

MARIACHI PLAZA

7171 E CAVE CREEK ROAD, CAREFREE, ARIZONA 85377



Contact: Steve Cook

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ASKING PRICE: \$1,850,000

PRO FORMA CAP RATE: 10.07%

SIZE: ±27,743 SF

P: 480.505.0919 F: 480.505.0920 • www.esceeproperties.com • 7377 E Doubletree Ranch Rd Suite A-160 Scottsdale, AZ 85258

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ESCEE
COMMERCIAL PROPERTIES

MARIACHI PLAZA

- Location – Visible Commercial Center (Tom Darlington & Cave Creek Roads Frontage)
- Existing “seasoned” tenant income
- Includes the hard corner
- Low price per square foot (\$72)
- Potential for future development
- Existing Commercial zoning
- Strong income levels
- Small suite sizes allow for a variety of businesses

Asking Price	\$1,850,000
Pro Forma Cap Rate	10.07%
Size	±27,743 SF
Lot Size	±1.81 Acres
Price/SF	\$66.68 / SF
Pro Forma Occupancy	100%



INVESTMENT SUMMARY

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