

FOR LEASE



3246 E Cactus Rd

Phoenix, AZ 85032

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Property Summary

FOR LEASE

PROPERTY DESCRIPTION

Commercial building leasing opportunity at 3246 E Cactus Rd, Phoenix, AZ 85032. This freestanding building combines exceptional visibility, strong signage potential, and a clean, professional exterior—making it an excellent opportunity for businesses seeking a strategic, high visibility location.

The property offers 2,080 square feet of functional interior space with a versatile open layout suitable for retail, office, showroom, medical, or service-based uses. Large storefront windows spanning the full front façade provide excellent natural light and create an ideal canvas for displays or branding. A covered front walkway offers shaded customer entry and enhances curb appeal.

Positioned on a 0.21-acre lot, the building features door-front parking for maximum convenience, with additional open space at the rear that can be utilized for overflow parking, secure storage, or operational expansion. The structure's simple, modern exterior allows incoming tenants to easily tailor the look and feel of the building to suit their business identity.

Located just off the State Route 51 and Cactus Rd interchange, the site benefits from outstanding accessibility, good daily traffic, and strong visibility from Cactus Road. Its freestanding nature offers privacy, identity, and signage opportunities that multi-tenant centers can't match.

This property blends visibility, functionality, and flexibility creating an ideal setting for businesses ready to grow and establish a strong presence in a thriving North Phoenix corridor. Contact listing agent to schedule a tour. Do not disturb Tenant.



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,080 SF
Lot Size:	9,044 SF
Building Size:	2,080 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	281	1,072	5,951
Total Population	718	2,659	14,351
Average HH Income	\$121,175	\$120,436	\$108,911

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Location Description

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LOCATION DESCRIPTION

Situated on the high-visibility northwest corner of Cactus Rd and State Route 51, this stand-alone commercial building sits on a 0.21-acre parcel and offers exceptional exposure and unmatched accessibility in the heart of north Phoenix. With approximately 375 feet of prominent street frontage, the property captures the attention of the daily traffic traveling east and west along Cactus Rd. A 2025 traffic study reported that 41,739 vehicles passing the site daily. This amount of exposure provides consistent visibility and a strong branding potential.

Positioned just seconds from the Cactus Rd on/off ramps, clients, customers, and employees will enjoy quick and easy access to the premises along with the entire valley; including central Phoenix, Paradise Valley, Scottsdale, and surrounding residential communities. The property is surrounded by a wide variety of restaurants, retail centers, and service-oriented businesses, offering convenience for employees and enhancing customer draw. Major shopping corridors and neighborhood amenities are only minutes away.

On-site, the building features ample front parking, with an additional large open area at the rear suitable for overflow parking, secure storage, or potential expansion depending on operational needs. The stand-alone configuration provides flexibility, privacy, and branding opportunities not typically available in multi-tenant settings.

This property offers a rare combination of visibility, access, parking, and adaptability—making it an excellent opportunity for office, medical, retail, or specialty users seeking a well-located and highly functional space in Phoenix.

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Highly visible location
- Prime commercial space for lease
- 2080 square feet
- Versatile layout
- Highly street visible signage
- Ample parking
- Easy access for customers and employees
- Ideal for retail, office, or service-oriented businesses
- Exterior refresh in 2025
- HVAC units replaced in 2017
- 270 square feet of frontage
- Standalone building
- Additional outdoor flex space on the north side of the building
- Dedicated customer parking
- Located within an established commercial corridor
- Excellent access to SR-51
- Seen by 41,739 vehicles daily

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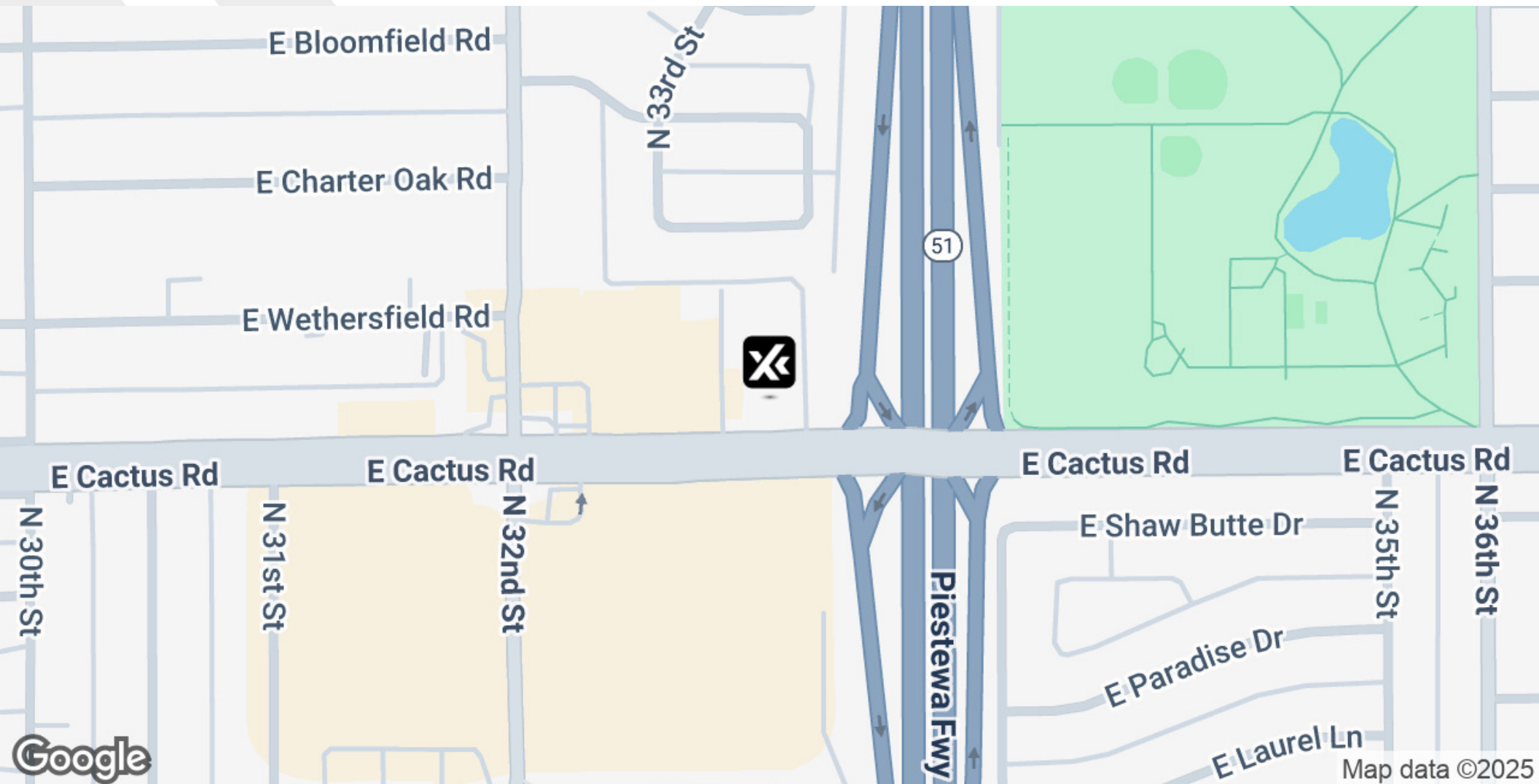
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Location Map

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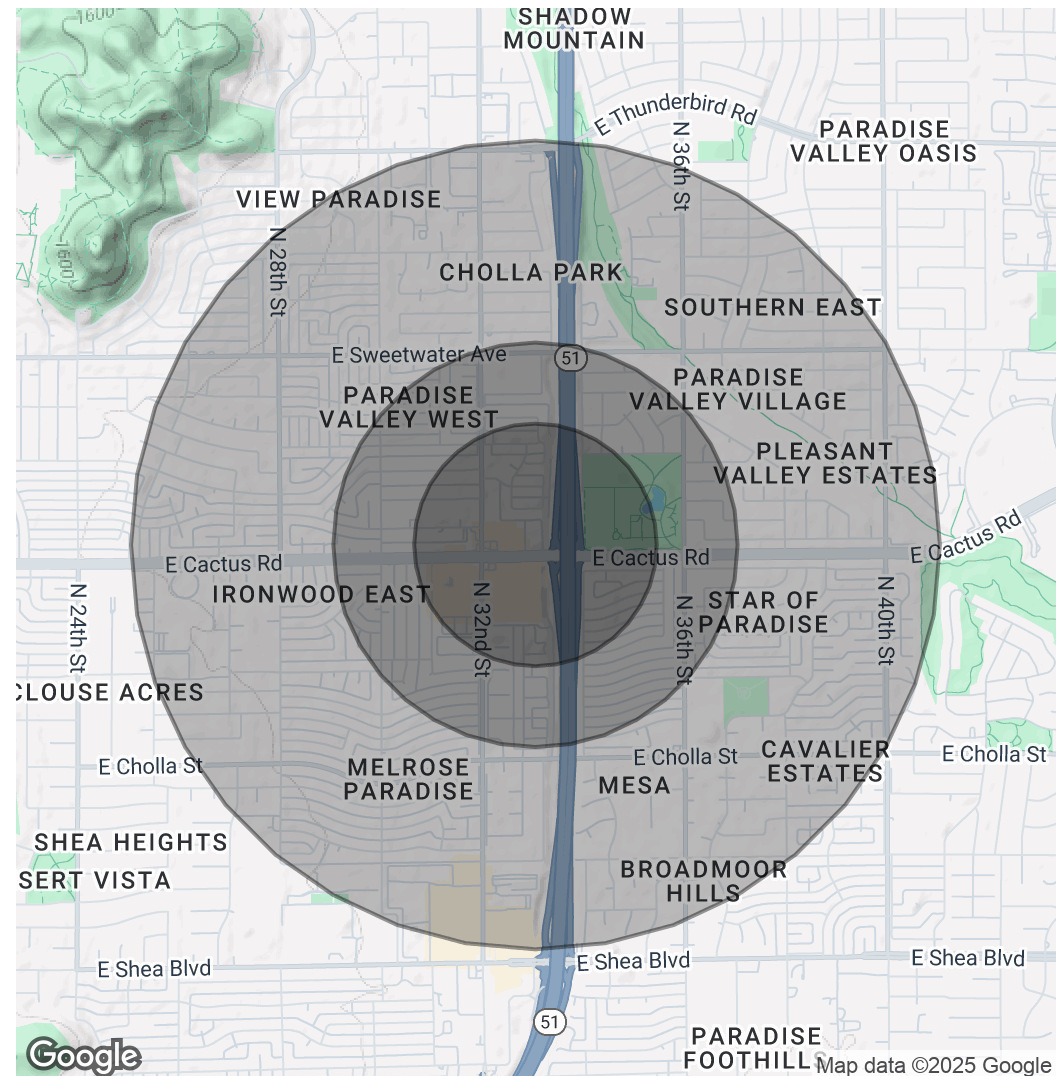
Demographics Map & Report

FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	718	2,659	14,351
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	281	1,072	5,951
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$121,175	\$120,436	\$108,911
Average House Value	\$488,835	\$499,492	\$493,615

Demographics data derived from AlphaMap



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Thank you!

Thank you for reviewing this
Offering Memorandum. Your time
and consideration are sincerely
appreciated. Please reach out
with any request or for additional
information. Do not disturb
Tenant.



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