



CACTUS PLAZA

4323 W CACTUS RD | GLENDALE, AZ 85304

AVAILABLE FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

TRENT RUSTAN
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trustan@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
04.10.26

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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PROPERTY FEATURES

Address	4323 W Cactus Rd Glendale, AZ 85304 (SWC Cactus Rd/43rd Ave) Busy Corner Location
Property Size	±26,620 SF
Year Built	1985
Parcel	148-01-001J
Frontage	Cactus Rd & 43 rd Ave
Signage	Building/Monument
Availability	Suite 17: ±1,800 SF

PROPERTY HIGHLIGHTS

- Good Visibility and Easy Access
- Complementary Co-Tenants
- Monument Signage Available
- ASU West Campus within .5 Mile
- 2024 Population within 3 Miles: 160,216
- Built-Out Space Available



Abundant Parking & Signage



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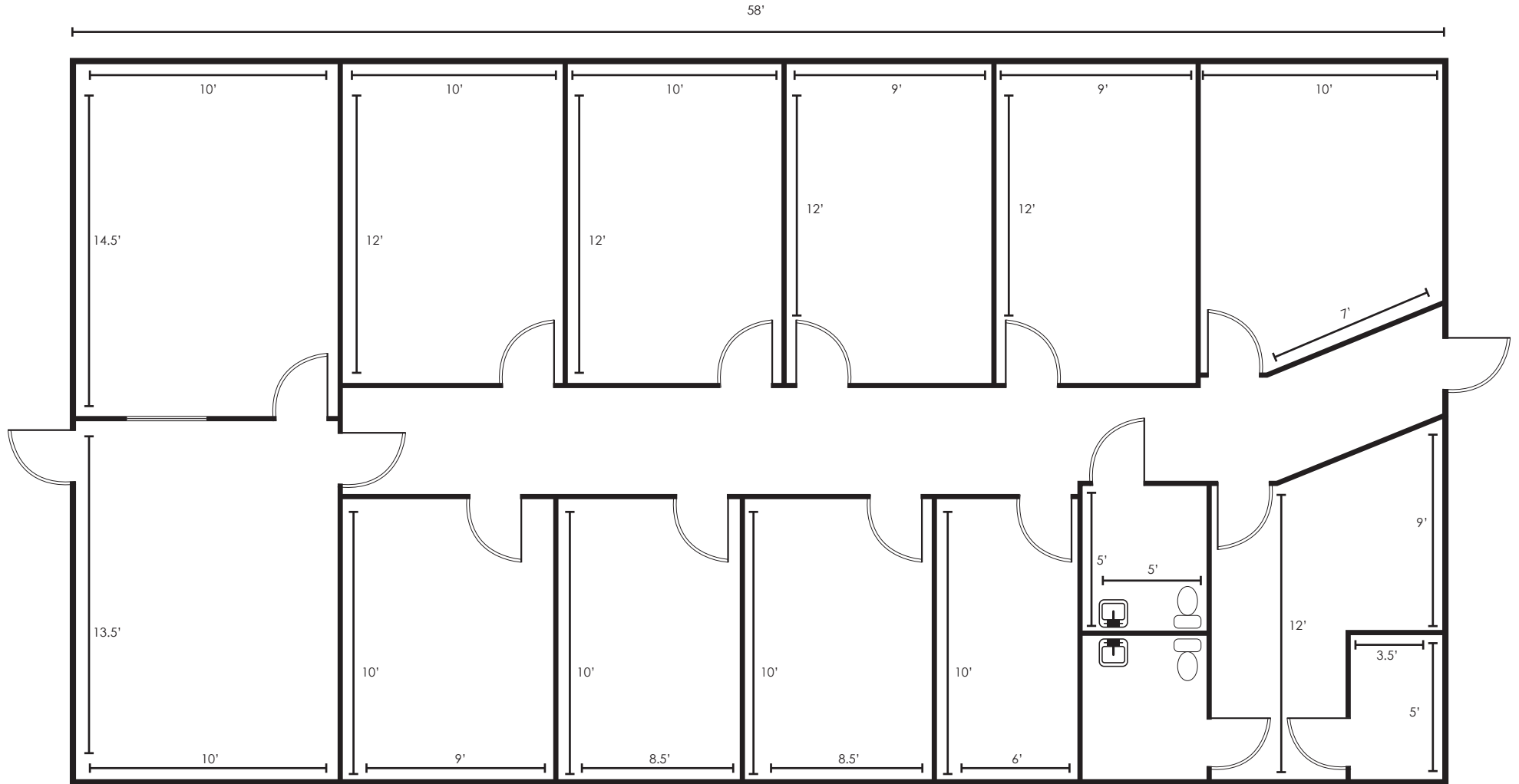


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SITE MAP

W CACTUS RD (32,218 VPD)

43RD AVE (29,003 VPD)



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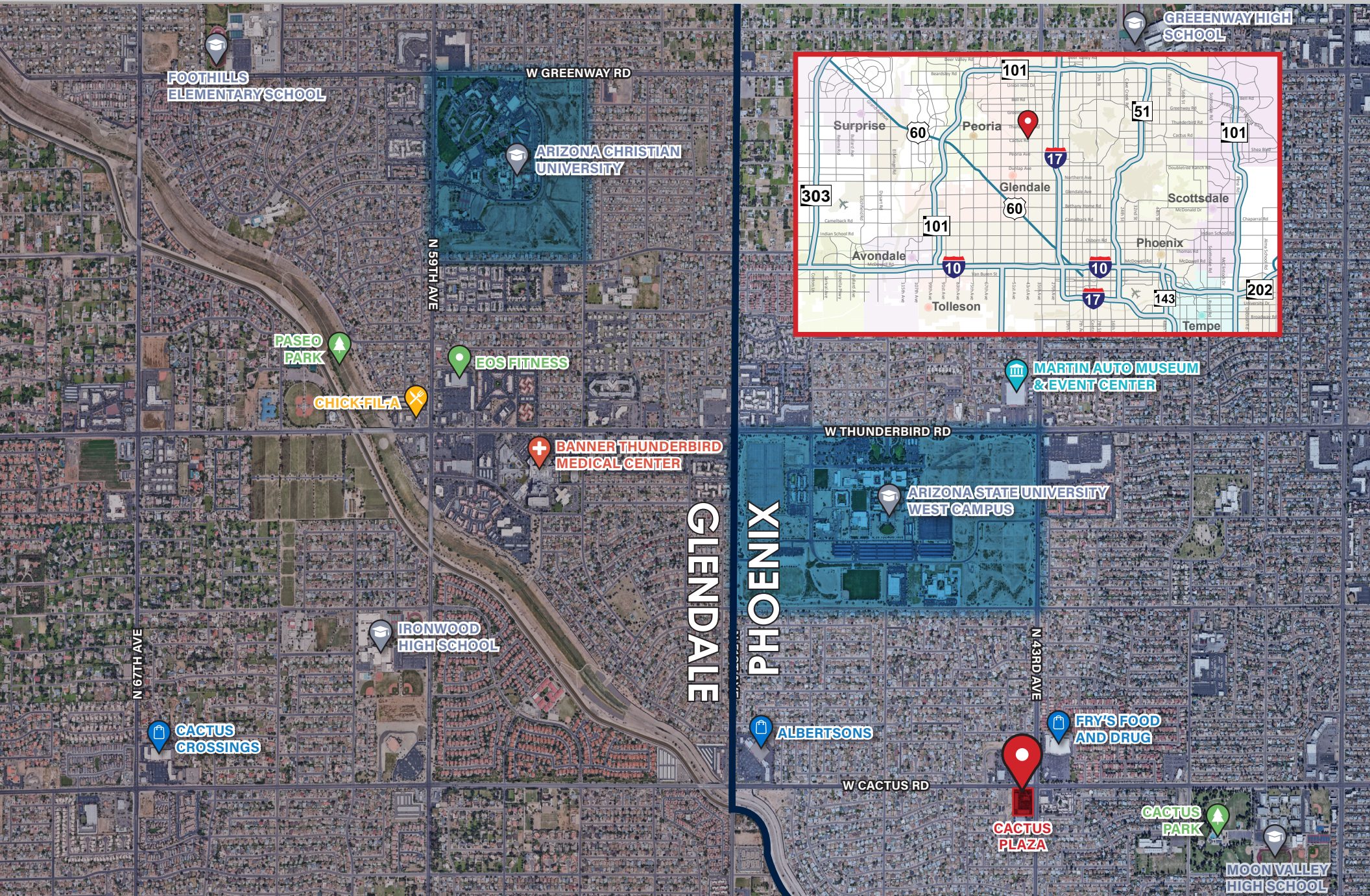
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AREA MAP



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4323 W Cactus Rd, Glendale, Arizona, 85304

Ring of 1 mile

KEY FACTS

18,444

Population



6,273

Households

36.8

Median Age

\$67,446

Median Disposable Income

EDUCATION

12.7%

No High School Diploma



28.0%
High School Graduate



35.1%

Some College/
Associate's Degree



24.2%
Bachelor's/Grad/
Prof Degree

INCOME



\$82,171

Median Household Income



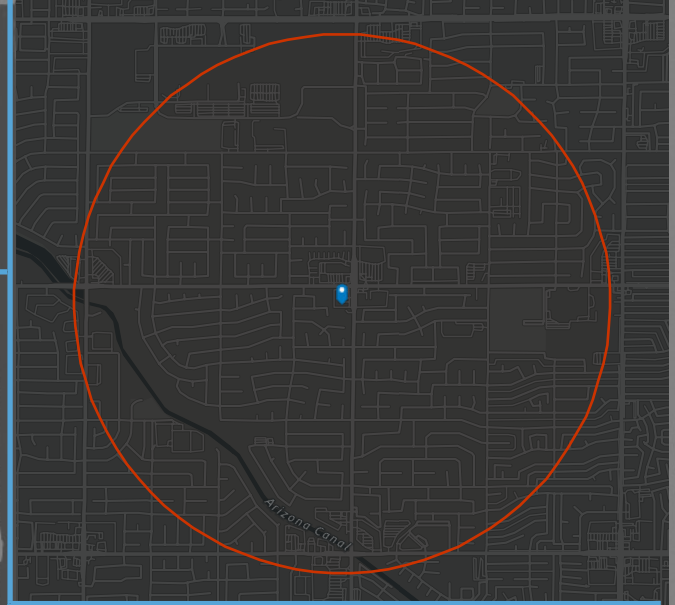
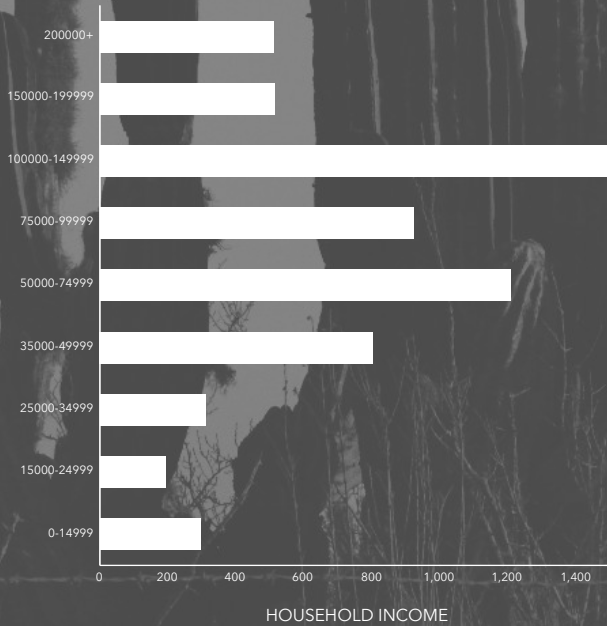
\$34,082

Per Capita Income



\$274,448

Median Net Worth



EMPLOYMENT

58.6%

White Collar

29.2%

Blue Collar

14.1%

Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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