



BUSINESS PLAZA

12020 N. 35th Ave | Phoenix, Arizona



**AVAILABLE
FOR SALE**

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COMMERCIAL PROPERTIES INC.

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MULTI-TENANT OFFICE SPACE IN A PRIME NORTH PHOENIX LOCATION

AVAILABLE FOR SALE

12020 N 35th Avenue offers a ±10,252 SF multi-tenant office property in an established North Phoenix location. Situated near N 35th Avenue and W Cactus Road, the property benefits from approximately 56,701 vehicles per day, ample parking, signage opportunities, and convenient access to I-17 via Cactus Road.

The surrounding area features a strong mix of residential neighborhoods, retail, schools, and commercial activity. Continued growth and investment throughout North Phoenix add to the location's appeal, making this property well suited for professional office, medical, and service-oriented users seeking visibility and accessibility.

PROPERTY SUMMARY

Address	12020 N 35th Ave, Phoenix, AZ 85029
For Sale	\$1,250,000
Project Size	±10,252 SF
Year Built	1973
Zoning	C-O
Parking Ratio	4.20/1,000

HIGHLIGHTS

- ±10,252 SF Multi-Tenant Office Building
- Ample Parking
- Monument & Building Signage Available
- High Traffic Counts (56,701 VPD at Intersection)
- Nearby Access to I-17 via Cactus Road



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. 08 13 26



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QuikTrip

CACTUS
HIGH SCHOOL

W GREENWAY RD

GREENWAY
HIGH SCHOOL

Banner Health®
BANNER THUNDERBIRD
MEDICAL CENTER

N 51ST AVE

fray's
ROSS
T-Mobile
DOLLAR TREE
Jack
BURGER KING
KFC

THE HOME DEPOT

THUNDERBIRD
HIGH SCHOOL

Chick-fil-A
Cane's

ASU
Arizona State University
WEST VALLEY CAMPUS

VASA
FITNESS

LOWE'S

Wendy's
BEST BUY
Walgreens

IRONWOOD
HIGH SCHOOL

W CACTUS RD

fray's

SITE

INTERSTATE
17

SONIC
America's Drive-In
K

MOON VALLEY
HIGH SCHOOL

N 35TH AVE

METROCENTER MALL
REDEVELOPMENT

N 19TH AVE

GLENDALE
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

W PEORIA AVE

ROSS
DRESS FOR LESS

TARGET

fray's

ROSE MOFFORD
SPORTS COMPLEX

fray's

goodwill

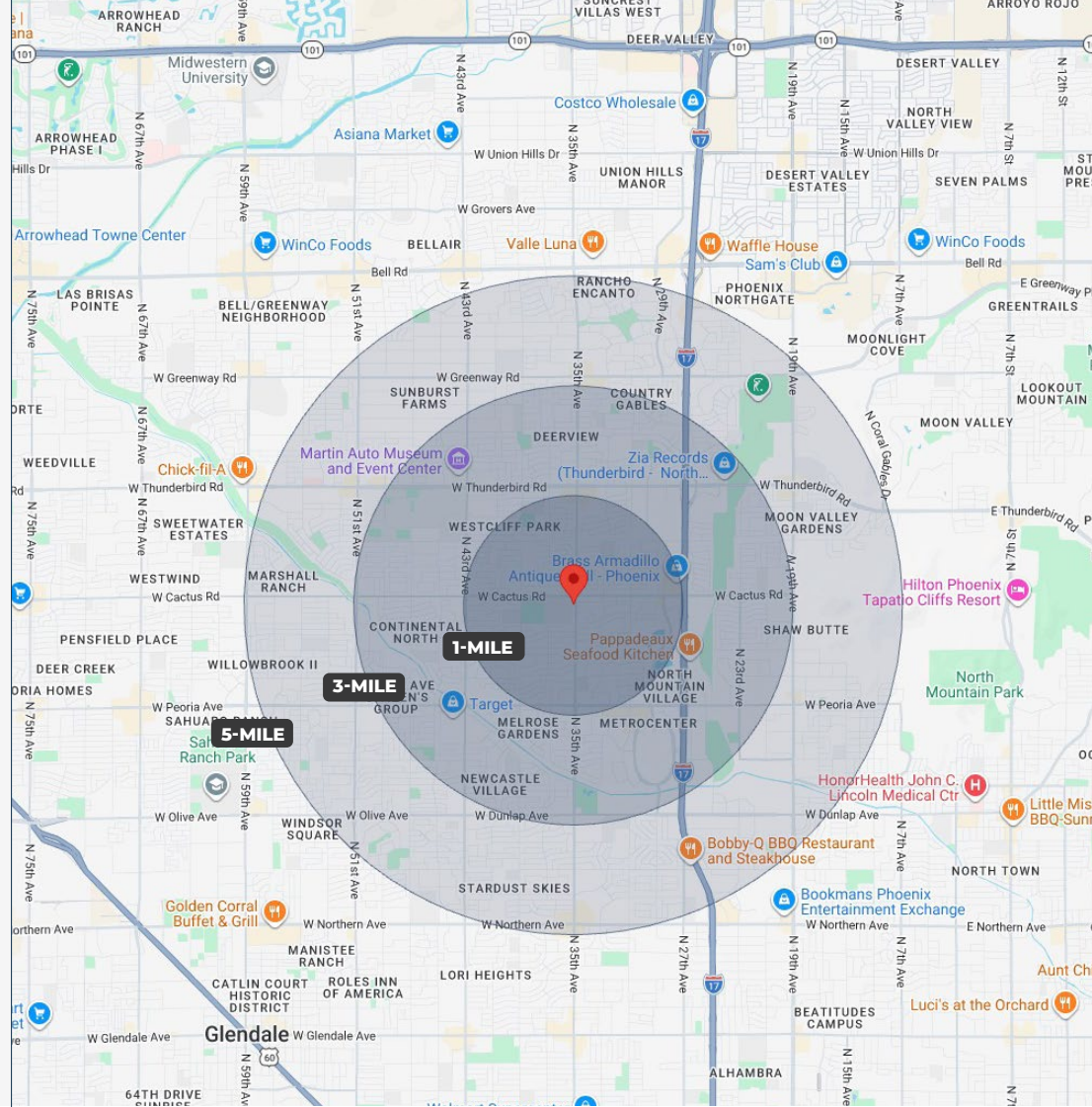
W DUNLAP AVE

EOS FITNESS
CVS
DUNKIN'

ARIZONA
COLLEGE

CORTEZ
HIGH SCHOOL

	1 Mile	3 Miles	5 Miles
2025 Population	21,460	174,267	445,841
Annual Growth 2020 - 2025	0%	0.7%	0.5%
2025 Households	7,505	64,218	167,801
Median Age	37.5	36.3	37.3
Bachelor's Degree or Higher	22%	21%	23%
Avg HH Income	\$83,475	\$84,968	\$89,868
Total Consumer Spending	\$232.8M	\$1.88B	\$5.05B
Daytime Employment	4,242	51,121	139,313
Businesses	603	5,469	15,931
Median Home Value	\$353,111	\$371,373	\$383,528



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