

Vacant Retail Reuse Options – Carefree

All potential uses listed below are subject to applicable zoning requirements, parking standards, and any existing restrictive covenants in place.

Potential Uses – Former Ace Hardware Site

Carefree Marketplace | ±8,400 SF | Parking-rich neighborhood center

Retail Uses

Home Goods / Hardware / Appliance / Design Center

Includes home furnishings, décor, specialty housewares, and lifestyle soft goods. This category may also accommodate a replacement hardware concept, as well as an appliance showroom or kitchen/bath, flooring, lighting, window covering, closet, or design center serving local residents, second-home owners, and remodelers.

Automotive & Specialty Retail

Trip-specific automotive and vehicle-related retail such as AutoZone, O’Reilly Auto Parts, NAPA Auto Parts, or specialty vehicle accessories, batteries, lighting, detailing supplies, or similar uses appropriate for a neighborhood center and not suitable for the experiential Town Core.

Personal Services & Salon Studio Concepts

Salon suite concepts such as Sola Salon Studios, Phenix Salon Suites, or My Salon Suite, along with premium single-operator salons, esthetics, nails, med-spa, and personal care services that benefit from convenient parking and flexible layouts.

Fitness / Wellness Retail

Boutique fitness and wellness concepts (e.g., pilates, yoga, strength training, recovery-focused studios) that function as repeat-visit, parking-dependent users.

Commercial / Non-Retail Uses

Medical & Wellness Uses

Specialty medical clinics (orthopedics, sports medicine, dermatology), physical therapy, rehabilitation, diagnostics, outpatient specialty care, and similar medical uses that rely on parking and daytime access.

Urgent Care / Walk-In Medical

Urgent care or express medical clinics are operationally compatible with the site; *however, it is acknowledged that medical uses are already planned elsewhere in Carefree Marketplace, which may limit near-term demand for additional medical users within the immediate trade area.*

Pet, Veterinary & Animal Care Retail

Veterinary clinics or animal hospitals, pet urgent care, and premium pet grooming, boarding, and specialty pet services that align with affluent demographics and benefit from the daily-needs co-tenancy.

Civic & Quasi-Civic Uses

Government offices, public-serving agencies, nonprofit or community service facilities, or a potential U.S. Post Office relocation, consistent with the recommendation in the larger Town Core strategy to free up more experiential drivers in the core.

Potential Uses – Former CVS Site

NE Corner of Cave Creek Rd & Carefree Hwy | ±13,813 SF | High-visibility gateway site

Retail Uses

Specialty Food & Beverage Retail (Non-Restaurant)

Specialty food, beverage, and gourmet retail concepts such as Total Wine & More, BevMo!, Trevor's, artisan food markets, or specialty olive oil, spice, chocolate, or imported foods retailers. *It should be noted that several specialty grocer and market-style operators have previously been approached regarding this site and elected not to proceed, citing demographic and trade-area considerations.*

Outdoor, Desert-Lifestyle & Astronomy-Aligned Retail

Outdoor and adventure retail such as REI or a regional outdoor outfitter; rural and lifestyle supply retail such as Kahoots Feed & Pet Store or Murdoch's Ranch & Home Supply; and astronomy-aligned retail including optics, astronomy equipment, night-sky photography, or science-focused specialty retail that reinforces Carefree's dark-sky identity.

Home Goods / Soft Goods / Design-Oriented Retail

Select home-oriented or design-forward retail, including curated lifestyle goods, appliance or design showrooms, or high-quality replacement hardware or specialty home concepts appropriate for a gateway site.

Fitness / Wellness Retail

Boutique fitness or wellness studios that can leverage gateway visibility and regional access while remaining compatible with parking and traffic patterns.

Commercial / Non-Retail Uses

Boutique Medical & Wellness Anchor

Concierge or membership-based primary care, longevity and preventative health clinics, integrative or functional medicine centers, and regional specialty medical practices (e.g., dermatology, orthopedics).

Medical / Professional Office

Professional services and office uses that benefit from visibility and accessibility without competing with Town Core dining, arts, or placemaking uses.

Pet, Veterinary & Animal Care Retail

Veterinary clinics or animal hospitals, pet urgent care, and premium pet grooming, boarding, and specialty pet services that align with affluent demographics and benefit from high visibility and auto-oriented access.

Strategic Takeaway

Former Ace Hardware should function as a pressure-release site, absorbing service-oriented, medical, civic, automotive, fitness, and convenience-based uses that are incompatible with Town Core experiential goals.

Former CVS should operate as a gateway anchor, prioritizing wellness, pet services, outdoor and desert-lifestyle retail, specialty food and beverage retail, fitness, and high-quality medical uses aligned with Carefree's identity.

Together, these sites enable Carefree to place the right uses in the right locations, reinforcing Town Core revitalization while maintaining a healthy, functional neighborhood retail ecosystem.