



Roadrunner Park
Hosts Year-Round
Farmer's Market

157,418 ADT



DISCOUNT
TIRE

Chomp's
MOKA
ESPRESSO COFFEE

Jack
in the BOX

FARMERS
INSURANCE

55,447 ADT

BURGER
KING

ARCO

32nd St

SUBJECT
AVAILABLE
3,520 SF

at home

CHURCH'S

CIRCLE K

CHASE

DUNKIN'

PARTY JUNGLE

Pizza
Hut

BASIS K-5
800 Students

goodwill

State Farm

Cactus Rd

RETAIL PROPERTY FOR SALE

3114 E CACTUS RD

3114 E Cactus Rd Phoenix, AZ 85032

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WESTERN RETAIL ADVISORS

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3114 E CACTUS RD

Phoenix, AZ 85032



LOCATION DESCRIPTION

NWC 32nd St & Cactus Rd

PROPERTY HIGHLIGHTS

- FREESTANDING BUILDING FOR SALE ON CACTUS RD - +/-3,520 SF
- CURRENT LEASE WITH DODEY'S BAR
- CALL FOR DETAILS

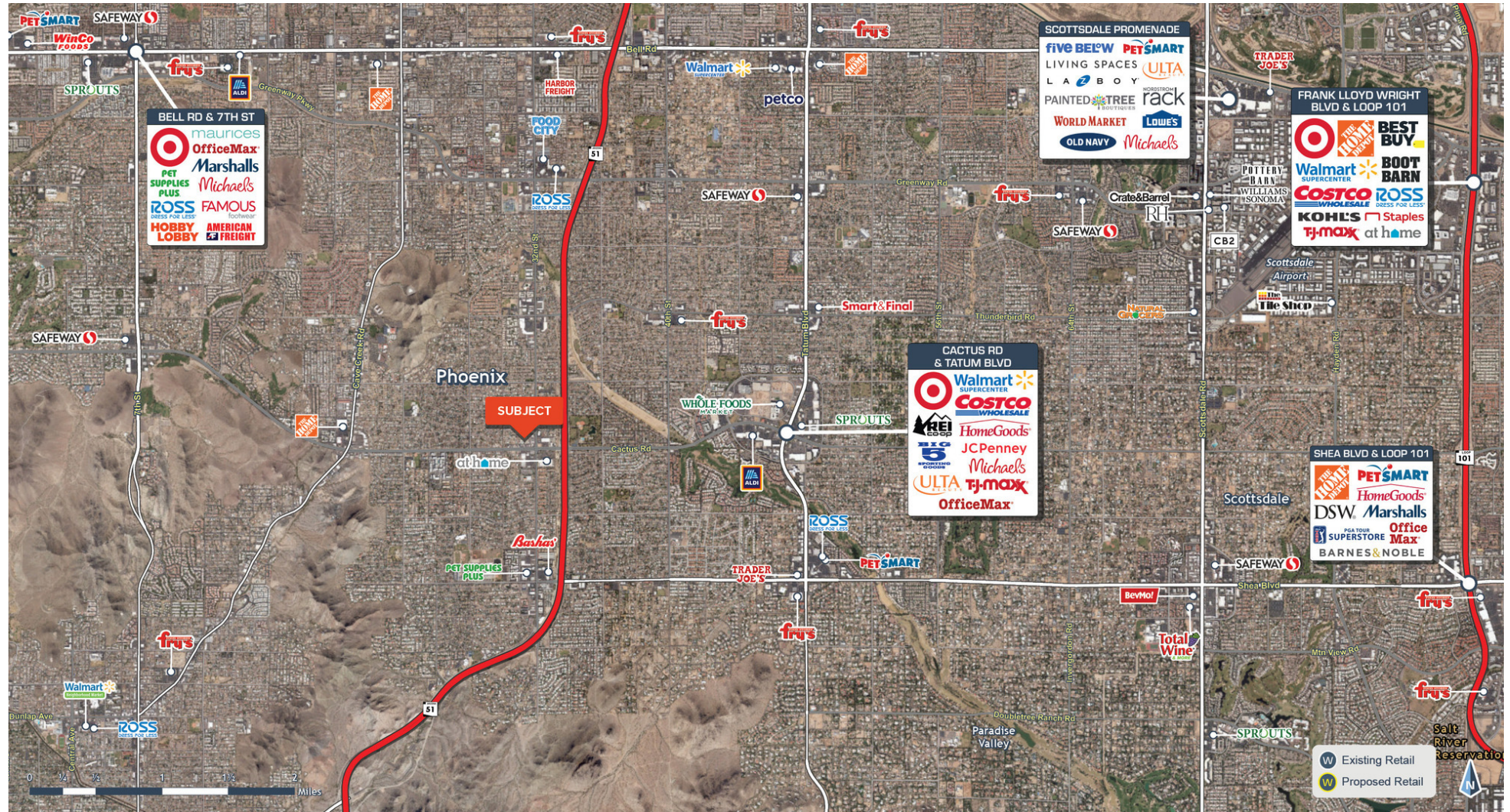
AREA CO-TENANTS



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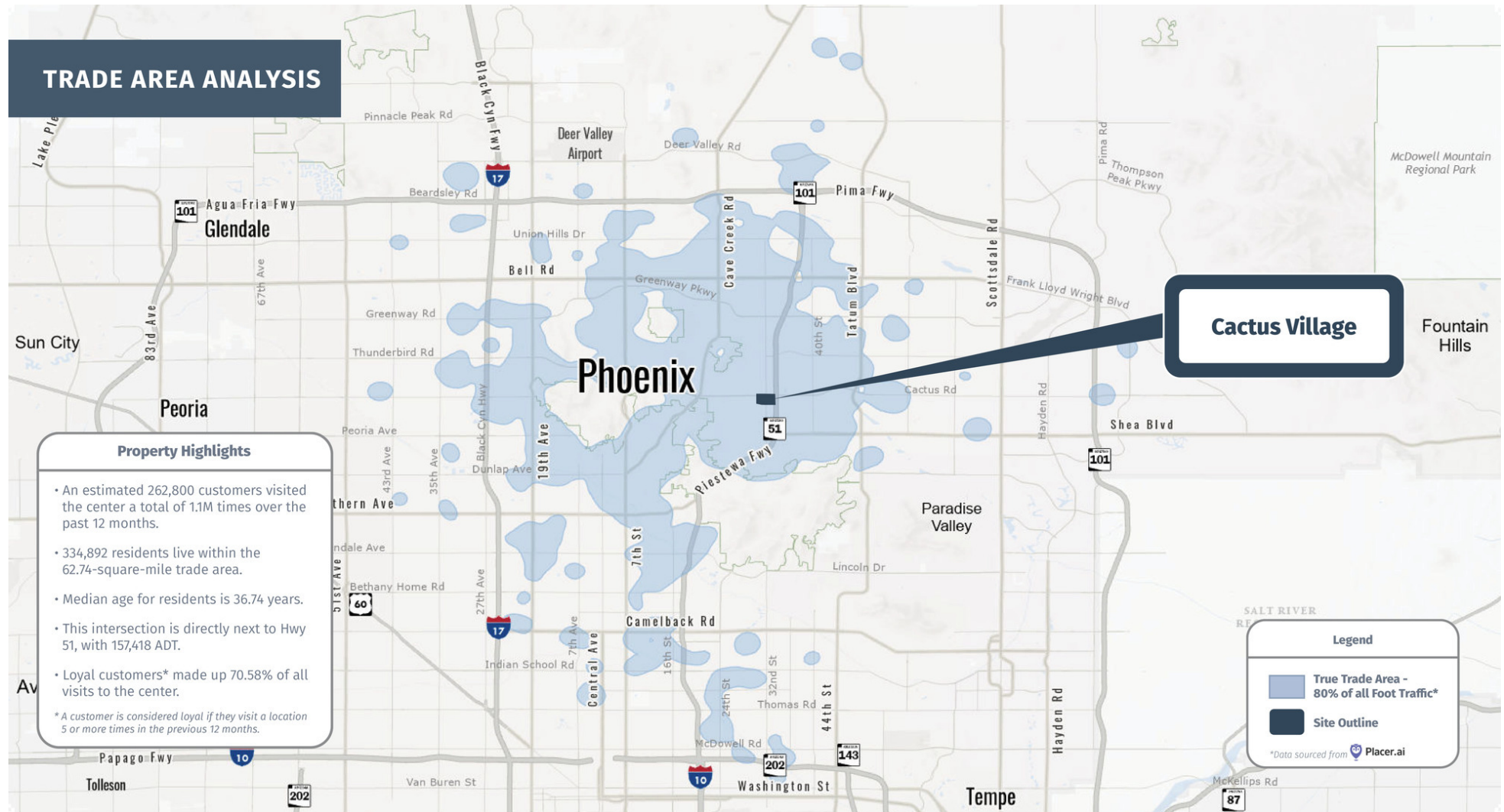
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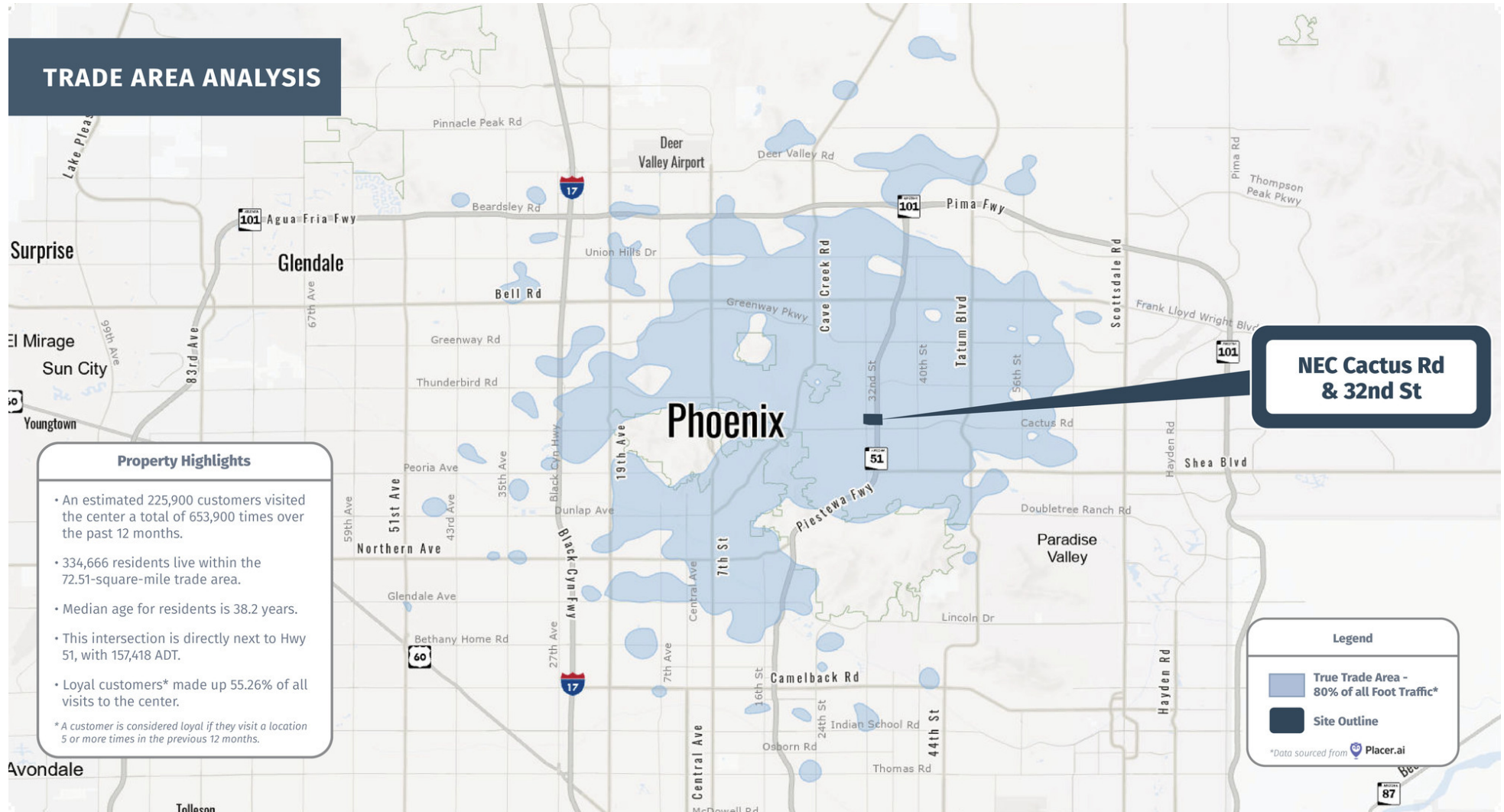
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	15,135	100,521	283,311
Median Age	43.9	42.9	42.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$92,783	\$88,987	\$95,160
Average	\$116,972	\$125,872	\$137,828



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	361	3,648	8,654
Employees	2,471	33,820	86,274
Daytime Population	11,117	92,996	254,465



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	49.9%	51.7%	54.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	70.1%	66.8%	69.3%
Services	10.9%	16.1%	15.4%
Blue Collar	19.0%	17.1%	15.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,387	42,429	119,914
Median Home Value	\$497,131	\$518,998	\$553,235

* 2025 Demographic data derived from ESRI

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