National Retailers Lowes, Starbucks, Home Depot & Sprouts Market
- Beautiful Architecture Design Mandated by Strict Carefree, AZ Guidelines
- Existing Drive Thru
- Lease Rate: \$31.50/SF YR NNN



SITE

E CAREFREE HWY

E CAREFREE HWY

frus
FOOD & DRUG STORES

NextCare
URGENT CARE

Firestone

THE HOME DEPOT

Abrazo
Arizona Heart Hospital
A Satellite Of Abrazo Arrowhead Campus

Dunn-Edwards
PAINTS

STARBUCKS
COFFEE

jiffylube

LOWE'S

StorQuest
SELF STORAGE

CHASE

Chevron

Wendy's

goodwill

CAREFREE
CHRISTIAN
ACADAMY

MOD

néktar
JUICE BAR

Jersey
Mikes
SUBS

BIG TIRES

SPROUTS
FARMERS MARKET

Walmart
Save money. Live better.

DESERT FOOTHILLS
FAMILY YMCA

TSC TRACTOR
SUPPLY CO

DESERT FOOTHILLS
GARDENS NURSERY

FIREHOUSE
SUBS
FOUNDED BY FIREMEN

BURGER
KING

SUN DEVIL
AUTO

TERRAVITA GOLF &
COUNTRY CLUB

LifeStorage

DUTCH BROS
COFFEE

Auto
Zone

BLACK MOUNTAIN
ELEMENTARY SCHOOL

BELLA VISTA COLLEGE
PREPERATORY SCHOOL

PHOENIX POLICE
DEPARTMENT BLACK
MOUNTAIN PRECINCT

DEMO-GRAPHICS

2023 POPULATION

1 MILE	2,373
3 MILES	23,932
5 MILES	45,565

MEDIAN AGE

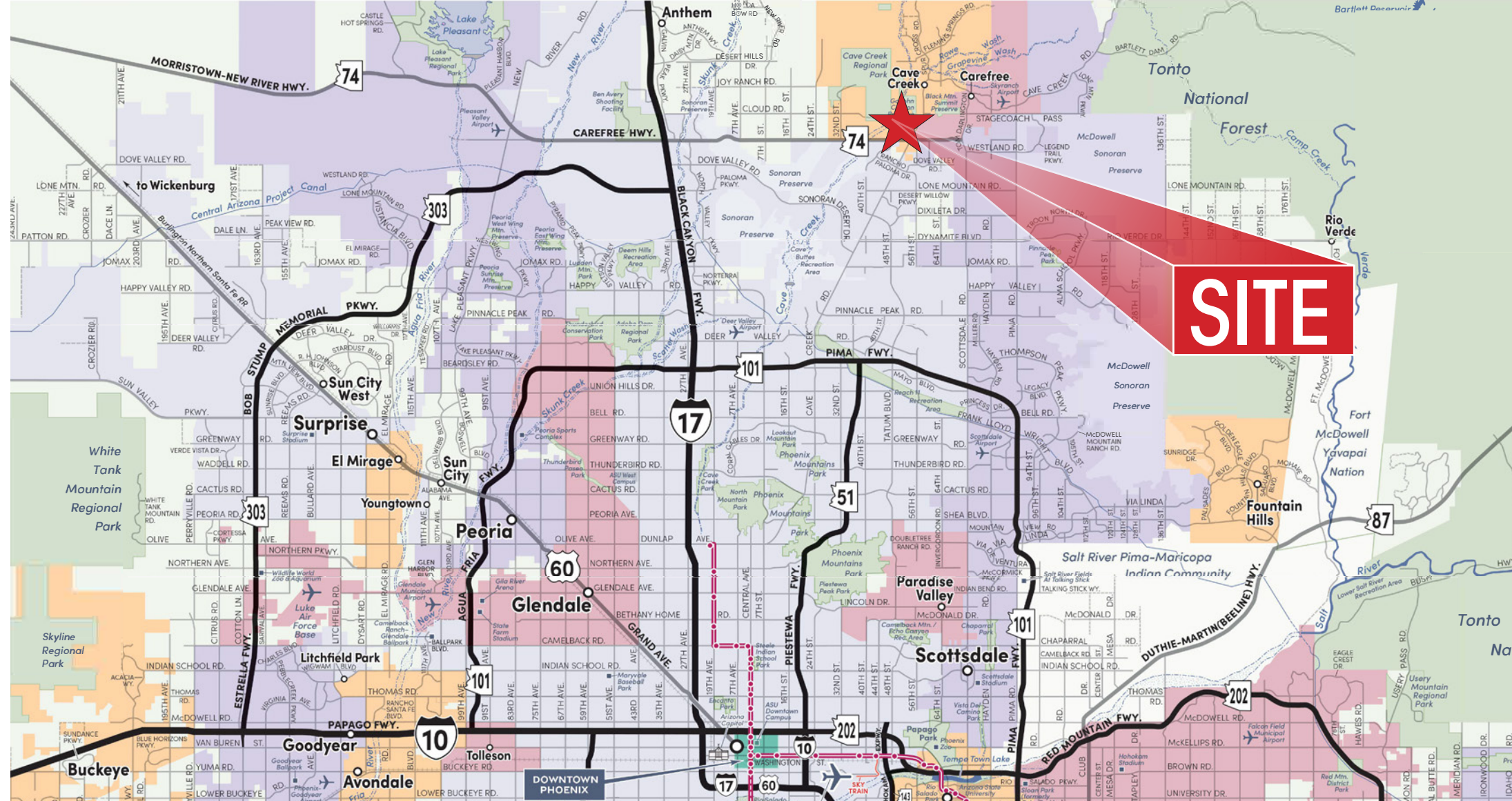
1 MILE	52.6
3 MILES	53.1
5 MILES	52.6

2023 HOUSEHOLDS

1 MILE	941
3 MILES	9,536
5 MILES	18,196

MEDIAN HOME VALUE

1 MILE	\$624,372
3 MILES	\$610,676
5 MILES	\$623,922



AVG HH INCOME

1 MILE	\$141,420
3 MILES	\$154,355
5 MILES	\$153,401

TOTAL EMPLOYEES

1 MILE	1,553
3 MILES	7,470
5 MILES	13,552

TOTAL BUSINESSES

1 MILE	193
3 MILES	1,137
5 MILES	1,910

GROWTH 2010-2023

1 MILE	1.4%
3 MILES	2.0%
5 MILES	1.1%



THE SONORAN DESERT AT ITS FINEST

Characterized as an upscale^[4] residential area, Carefree was conceived in the mid-1950s by business partners K.T. Palmer and Tom Darlington as a master-planned community. Land sales commenced in 1955 and homebuilding started in 1958. Carefree was incorporated in 1984 to avoid annexation by neighboring Scottsdale.

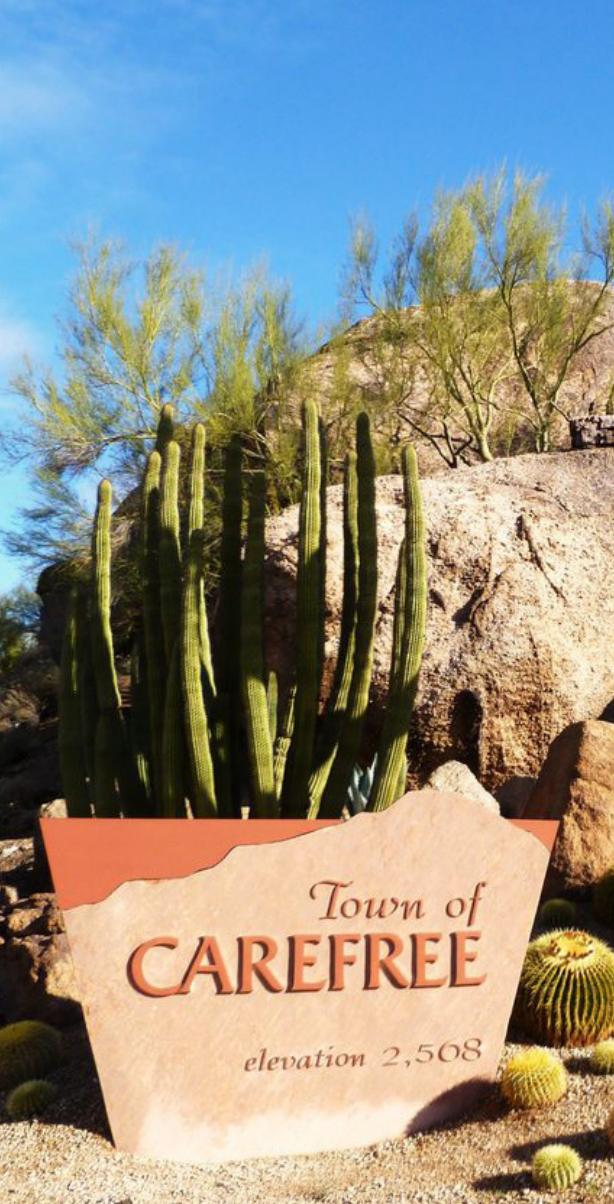


ABOUT CAREFREE

ARIZONA'S PREMIER SONORAN RESORT LIFESTYLE COMMUNITY

Nestled in the stunning Sonoran Desert, Carefree, AZ is a picturesque town renowned for its natural beauty and tranquil atmosphere. With a population of approximately 3,800 residents, Carefree offers a close-knit community with a strong sense of unity. The town is known for attracting retirees and individuals seeking a serene and relaxed lifestyle. The demographics of Carefree skew towards an older population, with a median age of 64. However, the town has seen gradual growth in recent years, driven by its appealing quality of life, favorable weather, and proximity to larger metropolitan areas like Phoenix and Scottsdale.

Despite its small size, Carefree has experienced steady growth over time. The town's focus on preserving its natural surroundings and maintaining a low-density environment has contributed to its charm and allure. While residential development has been limited to preserve the desert landscape, commercial and retail sectors have seen moderate expansion. The town's unique blend of art galleries, boutique shops, and upscale dining establishments attracts tourists and visitors, further boosting the local economy. Carefree's growth is characterized by a delicate balance between preserving its natural beauty and nurturing a thriving community, making it an ideal destination for those seeking a peaceful oasis in the desert.





COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

Phill Tomlinson
D 480.522.2800
M 480.330.8897
ptomlinson@cpi.az.com

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpi.az.com

8777 N GAINNEY CENTER DR., SUITE 245 | SCOTTSDALE, ARIZONA 85258 | | WWW.CPIAZ.COM