

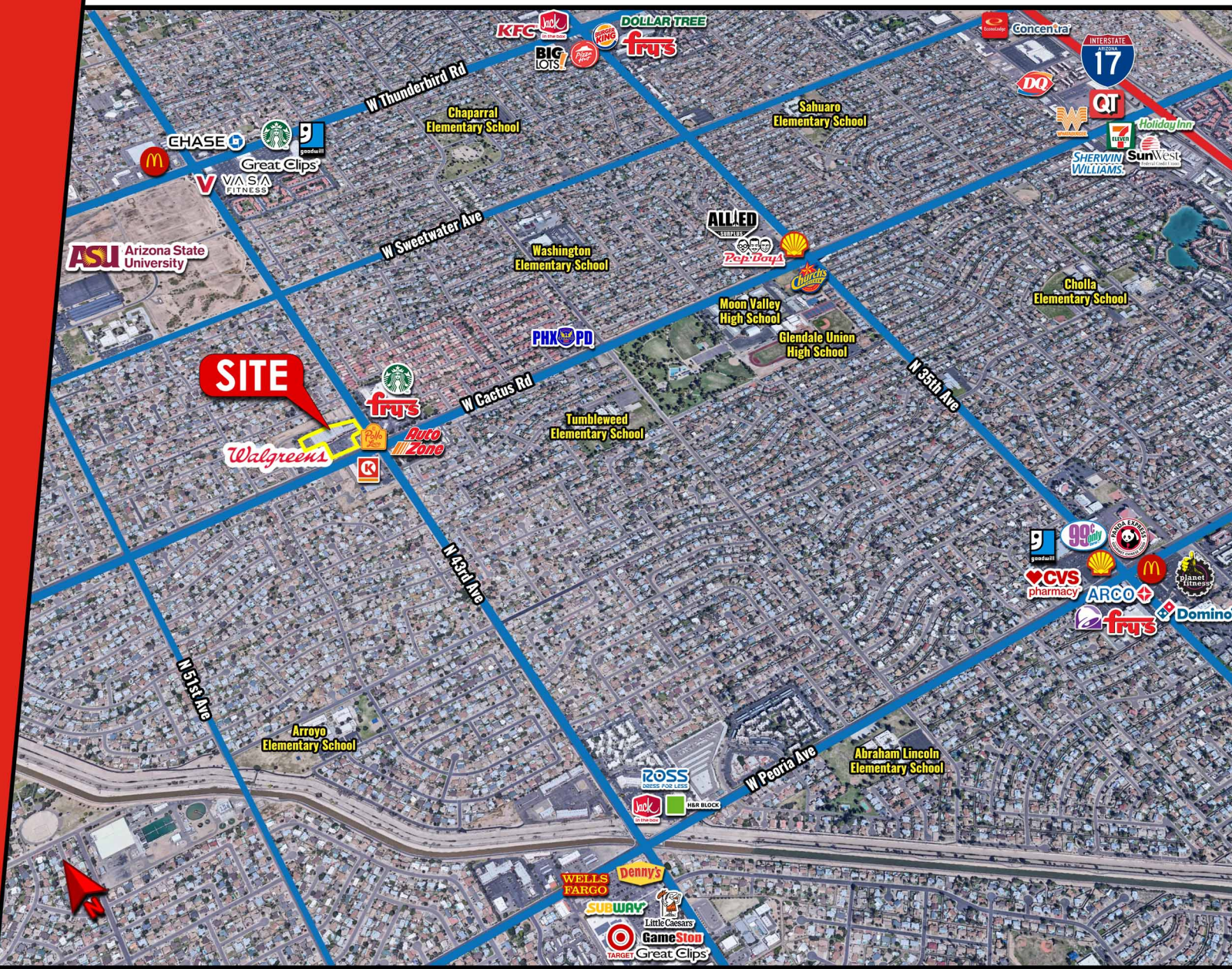


# MIMCO

Commercial Real Estate Management & Investments

## CACTUS VILLAGE

## 4312-4414 W Cactus Glendale, AZ



**FOR LEASE**  
Retail • Warehouse • Office / Showroom

 **MIMCO**  
Commercial Real Estate Management & Investments

**(915) 779-6500**  
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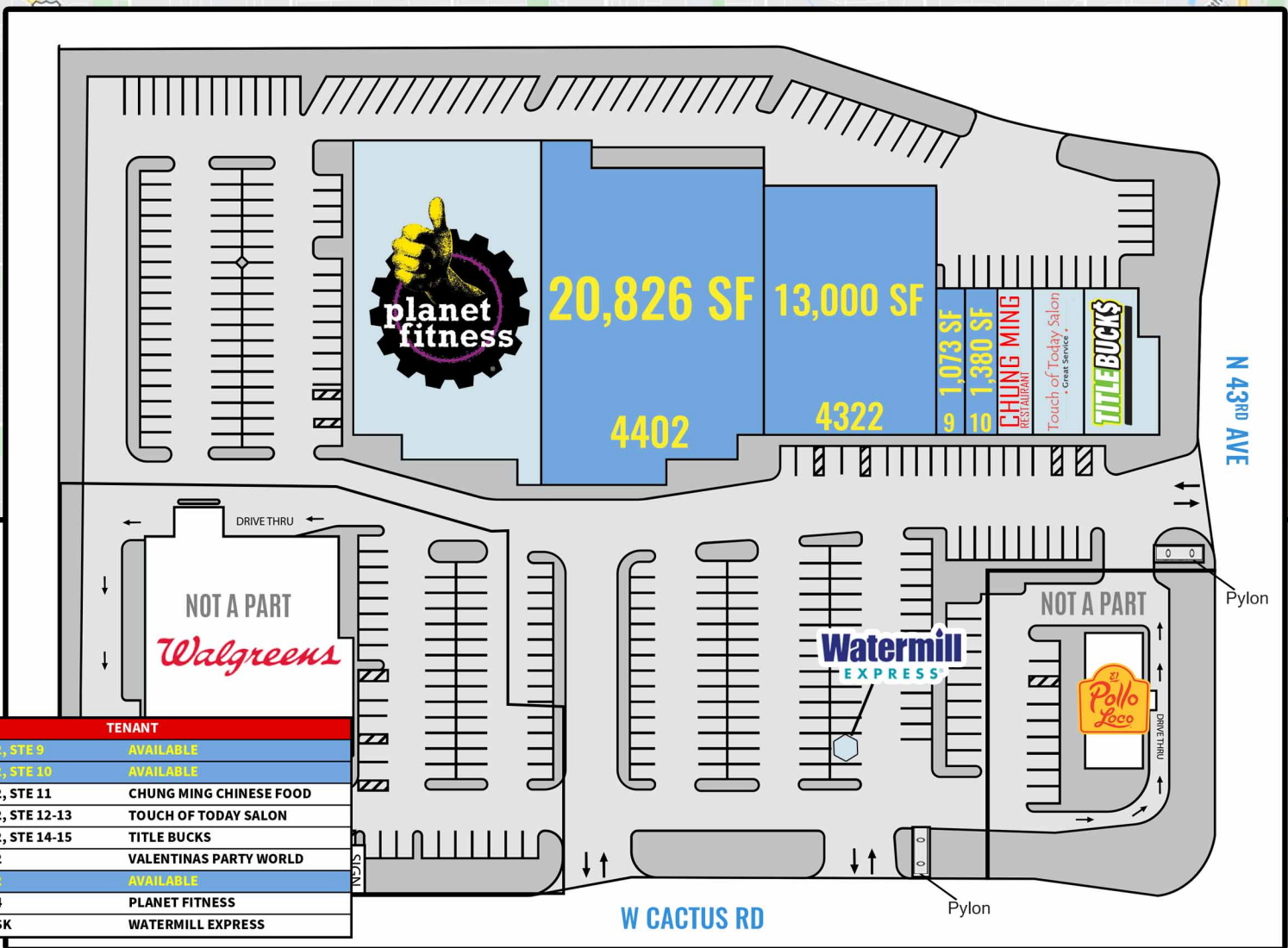
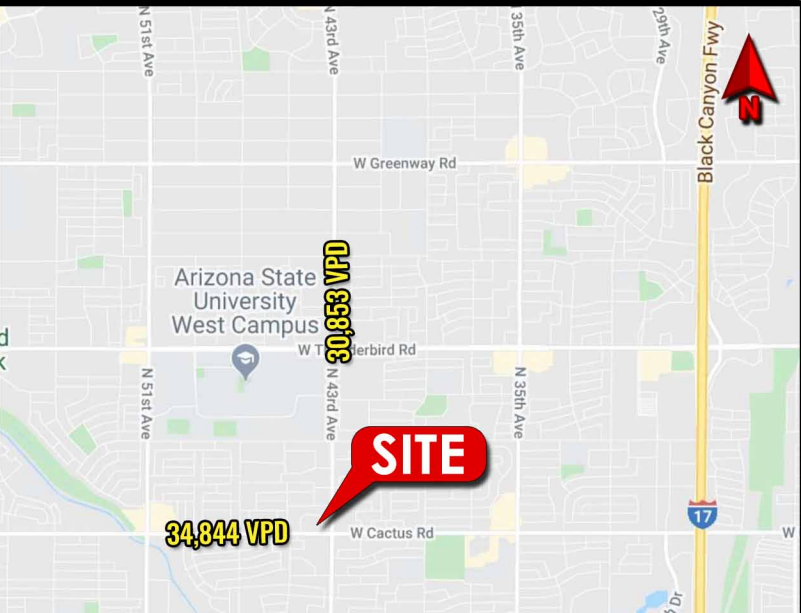


# CACTUS VILLAGE

## 4312-4414 W Cactus

## Glendale, AZ

| Available   Size                                   |             | Lease Rate     |                   |
|----------------------------------------------------|-------------|----------------|-------------------|
| 4312 Ste 9   1,073 SF                              |             | Call for Rates |                   |
| 4312 Ste 10   1,380 SF<br><b>FORMER RESTAURANT</b> |             | Call for Rates |                   |
| 4322   13,000 SF *OCCUPIED BUT AVAILABLE           |             | Call for Rates |                   |
| 4402   20,826 SF                                   |             | Call for Rates |                   |
| Zoning   Area C-1   North Mountain                 |             |                |                   |
| Demographics (2023 Est)                            |             |                |                   |
|                                                    | 1 mi radius | 3 mi radius    | 5 mi radius       |
| Population                                         | 16,225      | 151,898        | 407,489           |
| Avg. HH Income                                     | \$113,668   | \$98,535       | \$98,226          |
| Traffic Counts (2022 Est)                          |             | Cactus N 43rd  | 34,844 Cars   Day |
|                                                    |             |                | 30,853 Cars   Day |



| SUITE           | TENANT                  |
|-----------------|-------------------------|
| 4312, STE 9     | AVAILABLE               |
| 4312, STE 10    | AVAILABLE               |
| 4312, STE 11    | CHUNG MING CHINESE FOOD |
| 4312, STE 12-13 | TOUCH OF TODAY SALON    |
| 4312, STE 14-15 | TITLE BUCKS             |
| 4322            | VALENTINAS PARTY WORLD  |
| 4402            | AVAILABLE               |
| 4414            | PLANET FITNESS          |
| KIOSK           | WATERMILL EXPRESS       |

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