

ALL SUITES CAN EASILY BE COMBINED

\$849,900 (\$218.76 PSF) | 3,885 RSF



**PRICE
REDUCTION**

For Sale
OCCUPIED OR VACANT

JEFFREY J.
QUATRONE E.A.
Tax and Accounting



CONTACTS

Brian Uretzky
617.308.0458
buretzky@keyser.com

Jordan Siek
206.291.3845
jsiek@keyser.com



**WATCH THE FULL
PROPERTY VIDEO**

3030 EAST CACTUS ROAD, PHOENIX, AZ 85032



PROPERTY OVERVIEW



BUILDING SF

3,885 RSF (\$218.76 PSF)



ZONING

R-5



ACRES

0.32 AC



YEAR BUILT

1972



NO. OF SUITES

4 (FOUR)



VISIBILITY

PROMINENT SIGNAGE
OFF CACTUS ROAD



VEHICLES PER DAY

42,244-46,755



PARKING RATIO

4.6 PER 1,000 RSF
18 TOTAL (8 COVERED)



ADDRESS

3030 EAST CACTUS ROAD
PHOENIX, AZ 85032

SALE PRICE

PRICE REDUCTION: \$849,900

FOR SALE AS AN OWNER/USER
OR INVESTMENT



PROPERTY PHOTOS



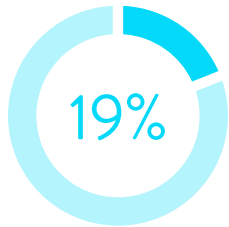
FLOOR PLAN



LOCATION (5 MILES)

| | |
|-------------------------------|-----------|
| Current Population | 284,465 |
| Population Growth (2010-2025) | + 17.5% |
| Households | 121,735 |
| Medium HH Income | \$101,924 |
| Total Business | 15,336 |
| Total Employees | 88,305 |

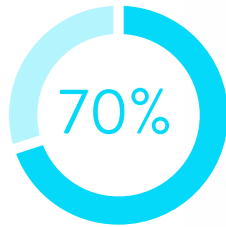
EDUCATION DATA



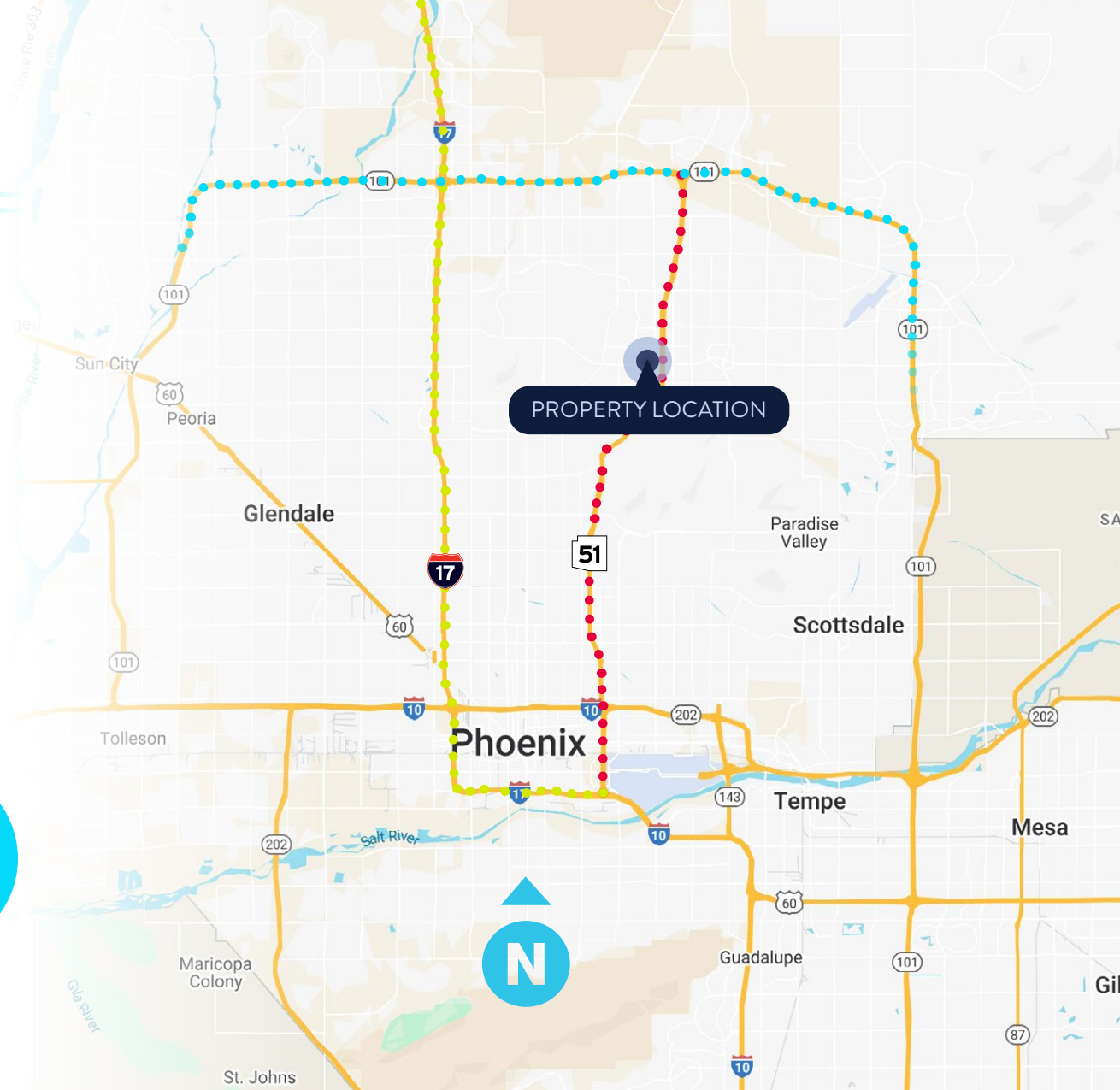
High School Graduate



At Least Some College



Bachelor's or Higher



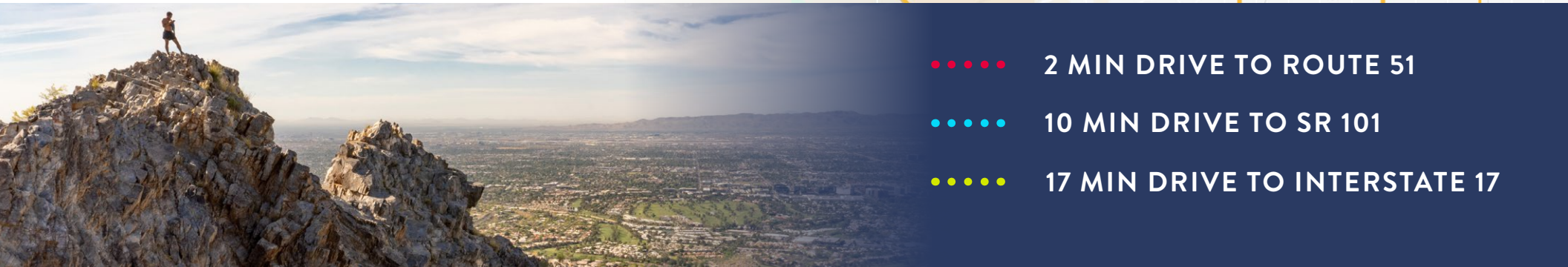
2 MIN DRIVE TO ROUTE 51



10 MIN DRIVE TO SR 101



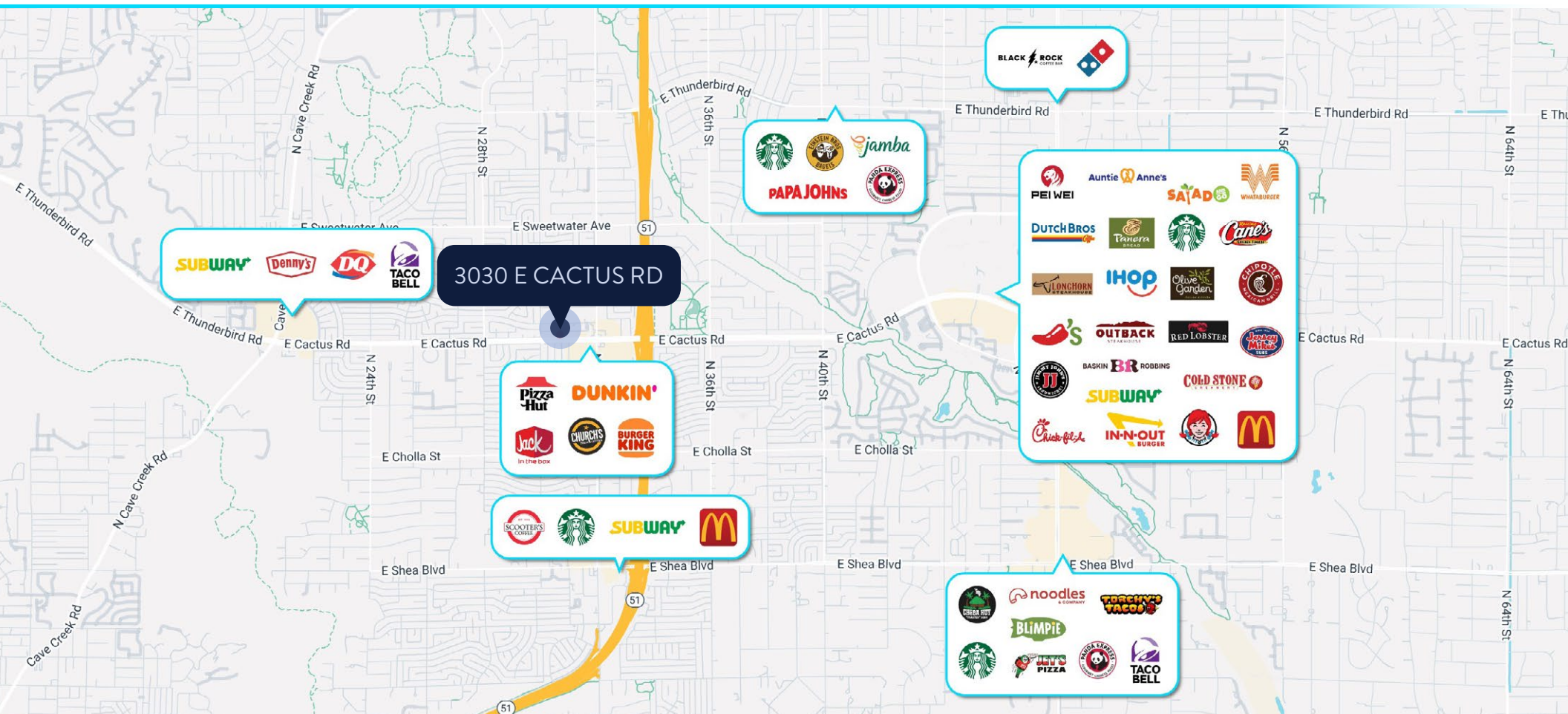
17 MIN DRIVE TO INTERSTATE 17



AMENITIES



PARADISE VALLEY



RESTAURANTS

- | | |
|---------------------|--------------------|
| Denny's | Outback Steakhouse |
| Panera | Chili's |
| Longhorn Steakhouse | Noodles & Company |
| Red Lobster | Jet's Pizza |
| Olive Garden | Cheba Hut |
| Pei Wei | Church's Chicken |

COFFEE AND TREATS

- | | |
|----------------------|----------------|
| Starbucks | Dutch Bros |
| Black Rock | Auntie Anne's |
| Scooter's Coffee | Coldstone |
| Dunkin' | Baskin Robbins |
| Einstein Bros Bagels | Dairy Queen |
| Jamba Juice | AND MORE... |

ABOUT R-5 ZONING

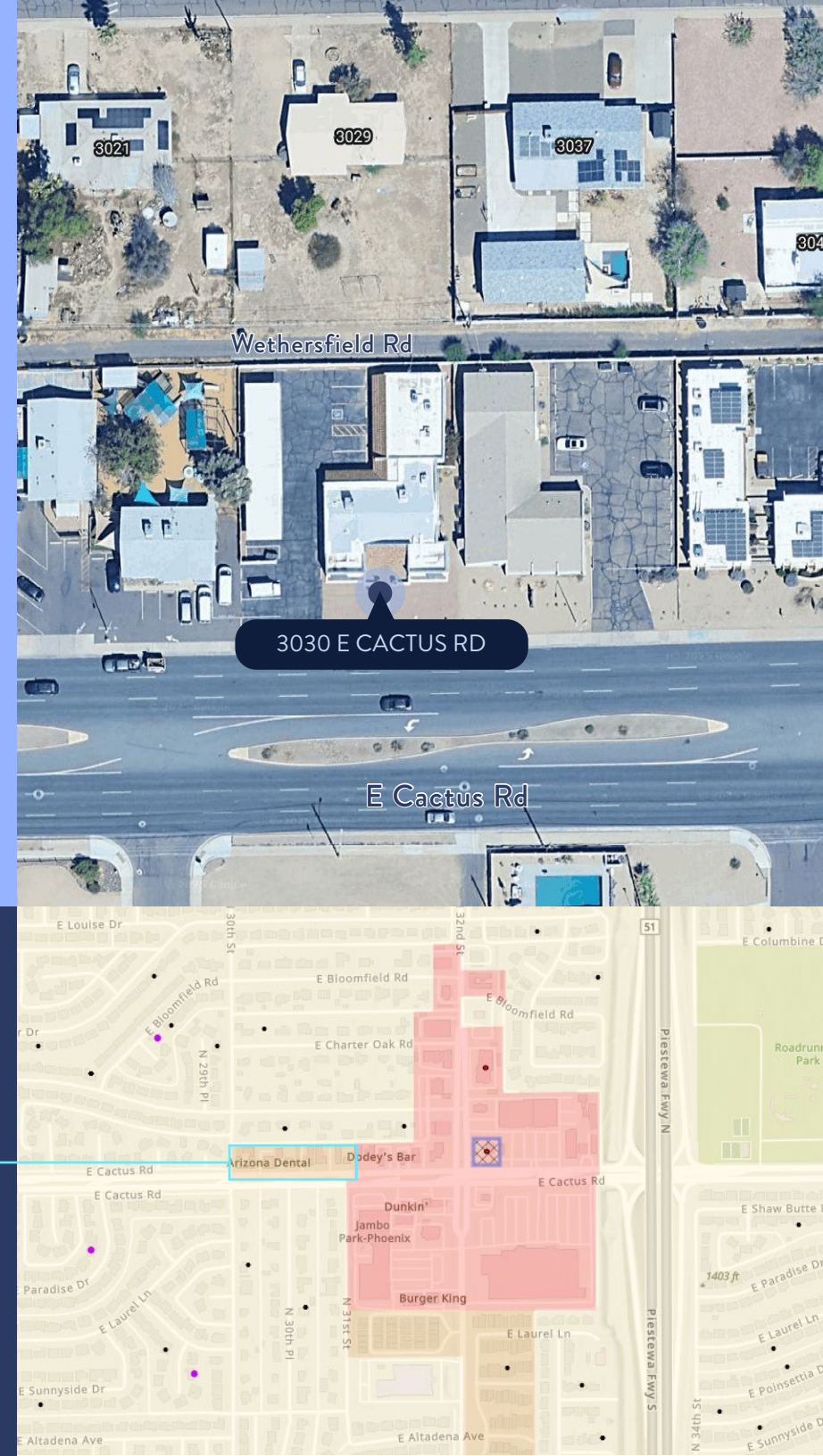
R-5 MULTIFAMILY RESIDENCE DISTRICT—RESTRICTED COMMERCIAL

The R-5 (Multifamily High-Density Residential - Restricted Commercial) zoning in Phoenix is designed to accommodate both commercial opportunities and high-density residential developments, offering diverse housing options suitable for urban living.

Potential uses include:

- + **Offices for professional use**, including medical center, wellness center, and counseling services
- + **Office for Administrative, Clerical, or Sales Services**
- + **Biomedical and Medical Research Offices**
- + Large Apartment Complexes
 - (e.g., high-rise or mid-rise buildings)
- + Condominiums & Mixed-Use Developments
- + Senior Housing & Assisted Living Facilities
- + Student Housing near Universities
- + Community Amenities
 - (e.g., fitness centers, shared courtyards)

By utilizing the high-density allowances of R-5 zoning, the property can be developed into a vibrant mixed residential and commercial community that maximizes land use, provides diverse housing solutions, and contributes to urban growth and sustainability with local businesses.



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THANK YOU.

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