

VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022



VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022

OFFERING DETAILS

- Price: \$1,475,000.00
- Building Size: 4,534 SF
- Price/SF: \$325.32
- Lot Size: 27,356 SF (0.63 acre lot)
- Year Built: 2017
- Subway to sign a new 5-year lease at COE

PROPERTY HIGHLIGHTS

- Multi-tenant Value Add Retail offering newly constructed in 2017
- Subway occupies 1,335 SF; build-out with new "fresh forward" design
- 3,199 SF remaining of vacant shell space available for 1 or 2 tenants with Cactus Rd frontage
- Strong daytime employment corridor along Cave Creek Rd
- Subway to sign a leaseback at close of escrow. Inquire for details
- 4.5% submarket vacancy



Nationwide Real Estate Services

KELLY O'DEA | Cell: 480.213.0374 | kodea@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

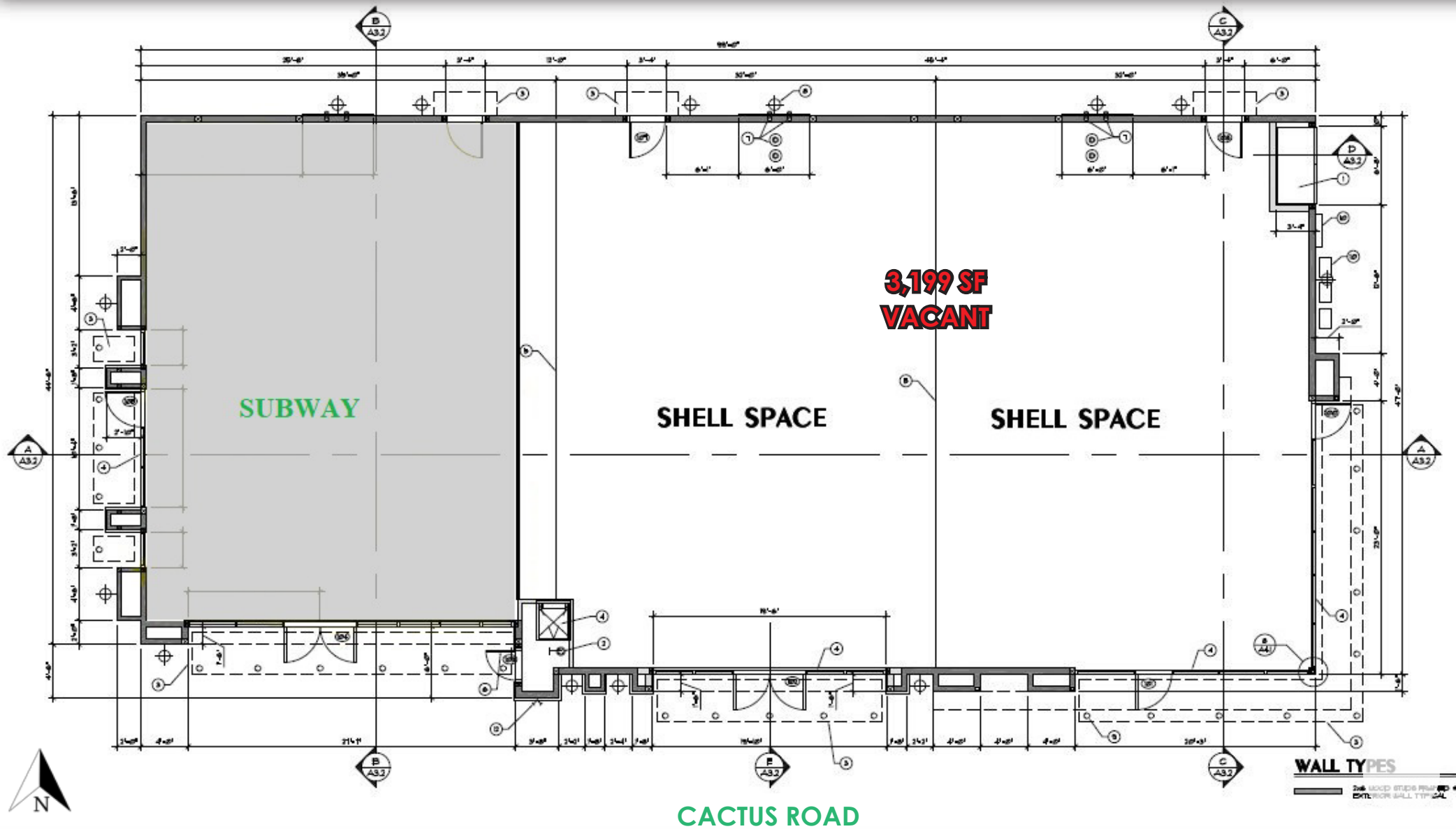
VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022



VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022



VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022



VALUE ADD MULTI-TENANT RETAIL INVESTMENT

2140 E. Cactus Road | Phoenix, AZ 85022

demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	12,280	101,994	319,504
PROJECTED POPULATION (2029)	12,882	103,232	319,365
AVERAGE HOUSEHOLD INCOME	\$98,851	\$119,545	\$124,036
DAYTIME POPULATION	6,279	52,218	191,360
MEDIAN AGE	42.7	40.9	39.3
ESTIMATED HOUSEHOLDS	5,537	44,286	137,498



traffic counts: E. Cactus Rd | **39,750 VPD** • N. Cave Creek Rd | **27,680 VPD**

Contact:

KELLY O'DEA

Cell: 480.213.0374

kodea@dpcr.com



7339 E. McDonald Dr
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcr.com