

THE SHOPS AT

# DYNAMITE CREEK

NOW UNDER NEW  
LOCAL OWNERSHIP  
AND MANAGEMENT

NWC TATUM BOULEVARD &  
DYNAMITE BOULEVARD  
CAVE CREEK, AZ

JOIN  
the Creek  
PATIO GRILL

Tailgaters  
& IL Primo

COMING SOON

OrthoArizona  
Complete Musculoskeletal Care

LOCO J's  
TACOS & TEQUILAS

F45



# HIGHLIGHTS

- ✓ New proposed patio endcap!
- ✓ Vanilla shell, retail, medical and office suites available
- ✓ At the entrance to Tatum Ranch Master-Planned Community and serving the communities of Cave Creek & Carefree

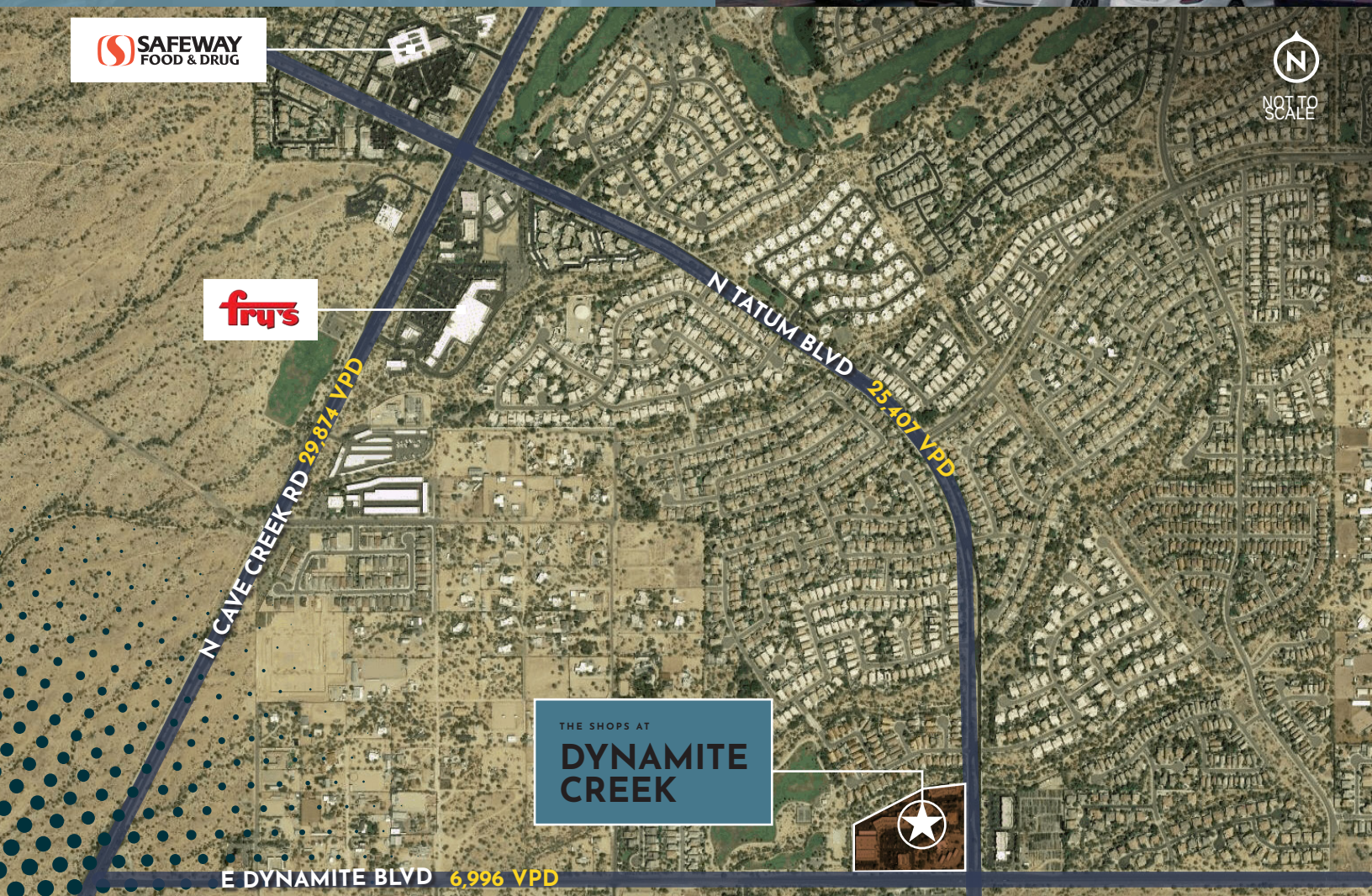
## PROPERTY INFO

|                  |                                                |
|------------------|------------------------------------------------|
| PROJECT SIZE     | ±82,400 SF                                     |
| AVAILABLE SUITES | ±830 SF - 5,492 SF<br>with a patio opportunity |
| USES WANTED      | Restaurant, Fitness, Service<br>and Medical    |

## DEMOGRAPHICS

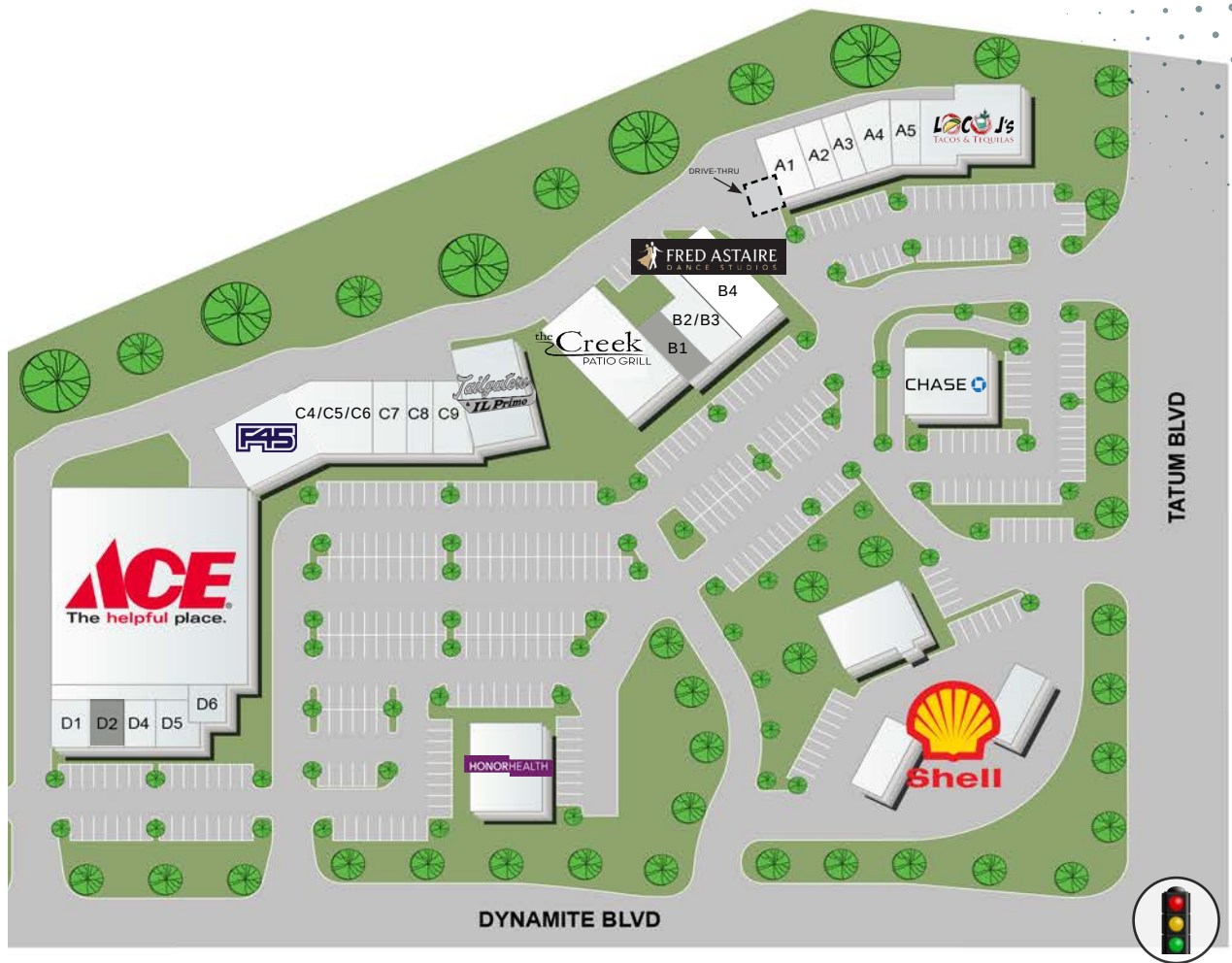
|                | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------|-----------|-----------|-----------|
| POPULATION     | 6,995     | 27,157    | 74,989    |
| AVG HH INCOME  | \$141,197 | \$153,608 | \$161,622 |
| MED HOME VALUE | \$447,887 | \$474,134 | \$495,525 |

Source: ERSI, 2021





# SITE PLAN



| SUITE #          | ±SF    | TENANT                                |
|------------------|--------|---------------------------------------|
| 28220 N. Tatum   | 15,041 | Ace Hardware                          |
| 4712 E. Dynamite | 4,156  | Honor Health                          |
| A1               | 2,200  | Tatum Dry Cleaners                    |
| A2               | 1,385  | Dental Care                           |
| A3               | 1,107  | David's Jewelers                      |
| A4               | 1,934  | ReMax                                 |
| A5               | 830    | Cotton Aesthetics                     |
| A6/A7            | 3,809  | Loco J's Tacos & Tequila              |
| 28244 N. Tatum   | 7,483  | The Creek Patio Grill                 |
| B1               | 1,224  | AVAILABLE<br>Ice Cream -Dessert Space |
| B2/B3            | 2,477  | J Ride Bikes                          |
| B4               | 3,015  | Fred Astaire Dance                    |

| SUITE #        | ±SF              | TENANT                            |
|----------------|------------------|-----------------------------------|
| C1/C2/C3       | 3,414            | F45                               |
| C4/C5/C6       | 3,954            | OrthoAZ                           |
| C7             | 1,200            | Passion Salon                     |
| C8             | 900              | Pearl Nails                       |
| C9             | 1,516            | Healing Foot Massage              |
| 28234 N. Tatum | 5,869            | Tailgaters                        |
| D1             | 2,160            | Dynamite Creek<br>Animal Hospital |
| D2             | 1,807            | AVAILABLE                         |
| D4             | 1,128            | Olsen Firearms                    |
| D5             | 1,157            | State Farm Insurance              |
| D6             | 1,989            | Saddle Creek Coffee Co.           |
| <b>Total</b>   | <b>69,755 SF</b> |                                   |

THE SHOPS AT  
**DYNAMITE  
CREEK**



# EXHIBIT A: SUITE B4



**DYNAMITE  
CREEK**



## EXHIBIT B: SUITE B1



**DYNAMITE  
CREEK**



## SUITE B1: FORMER RESTAURANT SPACE



**DYNAMITE  
CREEK**



# DEMOGRAPHICS



## POPULATION

|                       | 1-Mile | 3-Miles | 5-Miles |
|-----------------------|--------|---------|---------|
| 2021 Total Population | 6,995  | 27,157  | 74,989  |
| 2026 Total Population | 7,458  | 28,735  | 82,702  |



## HOUSING UNITS

|                    | 1-Mile | 3-Miles | 5-Miles |
|--------------------|--------|---------|---------|
| 2021 Housing Units | 2,781  | 10,551  | 32,132  |
| Owner Occupied     | 83.6%  | 85.8%   | 77.6%   |
| Renter Occupied    | 12.1%  | 10.1%   | 14.3%   |
| Vacant             | 4.3%   | 4.2%    | 8.1%    |



## HOUSING

|                 | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2021 Households | 2,661  | 10,113  | 29,523  |
| 2026 Households | 2,826  | 10,662  | 32,581  |



## DAYTIME POPULATION

|                        | 1-Mile | 3-Miles | 5-Miles |
|------------------------|--------|---------|---------|
| 2021 Total Daytime Pop | 6,213  | 22,935  | 71,817  |
| Workers                | 2,685  | 9,692   | 35,258  |
| Residents              | 3,528  | 13,243  | 36,559  |



## INCOME

|                   | 1-Mile    | 3-Miles   | 5-Miles   |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$141,197 | \$153,608 | \$161,622 |
| Median HH Income  | \$112,765 | \$120,329 | \$122,766 |
| Per Capita Income | \$53,405  | \$57,262  | \$63,291  |



## BUSINESSES

|                 | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2021 Businesses | 172    | 528     | 1,876   |

**NICK DEDONA**  
602.734.7208  
ndedona@pcaemail.com

**CAMERON WARREN**  
602.288.3471  
cwarren@pcaemail.com



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