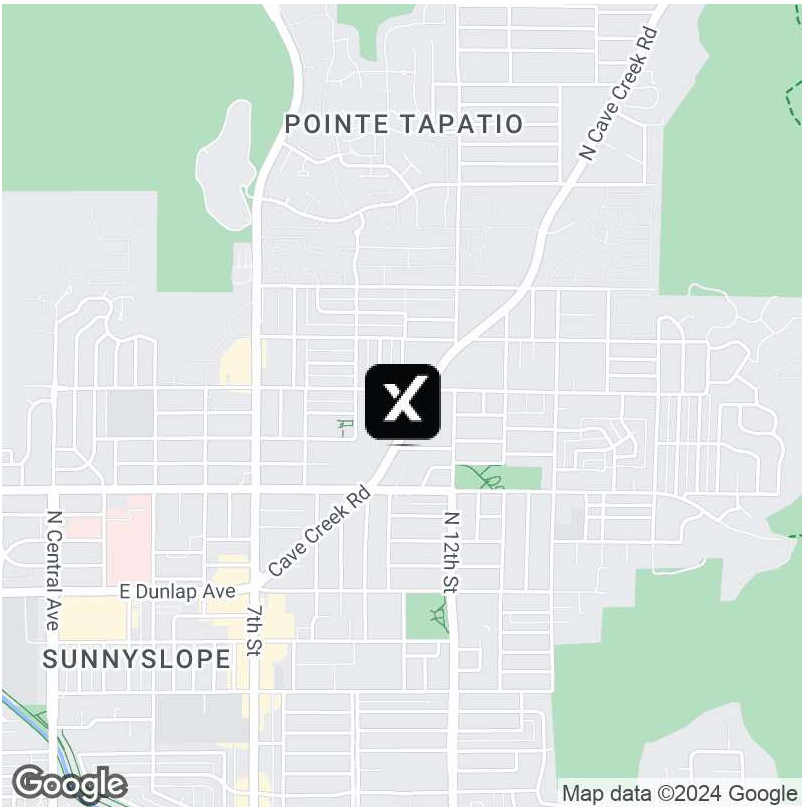


FOR SALE | Car Dealership w/ Storage Lot

9505 North Cave Creek Road, Phoenix, AZ 85020



Offering Summary

Building Size:	2,465 SF
Available SF:	
Lot Size:	1.32 Acres
Number of Units:	2
Price / SF:	\$730.22
Zoning:	C-3

Property Overview

2 parcels: .53 acre outdoor storage lot (9505 N Cave Creek Rd) and .79 car dealership lot across the street (9606 N Cave Creek Rd)

Property Highlights

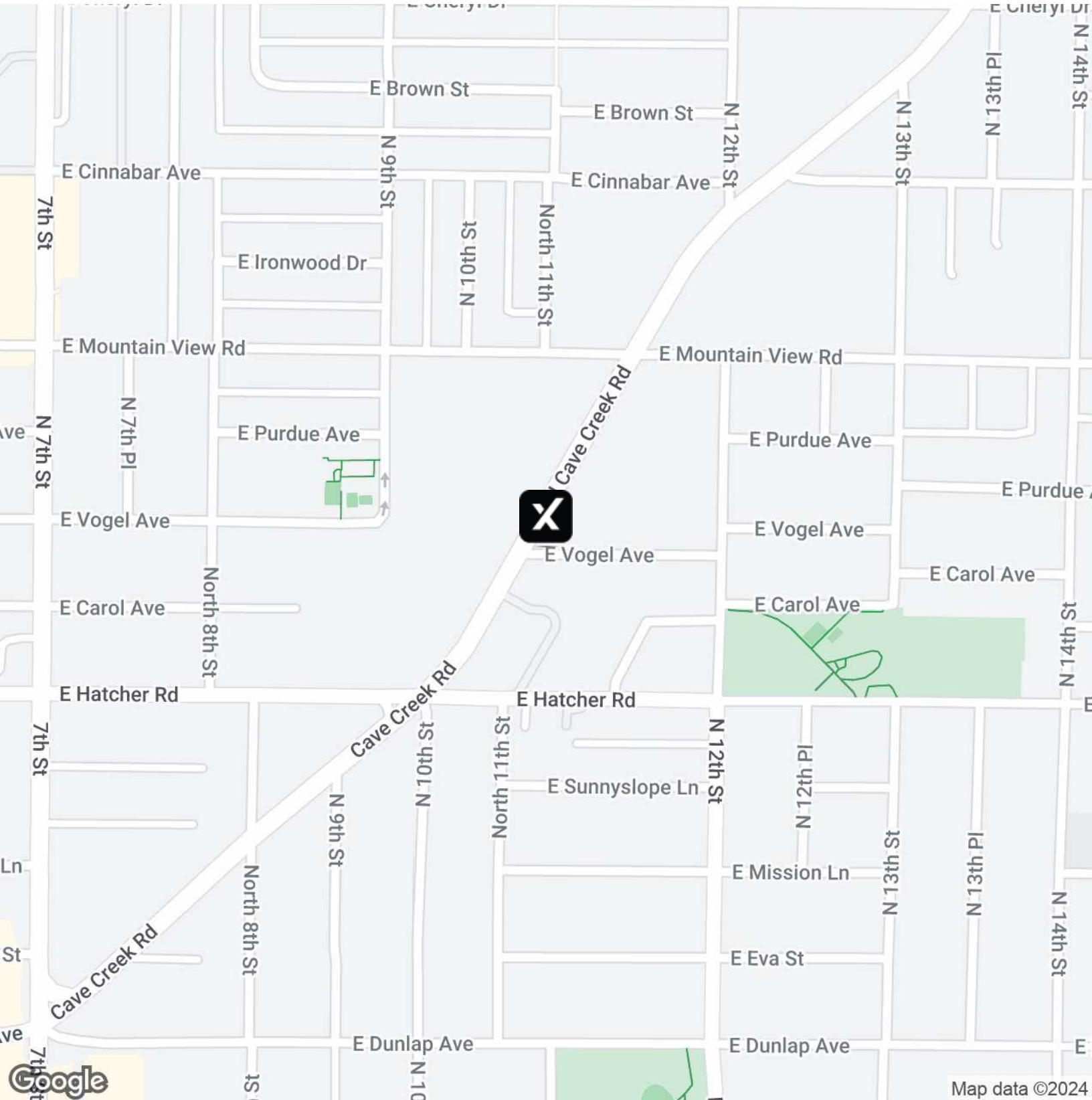
Daniel Cruz  
602.628.8592  
daniel.cruz@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | Car Dealership w/ Storage Lot

9505 North Cave Creek Road, Phoenix, AZ 85020



**Daniel Cruz**

602.628.8592

daniel.cruz@expcommercial.com

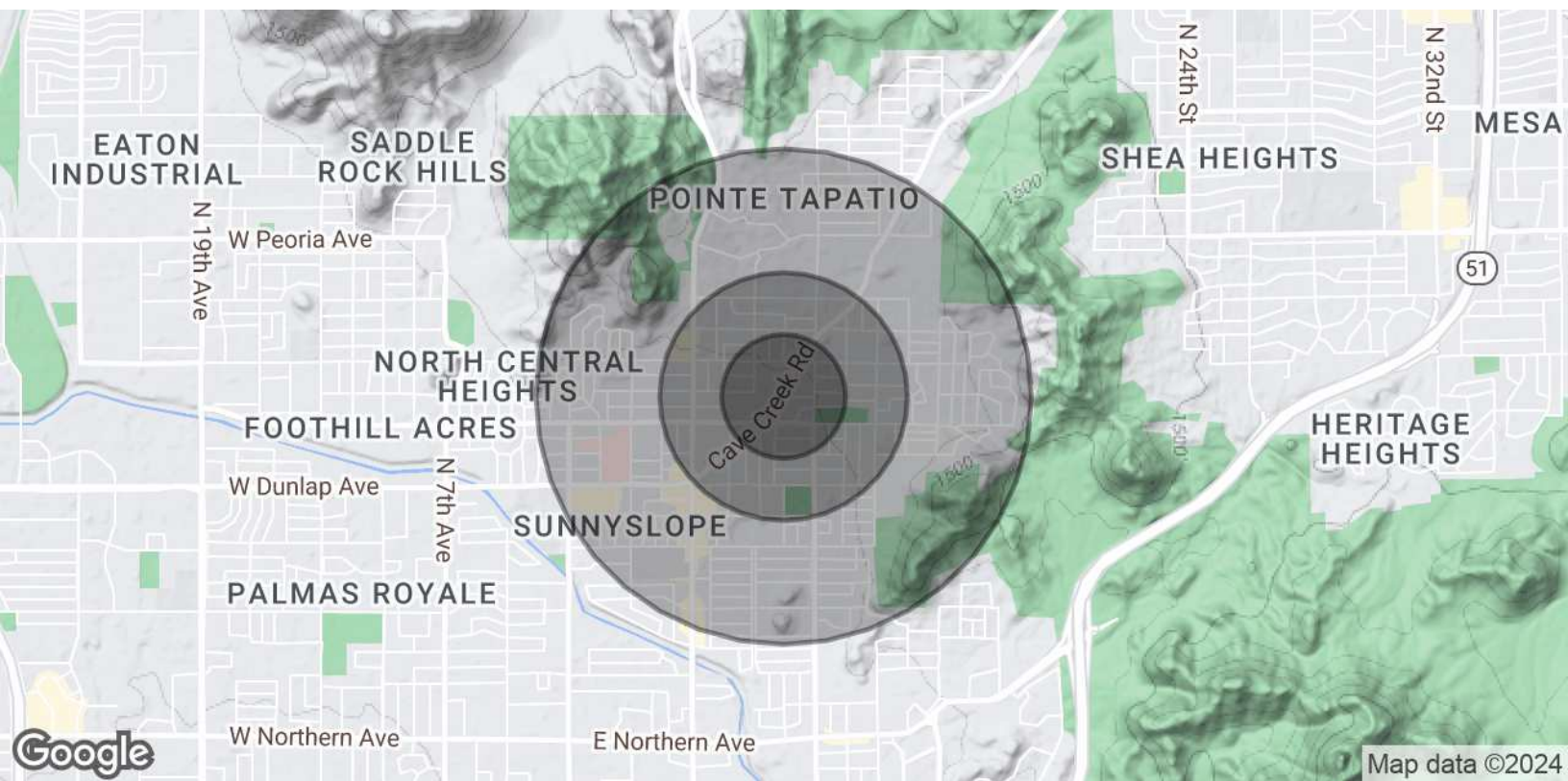
**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



FOR SALE | Car Dealership w/ Storage Lot

9505 North Cave Creek Road, Phoenix, AZ 85020



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,453	5,666	16,860
Average Age	37.4	38.4	41.2
Average Age (Male)	41.2	40.0	40.2
Average Age (Female)	33.3	36.0	41.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	730	2,785	8,214
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$46,016	\$47,667	\$60,234
Average House Value	\$185,764	\$190,028	\$234,529

\* Demographic data derived from 2020 ACS - US Census

Daniel Cruz  
602.628.8592  
daniel.cruz@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.