

FOR SALE

OWNER/USER OFFICE BUILDING



7530
E. NONCHALANT AVE.
CAREFREE, AZ 85377

±3,915 SF

Race Carter
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2555 E Camelback Rd., Suite 400
Phoenix, AZ 85016
+1 602 954 9000

 **CUSHMAN &
WAKEFIELD**
cushmanwakefield.com



Bashas'



7530 E. NONCHALANT AVE.



Carefree Crossing
Planned Development



2.2 MILES
→



1.2 MILES
→

7530 E. NONCHALANT AVE.



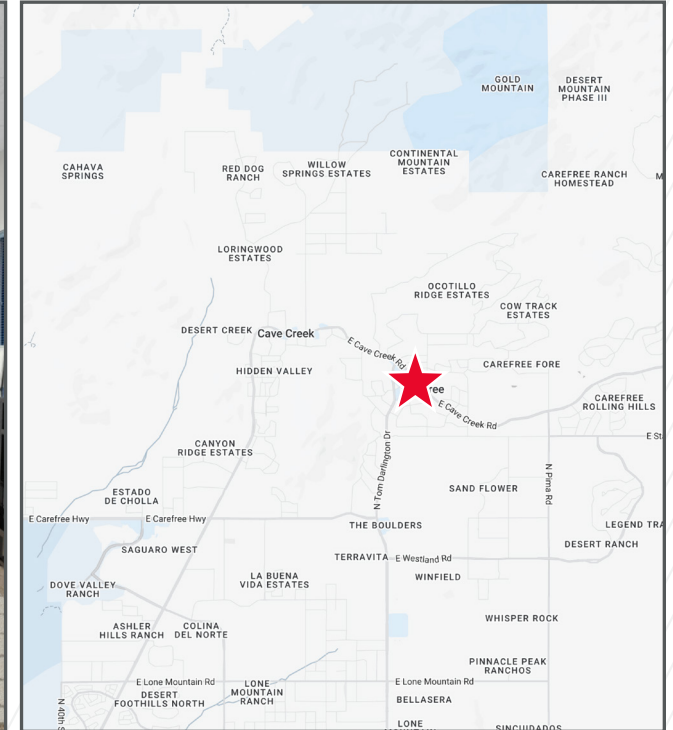
FEATURES

Sales Price:	\$1,096,200
Building Size:	±3,915 SF
Lot Size:	±9,635 SF
Parking:	12 Spaces + Additional Street Parking
APN:	216-83-064A
Year Built:	1997



LOCATION AND AMENITIES

- Less than 1 mile to downtown Carefree
- Mountain Views
- Zoning: C
- FFE Available



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2026 Population	1,670	14,234	33,286
2026 Median Household Income	\$157,421	\$164,346	\$173,620

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