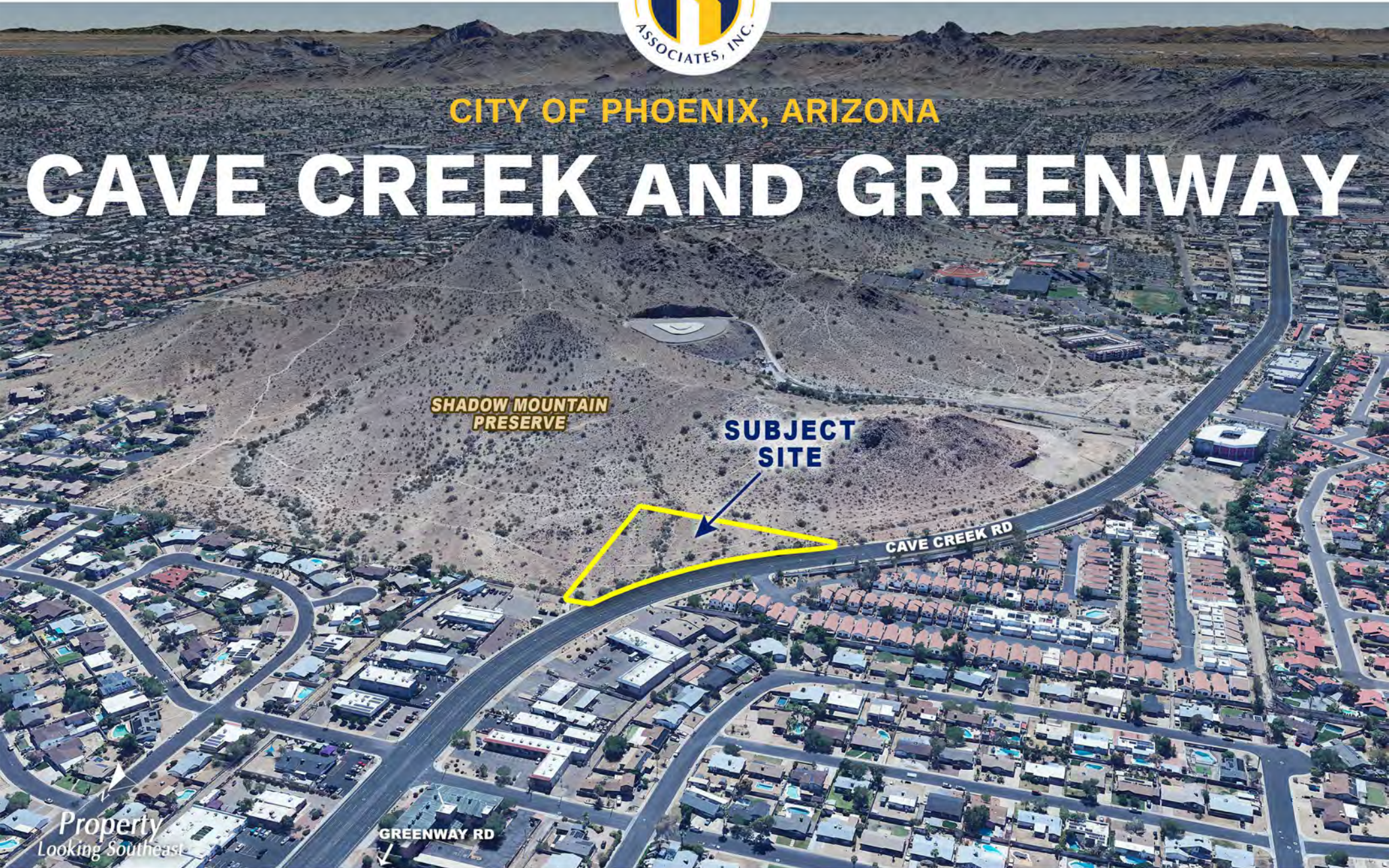




CITY OF PHOENIX, ARIZONA

CAVE CREEK AND GREENWAY



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
COURTNEY BUCK / courtney@nathanlandaz.com

SOUTH OF THE SOUTHEAST CORNER

CAVE CREEK AND GREENWAY

LOCATION

Site is located south of the southeast corner of Cave Creek Road and Greenway Road at 14501 N. Cave Creek Road in the City of Phoenix, Arizona.

SIZE

1.99 Acres (86,754 SF)

ASSESSOR PARCEL NUMBER

214-51-001H

ZONING

- C-2, Intermediate Commercial District (86%)
- R1-14, Single Family Residential (14%)
- Hillside District (72.7%)

PRICE

Submit

TERMS

Cash

UTILITIES

Water/Sewer: City of Phoenix

Electricity: APS

Gas: Southwest Gas

Telephone/Internet: CenturyLink

PROPERTY TAXES

2024 Assessment: \$9,172.90

COMMENTS

Nestled against the Phoenix Mountain Preserve with Cave Creek Road frontage, this versatile parcel is prime for commercial and/or residential mixed-use development.

DUE DILIGENCE

[CLICK HERE](#) to view
Zoning Details



PHOENIX QUICK FACTS



POPULATION

2025 population: **1,662,607**
Population growth annually: **1.27%**
Median age of **34.4**



HOUSEHOLDS

Median household Income: **\$99,862**
Number of households: **601,397**



RANKING

5th largest city in the United States
Between 2010 and 2021, employment grew
an **average of 37%**
Fastest growing city of the last decade



ECONOMICS

Phoenix is emerging in the **new economy** with strength
in high technology, manufacturing, bioscience research
and advanced business services.



PHOENIX'S LARGE EMPLOYERS

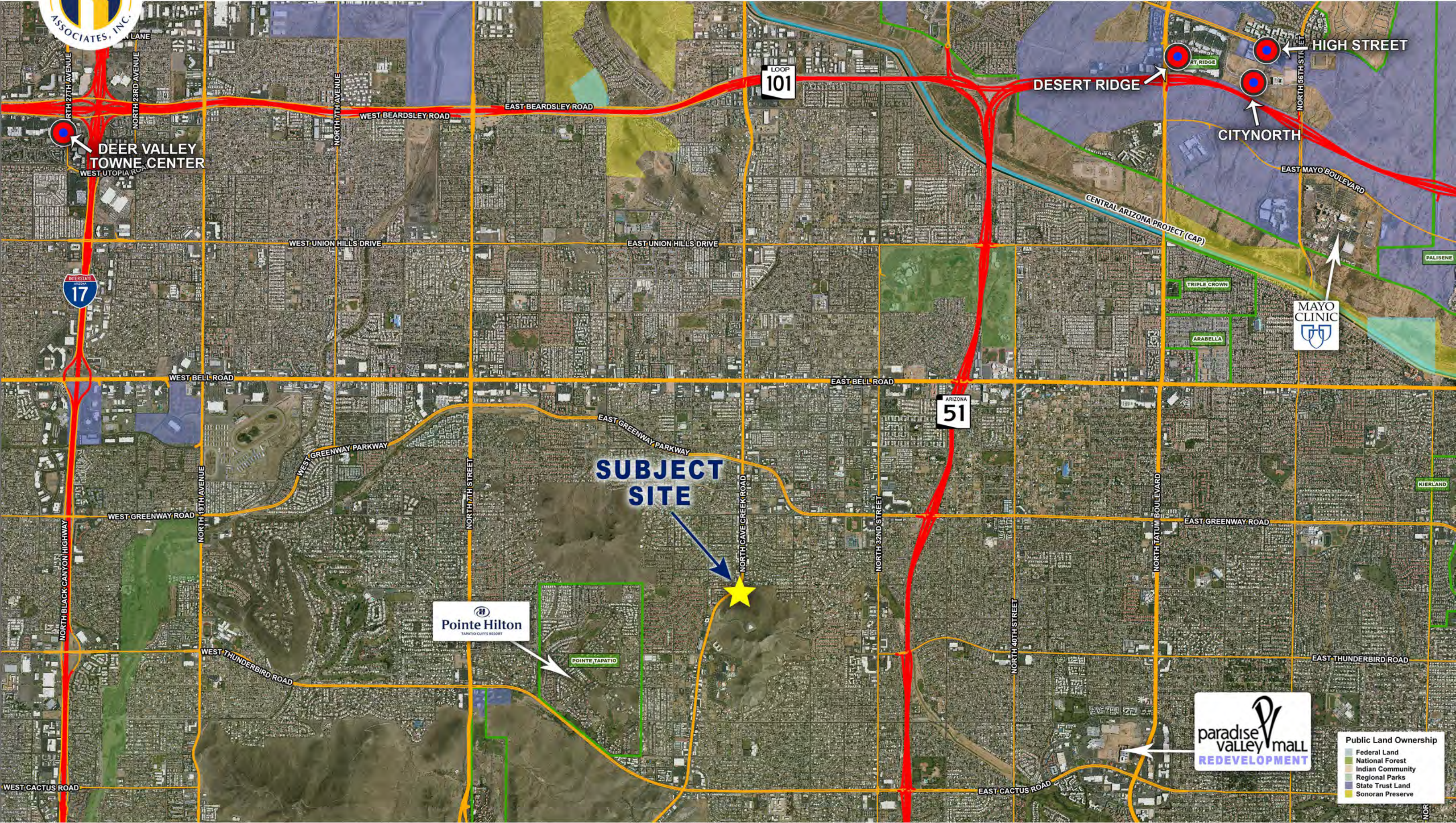
TSMC
Banner Health
American Express
Honeywell
Amazon
Charles Schwab
Dignity Health
Chase
Ping
U Haul
Phoenix Children's Hospital
Sprouts Headquarters



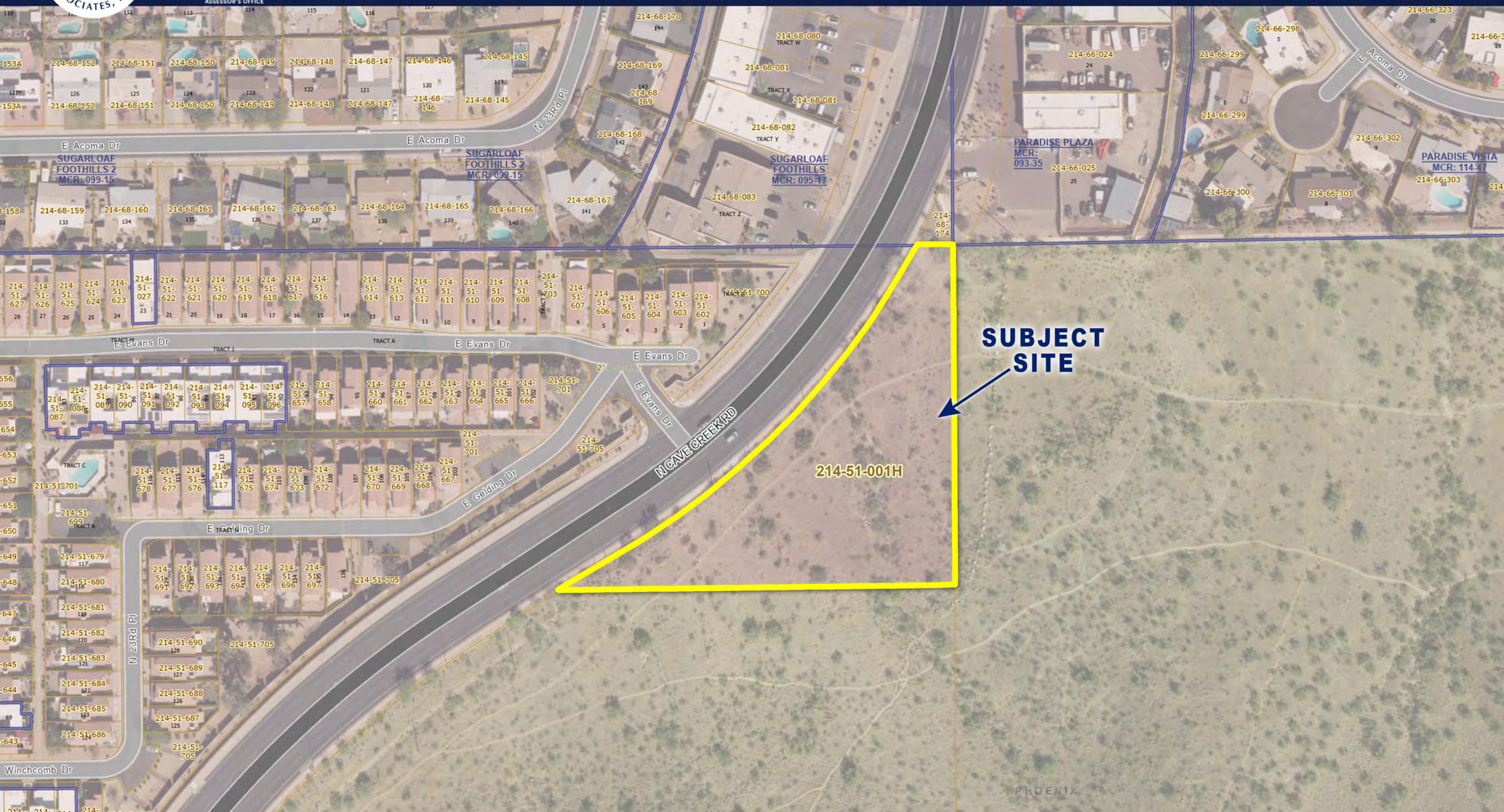
EDUCATION

Phoenix is home to the strongest academic institutions
available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**





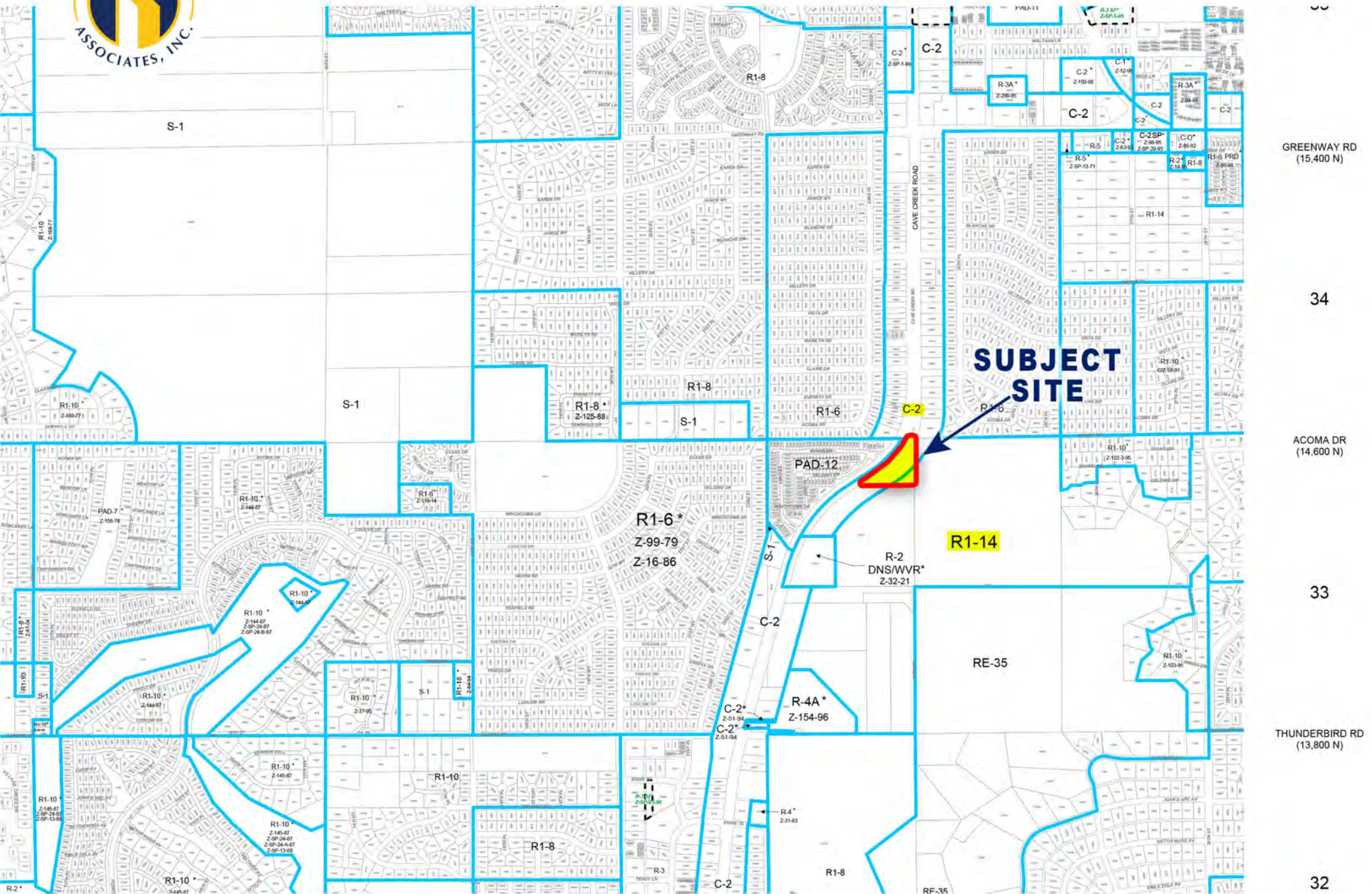


**SUBJECT
SITE**

214-51-001H



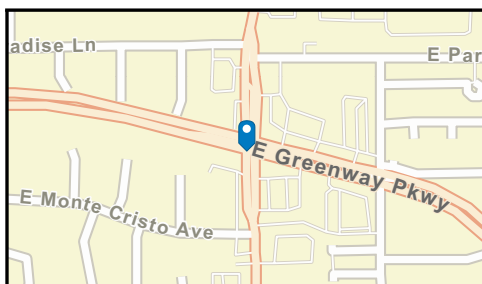
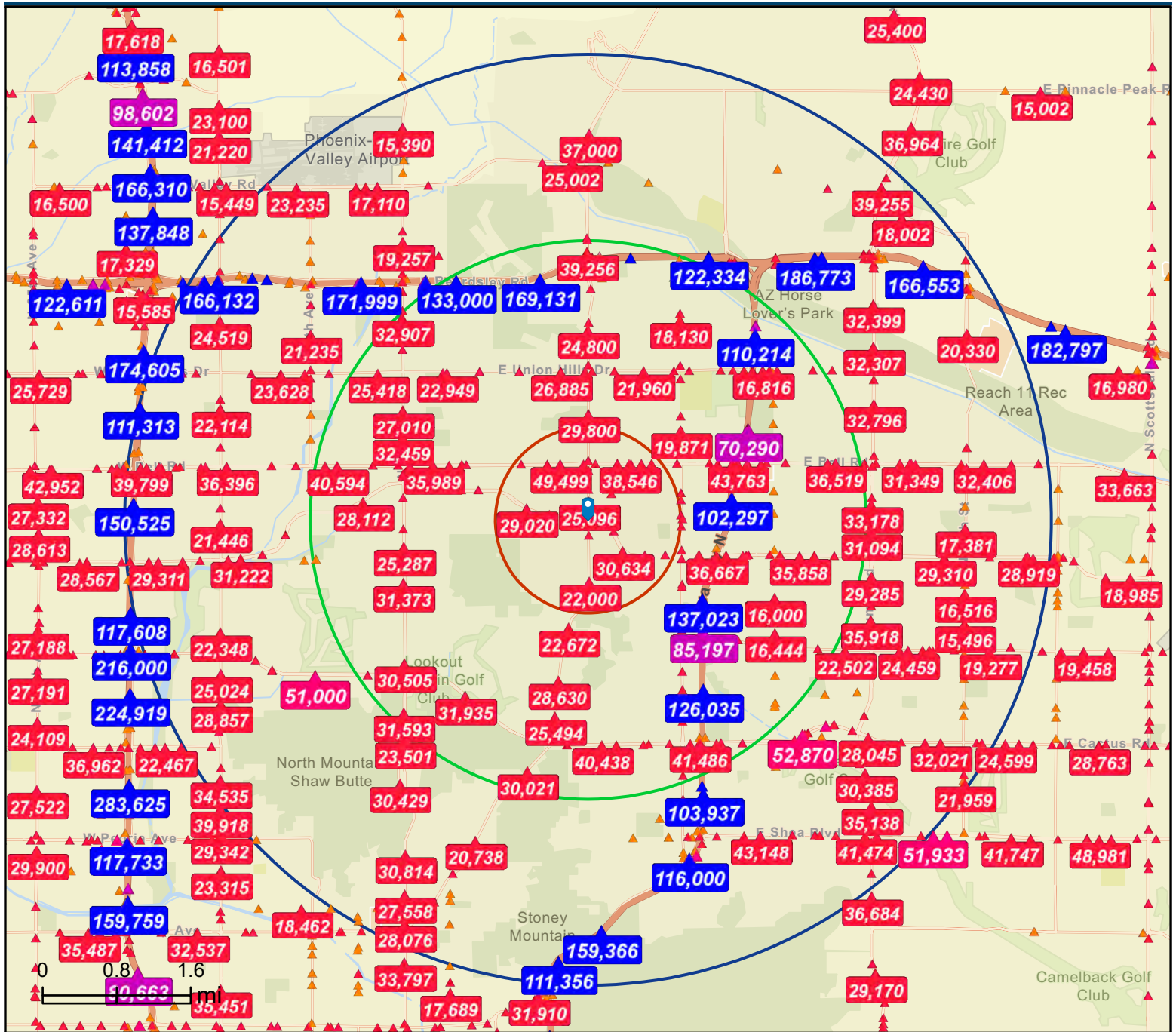
CAVE CREEK AND GREENWAY / PHOENIX ZONING MAP



Traffic Count Map

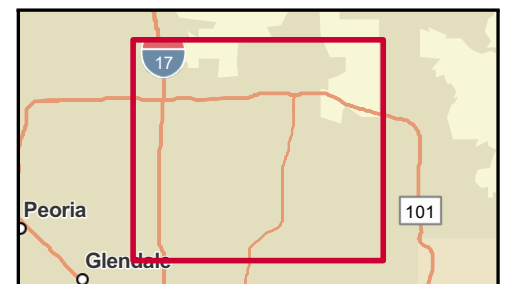
Cave Creek & Greenway
N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.
Latitude: 33.63182
Longitude: -112.03091



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

June 10, 2025

Traffic Count Profile

Cave Creek & Greenway
N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182
Longitude: -112.03091

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	N Cave Creek Rd	E Waltann Ln (0.04 miles S)	2018	21970
0.20	N Cave Creek Rd	E Sandra Ter (0.03 miles N)	2015	25096
0.30	E Greenway Pkwy	E Waltann Ln (0.11 miles SE)	2015	27661
0.32	North Cave Creek Road	E Kings Ave (0.03 miles S)	2018	24624
0.38	N 26th St	E Kings Ave (0.02 miles N)	2011	26664
0.41	E Greenway Rd	N 23rd Pl (0.08 miles E)	2015	2636
0.42	East Greenway Parkway	N 20th St (0.08 miles W)	2019	29866
0.42	E Greenway Pkwy	N 20th St (0.08 miles W)	2005	41300
0.43	E Greenway Rd	N 25th Pl (0.02 miles E)	2012	6591
0.45	E Paradise Ln	N 20th St (0.05 miles W)	2015	1073
0.50	East Greenway Parkway	E Greenway Rd (0.02 miles SE)	2018	30634
0.50	N 20th St	E Tierra Buena Ln (0.06 miles S)	2005	2500
0.53	N Cave Creek Rd	E Bell Rd (0.07 miles N)	2011	26664
0.56	E Grandview Rd	N 28th Pl (0.02 miles E)	2015	3820
0.60	E Bell Rd	N Cave Creek Rd (0.05 miles E)	2010	37395
0.60	N 28th St	E Greenway Rd (0.05 miles S)	2012	452
0.61	E Bell Rd	N 25th St (0.05 miles E)	2015	34805
0.64	N Cave Creek Rd	E Bell Rd (0.04 miles S)	2012	26656
0.66	N Cave Creek Rd	E Nisbet Rd (0.07 miles N)	2007	22000
0.66	N 20th St	Aire Libre (0.06 miles S)	2015	2068
0.67	East Bell Road	N 21st St (0.07 miles W)	2018	49499
0.67	East Greenway Parkway	N 18th St (0.11 miles NW)	2018	29020
0.67	E Greenway Pkwy	N 18th St (0.11 miles NW)	2015	29576
0.69	East Bell Road	N 27th St (0.06 miles E)	2018	44619
0.71	E Nisbet Rd	N 26th St (0.05 miles W)	2012	1456
0.72	E Greenway Rd	N 29th St (0.02 miles E)	2005	39500
0.74	E Bell Rd	N 20th St (0.06 miles W)	2014	45118
0.75	E Bell Rd	N 28th St (0.06 miles E)	2018	38546
0.76	E Bell Rd	N 28th St (0.04 miles E)	2012	40507
0.80	E Claire Dr	N 23rd Pl (0.06 miles E)	2015	751

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

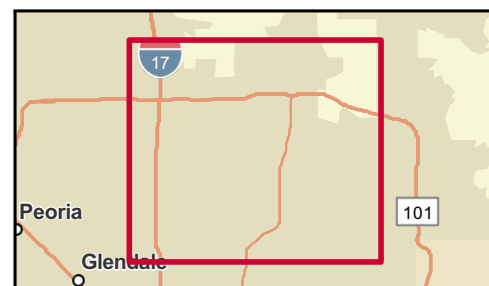
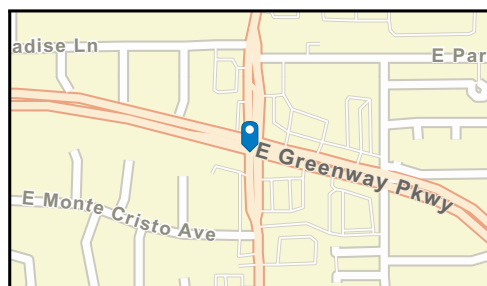
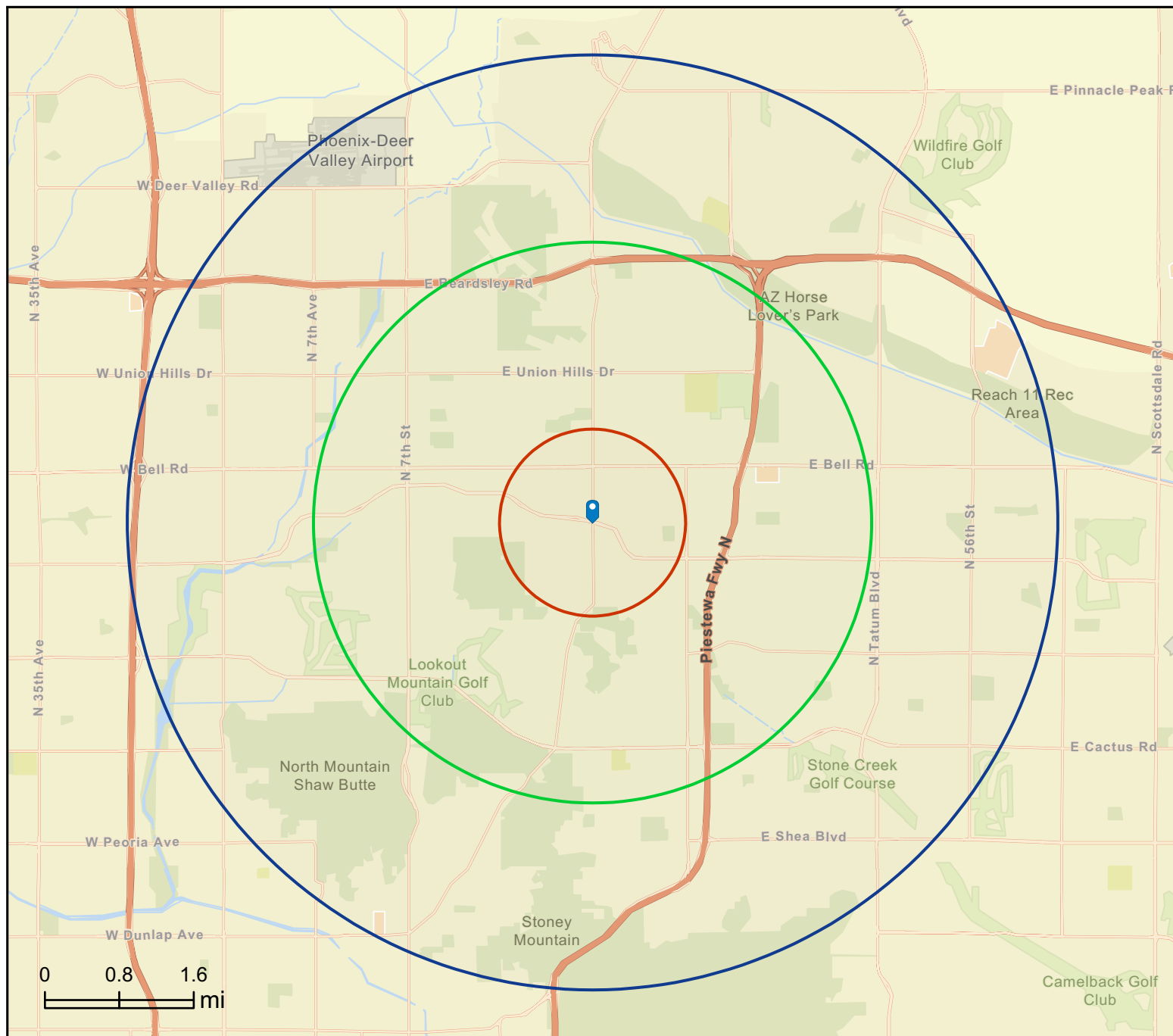
Source: ©2024 Kalibrate Technologies (Q4 2024).

Site Map

Cave Creek & Greenway
N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182
Longitude: -112.03091



Executive Summary

Cave Creek & Greenway
 N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182
 Longitude: -112.03091

	1 mile	3 miles	5 miles
Population			
2010 Population	21,397	136,276	283,490
2020 Population	23,826	146,453	305,095
2024 Population	23,586	146,688	308,237
2029 Population	23,360	146,996	310,755
2010-2020 Annual Rate	1.08%	0.72%	0.74%
2020-2024 Annual Rate	-0.24%	0.04%	0.24%
2024-2029 Annual Rate	-0.19%	0.04%	0.16%
2020 Male Population	50.6%	48.9%	49.1%
2020 Female Population	49.4%	51.1%	50.9%
2020 Median Age	34.4	38.9	39.2
2024 Male Population	51.1%	49.6%	49.8%
2024 Female Population	48.9%	50.4%	50.2%
2024 Median Age	35.6	39.7	40.1

In the identified area, the current year population is 308,237. In 2020, the Census count in the area was 305,095. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 310,755 representing a change of 0.16% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	45.7%	64.5%	65.6%
2024 Black Alone	4.4%	4.4%	4.2%
2024 American Indian/Alaska Native Alone	2.0%	1.6%	1.6%
2024 Asian Alone	3.6%	4.7%	6.0%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	27.3%	11.6%	10.1%
2024 Two or More Races	16.9%	13.0%	12.2%
2024 Hispanic Origin (Any Race)	48.7%	25.4%	22.9%

Persons of Hispanic origin represent 22.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	72	96	110
2010 Households	7,708	56,444	115,767
2020 Households	8,795	60,913	125,522
2024 Households	8,847	61,432	127,559
2029 Households	8,917	62,583	130,828
2010-2020 Annual Rate	1.33%	0.76%	0.81%
2020-2024 Annual Rate	0.14%	0.20%	0.38%
2024-2029 Annual Rate	0.16%	0.37%	0.51%
2024 Average Household Size	2.65	2.37	2.40

The household count in this area has changed from 125,522 in 2020 to 127,559 in the current year, a change of 0.38% annually. The five-year projection of households is 130,828, a change of 0.51% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 77,936 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

Cave Creek & Greenway
 N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182
 Longitude: -112.03091

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	37.0%	34.7%	35.4%
Median Household Income			
2024 Median Household Income	\$67,141	\$80,789	\$85,183
2029 Median Household Income	\$81,932	\$94,738	\$101,369
2024-2029 Annual Rate	4.06%	3.24%	3.54%
Average Household Income			
2024 Average Household Income	\$91,282	\$108,341	\$119,642
2029 Average Household Income	\$110,506	\$127,406	\$139,683
2024-2029 Annual Rate	3.90%	3.30%	3.15%
Per Capita Income			
2024 Per Capita Income	\$34,188	\$45,309	\$49,465
2029 Per Capita Income	\$42,108	\$54,172	\$58,755
2024-2029 Annual Rate	4.26%	3.64%	3.50%
GINI Index			
2024 Gini Index	40.1	38.1	38.4
Households by Income			

Current median household income is \$85,183 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,369 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$119,642 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$139,683 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$49,465 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$58,755 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	70	75	73
2010 Total Housing Units	9,100	62,520	128,975
2010 Owner Occupied Housing Units	4,103	35,366	73,515
2010 Renter Occupied Housing Units	3,605	21,078	42,252
2010 Vacant Housing Units	1,392	6,076	13,208
2020 Total Housing Units	9,355	64,635	134,819
2020 Owner Occupied Housing Units	4,224	36,311	76,298
2020 Renter Occupied Housing Units	4,571	24,602	49,224
2020 Vacant Housing Units	549	3,803	9,347
2024 Total Housing Units	9,305	64,480	135,737
2024 Owner Occupied Housing Units	4,702	39,024	82,862
2024 Renter Occupied Housing Units	4,145	22,408	44,697
2024 Vacant Housing Units	458	3,048	8,178
2029 Total Housing Units	9,378	65,686	139,239
2029 Owner Occupied Housing Units	5,047	41,086	87,154
2029 Renter Occupied Housing Units	3,870	21,497	43,674
2029 Vacant Housing Units	461	3,103	8,411
Socioeconomic Status Index			
2024 Socioeconomic Status Index	40.0	48.3	49.9

Currently, 61.0% of the 135,737 housing units in the area are owner occupied; 32.9%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 134,819 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.16%. Median home value in the area is \$482,064, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.99% annually to \$586,151.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 10, 2025

Market Profile

Cave Creek & Greenway
 N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182

Longitude: -112.03091

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	21,397	136,276	283,490
2020 Total Population	23,826	146,453	305,095
2020 Group Quarters	161	1,149	2,481
2024 Total Population	23,586	146,688	308,237
2024 Group Quarters	167	1,194	2,573
2029 Total Population	23,360	146,996	310,755
2024-2029 Annual Rate	-0.19%	0.04%	0.16%
2024 Total Daytime Population	18,082	111,719	280,718
Workers	6,626	45,457	140,374
Residents	11,456	66,262	140,344
Household Summary			
2010 Households	7,708	56,444	115,767
2010 Average Household Size	2.77	2.40	2.43
2020 Total Households	8,795	60,913	125,522
2020 Average Household Size	2.69	2.39	2.41
2024 Households	8,847	61,432	127,559
2024 Average Household Size	2.65	2.37	2.40
2029 Households	8,917	62,583	130,828
2029 Average Household Size	2.60	2.33	2.36
2024-2029 Annual Rate	0.16%	0.37%	0.51%
2010 Families	4,884	33,904	71,039
2010 Average Family Size	3.36	3.01	3.04
2024 Families	5,451	36,665	77,936
2024 Average Family Size	3.29	2.95	2.99
2029 Families	5,500	37,416	79,973
2029 Average Family Size	3.21	2.89	2.93
2024-2029 Annual Rate	0.18%	0.41%	0.52%
Housing Unit Summary			
2000 Housing Units	8,036	57,446	117,473
Owner Occupied Housing Units	52.2%	65.5%	64.4%
Renter Occupied Housing Units	42.2%	29.6%	30.5%
Vacant Housing Units	5.6%	5.0%	5.1%
2010 Housing Units	9,100	62,520	128,975
Owner Occupied Housing Units	45.1%	56.6%	57.0%
Renter Occupied Housing Units	39.6%	33.7%	32.8%
Vacant Housing Units	15.3%	9.7%	10.2%
2020 Housing Units	9,355	64,635	134,819
Owner Occupied Housing Units	45.2%	56.2%	56.6%
Renter Occupied Housing Units	48.9%	38.1%	36.5%
Vacant Housing Units	5.9%	5.9%	6.9%
2024 Housing Units	9,305	64,480	135,737
Owner Occupied Housing Units	50.5%	60.5%	61.0%
Renter Occupied Housing Units	44.5%	34.8%	32.9%
Vacant Housing Units	4.9%	4.7%	6.0%
2029 Housing Units	9,378	65,686	139,239
Owner Occupied Housing Units	53.8%	62.5%	62.6%
Renter Occupied Housing Units	41.3%	32.7%	31.4%
Vacant Housing Units	4.9%	4.7%	6.0%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 10, 2025

Market Profile

Cave Creek & Greenway
 N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182

Longitude: -112.03091

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	8,847	61,431	127,552
<\$15,000	9.0%	5.9%	5.9%
\$15,000 - \$24,999	5.5%	5.6%	5.2%
\$25,000 - \$34,999	7.6%	5.8%	5.8%
\$35,000 - \$49,999	13.9%	11.3%	9.9%
\$50,000 - \$74,999	18.4%	16.9%	16.6%
\$75,000 - \$99,999	15.2%	15.7%	13.8%
\$100,000 - \$149,999	14.3%	19.1%	19.0%
\$150,000 - \$199,999	9.8%	9.5%	10.4%
\$200,000+	6.3%	10.3%	13.4%
Average Household Income	\$91,282	\$108,341	\$119,642
2029 Households by Income			
Household Income Base	8,917	62,582	130,821
<\$15,000	6.6%	4.4%	4.5%
\$15,000 - \$24,999	3.7%	3.5%	3.4%
\$25,000 - \$34,999	5.0%	4.4%	4.5%
\$35,000 - \$49,999	11.2%	9.0%	7.9%
\$50,000 - \$74,999	17.9%	15.4%	15.0%
\$75,000 - \$99,999	16.1%	15.9%	13.8%
\$100,000 - \$149,999	16.9%	21.7%	21.3%
\$150,000 - \$199,999	14.5%	13.0%	13.6%
\$200,000+	8.1%	12.6%	16.0%
Average Household Income	\$110,506	\$127,406	\$139,683
2024 Owner Occupied Housing Units by Value			
Total	4,702	39,008	82,826
<\$50,000	9.8%	5.7%	3.8%
\$50,000 - \$99,999	3.8%	2.8%	1.8%
\$100,000 - \$149,999	4.4%	1.5%	1.4%
\$150,000 - \$199,999	2.3%	2.0%	2.0%
\$200,000 - \$249,999	5.7%	3.6%	3.3%
\$250,000 - \$299,999	6.0%	4.9%	4.7%
\$300,000 - \$399,999	18.5%	18.2%	16.9%
\$400,000 - \$499,999	14.4%	23.3%	19.6%
\$500,000 - \$749,999	27.7%	28.5%	31.0%
\$750,000 - \$999,999	6.1%	6.2%	10.8%
\$1,000,000 - \$1,499,999	0.7%	1.3%	2.5%
\$1,500,000 - \$1,999,999	0.3%	0.7%	0.8%
\$2,000,000 +	0.1%	1.4%	1.5%
Average Home Value	\$418,555	\$489,643	\$540,821
2029 Owner Occupied Housing Units by Value			
Total	5,047	41,066	87,109
<\$50,000	5.3%	2.2%	1.4%
\$50,000 - \$99,999	0.9%	0.6%	0.3%
\$100,000 - \$149,999	1.4%	0.2%	0.1%
\$150,000 - \$199,999	0.6%	0.4%	0.2%
\$200,000 - \$249,999	1.5%	1.9%	0.9%
\$250,000 - \$299,999	5.2%	3.3%	2.2%
\$300,000 - \$399,999	9.7%	10.2%	10.9%
\$400,000 - \$499,999	20.0%	24.1%	20.0%
\$500,000 - \$749,999	41.6%	40.4%	40.3%
\$750,000 - \$999,999	11.2%	11.1%	16.3%
\$1,000,000 - \$1,499,999	1.5%	2.4%	3.9%
\$1,500,000 - \$1,999,999	0.7%	1.1%	1.2%
\$2,000,000 +	0.5%	2.1%	2.2%
Average Home Value	\$545,934	\$605,511	\$651,432

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 10, 2025

Market Profile

Cave Creek & Greenway
 N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182

Longitude: -112.03091

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$67,141	\$80,789	\$85,183
2029	\$81,932	\$94,738	\$101,369
Median Home Value			
2024	\$397,296	\$448,470	\$482,064
2029	\$532,857	\$543,997	\$586,151
Per Capita Income			
2024	\$34,188	\$45,309	\$49,465
2029	\$42,108	\$54,172	\$58,755
Median Age			
2010	31.4	37.1	37.3
2020	34.4	38.9	39.2
2024	35.6	39.7	40.1
2029	36.8	41.3	41.6
2020 Population by Age			
Total	23,826	146,453	305,095
0 - 4	6.4%	5.5%	5.6%
5 - 9	7.0%	5.6%	5.9%
10 - 14	7.6%	5.8%	6.1%
15 - 24	14.3%	11.8%	11.6%
25 - 34	15.6%	15.5%	14.7%
35 - 44	14.1%	13.5%	13.7%
45 - 54	12.1%	12.5%	12.8%
55 - 64	11.2%	13.7%	13.5%
65 - 74	7.3%	10.0%	10.0%
75 - 84	3.4%	4.6%	4.6%
85 +	1.0%	1.4%	1.6%
18 +	74.4%	79.6%	78.8%
2024 Population by Age			
Total	23,585	146,688	308,237
0 - 4	6.4%	5.5%	5.5%
5 - 9	6.3%	5.5%	5.8%
10 - 14	6.6%	5.3%	5.7%
15 - 24	14.6%	11.5%	11.4%
25 - 34	15.2%	15.1%	14.1%
35 - 44	14.8%	14.6%	14.6%
45 - 54	12.0%	12.1%	12.5%
55 - 64	11.2%	12.8%	12.6%
65 - 74	7.8%	10.6%	10.4%
75 - 84	4.1%	5.5%	5.7%
85 +	1.1%	1.6%	1.8%
18 +	76.5%	80.5%	79.7%
2029 Population by Age			
Total	23,359	146,996	310,756
0 - 4	6.3%	5.2%	5.3%
5 - 9	6.0%	5.2%	5.4%
10 - 14	5.9%	5.4%	5.8%
15 - 24	14.2%	11.0%	11.1%
25 - 34	15.0%	13.5%	12.8%
35 - 44	14.5%	15.0%	14.7%
45 - 54	12.3%	12.6%	13.0%
55 - 64	10.5%	11.5%	11.6%
65 - 74	8.9%	11.7%	11.2%
75 - 84	5.0%	6.8%	7.0%
85 +	1.5%	2.0%	2.2%
18 +	78.1%	81.1%	80.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 10, 2025

Market Profile

Cave Creek & Greenway
N Cave Creek Rd & E Greenway Pkwy, Phoenix, Arizona, 85022
Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.63182

Longitude: -112.03091

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	12,057	71,573	149,679
Females	11,769	74,880	155,416
2024 Population by Sex			
Males	12,050	72,743	153,421
Females	11,536	73,945	154,816
2029 Population by Sex			
Males	11,862	72,387	153,595
Females	11,498	74,609	157,159
2010 Population by Race/Ethnicity			
Total	21,398	136,276	283,489
White Alone	70.8%	81.6%	81.4%
Black Alone	3.6%	3.0%	2.9%
American Indian Alone	1.6%	1.3%	1.3%
Asian Alone	2.0%	2.7%	3.3%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	18.5%	8.4%	8.1%
Two or More Races	3.3%	2.9%	2.9%
Hispanic Origin	45.7%	21.1%	19.8%
Diversity Index	72.9	55.0	54.2
2020 Population by Race/Ethnicity			
Total	23,826	146,453	305,095
White Alone	47.8%	66.5%	67.7%
Black Alone	4.3%	4.2%	4.1%
American Indian Alone	1.9%	1.5%	1.5%
Asian Alone	3.4%	4.4%	5.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	26.0%	10.9%	9.6%
Two or More Races	16.5%	12.3%	11.7%
Hispanic Origin	46.9%	24.0%	21.8%
Diversity Index	83.6	69.9	68.0
2024 Population by Race/Ethnicity			
Total	23,585	146,689	308,237
White Alone	45.7%	64.5%	65.6%
Black Alone	4.4%	4.4%	4.2%
American Indian Alone	2.0%	1.6%	1.6%
Asian Alone	3.6%	4.7%	6.0%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	27.3%	11.6%	10.1%
Two or More Races	16.9%	13.0%	12.2%
Hispanic Origin	48.7%	25.4%	22.9%
Diversity Index	84.2	72.0	70.1
2029 Population by Race/Ethnicity			
Total	23,360	146,997	310,755
White Alone	43.7%	62.5%	63.7%
Black Alone	4.3%	4.4%	4.2%
American Indian Alone	1.9%	1.6%	1.6%
Asian Alone	3.8%	5.1%	6.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	28.6%	12.4%	10.8%
Two or More Races	17.5%	13.7%	12.9%
Hispanic Origin	50.6%	27.0%	24.3%
Diversity Index	84.6	74.0	72.1

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	23,826	146,453	305,095
In Households	99.3%	99.2%	99.2%
Householder	36.9%	41.5%	41.1%
Opposite-Sex Spouse	13.4%	16.4%	17.2%
Same-Sex Spouse	0.2%	0.3%	0.3%
Opposite-Sex Unmarried Partner	3.1%	3.4%	3.2%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	28.5%	24.3%	25.2%
Adopted Child	0.5%	0.6%	0.6%
Stepchild	1.2%	1.1%	1.1%
Grandchild	2.3%	1.9%	1.8%
Brother or Sister	2.2%	1.5%	1.3%
Parent	1.6%	1.5%	1.3%
Parent-in-law	0.2%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.4%	0.4%	0.3%
Other Relatives	2.0%	1.3%	1.2%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	6.5%	4.4%	3.9%
In Group Quarters	0.7%	0.8%	0.8%
Institutionalized	0.5%	0.3%	0.4%
Noninstitutionalized	0.2%	0.5%	0.4%
2024 Population 25+ by Educational Attainment			
Total	15,589	105,983	220,793
Less than 9th Grade	8.6%	3.4%	2.9%
9th - 12th Grade, No Diploma	8.3%	5.5%	4.7%
High School Graduate	22.5%	18.9%	17.4%
GED/Alternative Credential	6.0%	3.9%	3.7%
Some College, No Degree	18.5%	20.9%	19.9%
Associate Degree	9.7%	10.9%	9.9%
Bachelor's Degree	18.4%	23.9%	25.9%
Graduate/Professional Degree	8.0%	12.5%	15.6%
2024 Population 15+ by Marital Status			
Total	19,039	122,810	255,951
Never Married	40.1%	34.8%	33.2%
Married	40.8%	45.8%	48.4%
Widowed	5.0%	4.7%	4.7%
Divorced	14.1%	14.6%	13.7%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,802	84,596	176,960
Population 16+ Employed	96.4%	96.7%	96.4%
Population 16+ Unemployment rate	3.6%	3.3%	3.6%
Population 16-24 Employed	15.9%	12.2%	12.2%
Population 16-24 Unemployment rate	9.3%	6.3%	7.1%
Population 25-54 Employed	63.1%	63.4%	62.7%
Population 25-54 Unemployment rate	2.5%	2.9%	3.2%
Population 55-64 Employed	14.8%	16.6%	16.7%
Population 55-64 Unemployment rate	1.8%	2.1%	2.4%
Population 65+ Employed	6.2%	7.8%	8.4%
Population 65+ Unemployment rate	3.9%	4.4%	3.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Employed Population 16+ by Industry			
Total	12,338	81,776	170,631
Agriculture/Mining	0.5%	0.4%	0.3%
Construction	12.0%	7.4%	6.8%
Manufacturing	6.7%	6.1%	6.4%
Wholesale Trade	1.2%	1.8%	1.7%
Retail Trade	12.6%	13.1%	12.1%
Transportation/Utilities	4.2%	5.2%	4.9%
Information	0.9%	1.4%	1.3%
Finance/Insurance/Real Estate	7.6%	11.4%	11.4%
Services	51.5%	50.2%	52.1%
Public Administration	2.9%	3.1%	3.0%
2024 Employed Population 16+ by Occupation			
Total	12,338	81,774	170,631
White Collar	51.0%	65.1%	68.0%
Management/Business/Financial	12.4%	19.6%	21.5%
Professional	19.8%	23.1%	24.9%
Sales	9.8%	10.8%	10.3%
Administrative Support	9.1%	11.6%	11.3%
Services	27.4%	17.7%	16.2%
Blue Collar	21.5%	17.1%	15.8%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	10.3%	4.8%	4.4%
Installation/Maintenance/Repair	2.8%	3.2%	2.7%
Production	3.6%	2.5%	2.6%
Transportation/Material Moving	4.5%	6.4%	6.0%
2020 Households by Type			
Total	8,795	60,913	125,522
Married Couple Households	37.2%	40.4%	42.7%
With Own Children <18	16.3%	14.8%	16.4%
Without Own Children <18	20.9%	25.7%	26.3%
Cohabiting Couple Households	8.9%	8.8%	8.4%
With Own Children <18	3.3%	2.5%	2.4%
Without Own Children <18	5.6%	6.3%	6.0%
Male Householder, No Spouse/Partner	23.7%	20.9%	20.3%
Living Alone	13.3%	13.3%	13.1%
65 Years and over	3.4%	3.3%	3.3%
With Own Children <18	2.4%	1.8%	1.9%
Without Own Children <18, With Relatives	4.5%	3.4%	3.1%
No Relatives Present	3.5%	2.4%	2.3%
Female Householder, No Spouse/Partner	30.2%	29.9%	28.6%
Living Alone	14.3%	16.5%	16.1%
65 Years and over	5.7%	7.0%	7.0%
With Own Children <18	7.7%	4.9%	4.8%
Without Own Children <18, With Relatives	6.6%	6.8%	6.3%
No Relatives Present	1.6%	1.7%	1.4%
2020 Households by Size			
Total	8,795	60,913	125,522
1 Person Household	27.6%	29.8%	29.1%
2 Person Household	29.9%	34.9%	34.4%
3 Person Household	16.2%	15.5%	15.6%
4 Person Household	12.4%	10.8%	11.8%
5 Person Household	7.8%	5.2%	5.3%
6 Person Household	3.6%	2.3%	2.3%
7 + Person Household	2.5%	1.5%	1.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	8,795	60,913	125,522
Owner Occupied	48.0%	59.6%	60.8%
Owned with a Mortgage/Loan	34.6%	43.4%	45.1%
Owned Free and Clear	13.4%	16.2%	15.7%
Renter Occupied	52.0%	40.4%	39.2%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	70	75	73
Percent of Income for Mortgage	37.0%	34.7%	35.4%
Wealth Index	72	96	110
2020 Housing Units By Urban/ Rural Status			
Total	9,355	64,635	134,819
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	23,826	146,453	305,095
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Young and Restless (11B)	Young and Restless (11B)
2.	Urban Edge Families (7C)	Home Improvement (4B)	Home Improvement (4B)
3.	Green Acres (6A)	NeWest Residents (13C)	Savvy Suburbanites (1D)
2024 Consumer Spending			
Apparel & Services: Total \$	\$18,363,157	\$143,768,899	\$325,883,958
Average Spent	\$2,075.64	\$2,340.29	\$2,554.77
Spending Potential Index	87	98	107
Education: Total \$	\$11,695,539	\$100,478,378	\$235,513,942
Average Spent	\$1,321.98	\$1,635.60	\$1,846.31
Spending Potential Index	76	95	107
Entertainment/Recreation: Total \$	\$28,524,298	\$239,402,683	\$547,972,107
Average Spent	\$3,224.18	\$3,897.04	\$4,295.83
Spending Potential Index	79	95	105
Food at Home: Total \$	\$54,894,915	\$436,420,553	\$988,212,064
Average Spent	\$6,204.92	\$7,104.12	\$7,747.10
Spending Potential Index	85	97	106
Food Away from Home: Total \$	\$30,121,166	\$237,957,212	\$540,433,277
Average Spent	\$3,404.68	\$3,873.51	\$4,236.73
Spending Potential Index	87	100	109
Health Care: Total \$	\$52,377,637	\$443,929,628	\$1,010,736,189
Average Spent	\$5,920.38	\$7,226.36	\$7,923.68
Spending Potential Index	77	94	103
HH Furnishings & Equipment: Total \$	\$22,734,112	\$187,306,245	\$426,269,893
Average Spent	\$2,569.70	\$3,049.00	\$3,341.75
Spending Potential Index	81	96	106
Personal Care Products & Services: Total \$	\$7,531,727	\$60,745,540	\$138,020,618
Average Spent	\$851.33	\$988.83	\$1,082.01
Spending Potential Index	85	99	109
Shelter: Total \$	\$198,979,846	\$1,597,988,188	\$3,648,805,976
Average Spent	\$22,491.22	\$26,012.31	\$28,604.85
Spending Potential Index	84	98	107
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$23,355,918	\$201,029,575	\$462,951,161
Average Spent	\$2,639.98	\$3,272.39	\$3,629.31
Spending Potential Index	75	93	104
Travel: Total \$	\$20,894,271	\$176,233,537	\$406,779,718
Average Spent	\$2,361.74	\$2,868.76	\$3,188.95
Spending Potential Index	78	95	105
Vehicle Maintenance & Repairs: Total \$	\$11,011,801	\$89,352,802	\$201,432,517
Average Spent	\$1,244.69	\$1,454.50	\$1,579.13
Spending Potential Index	84	98	107

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 10, 2025