

ALL SUITES CAN EASILY BE COMBINED

\$895,000 (\$230.37 PSF) | 3,885 RSF

For Sale

OCCUPIED OR VACANT

JEFFREY J.
QUATRONE E.A.
Tax and Accounting

705

CONTACTS

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WATCH THE FULL
PROPERTY VIDEO

3030 EAST CACTUS ROAD, PHOENIX, AZ 85032



PROPERTY OVERVIEW



BUILDING SF

3,885 RSF (\$244.53 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

\$895,000

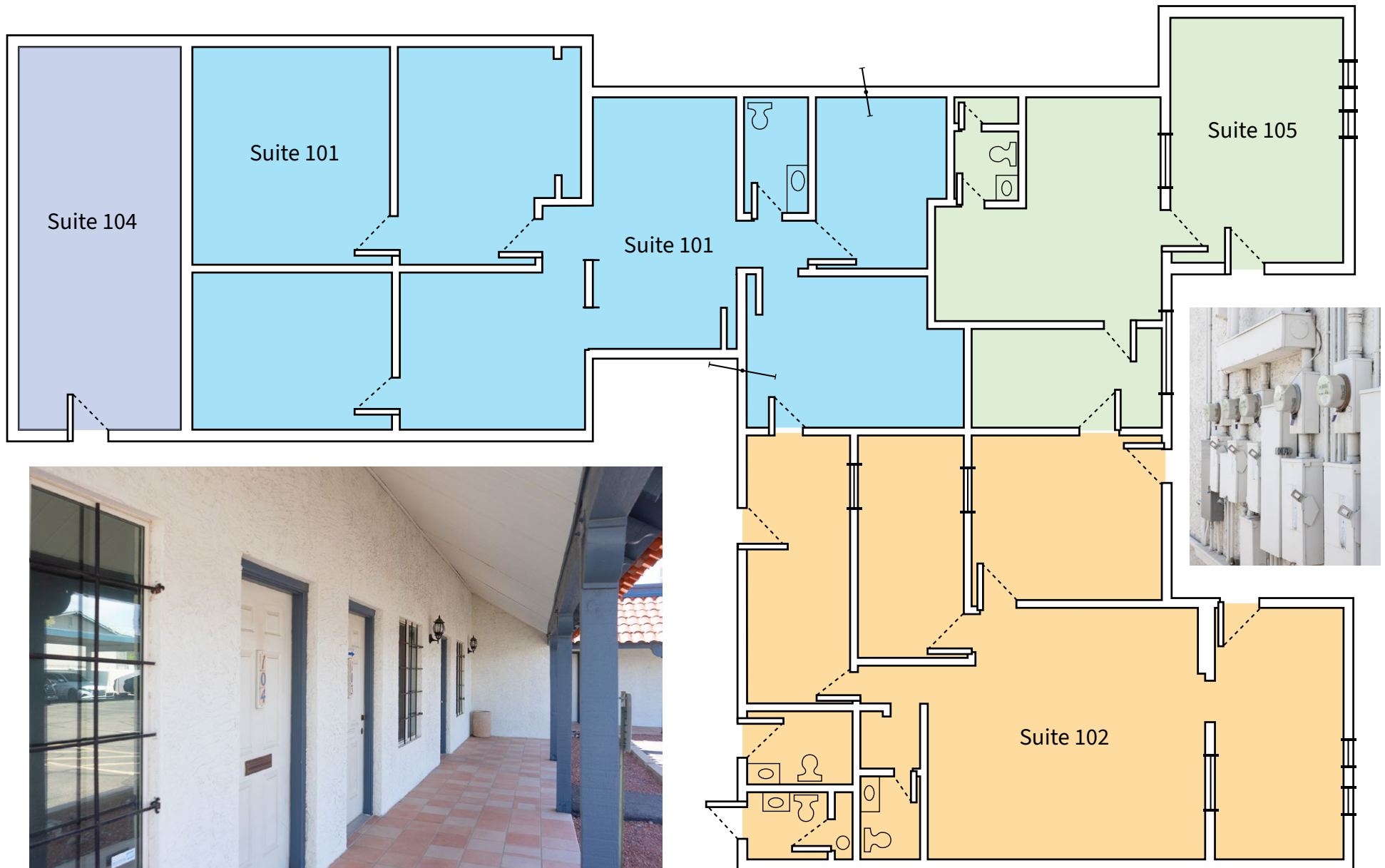
FOR SALE AS AN OWNER/USER
OR INVESTMENT



PROPERTY PHOTOS



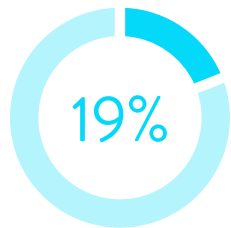
FLOOR PLAN



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

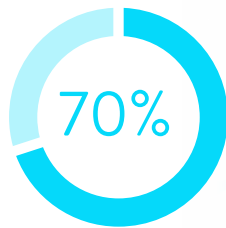
EDUCATION DATA



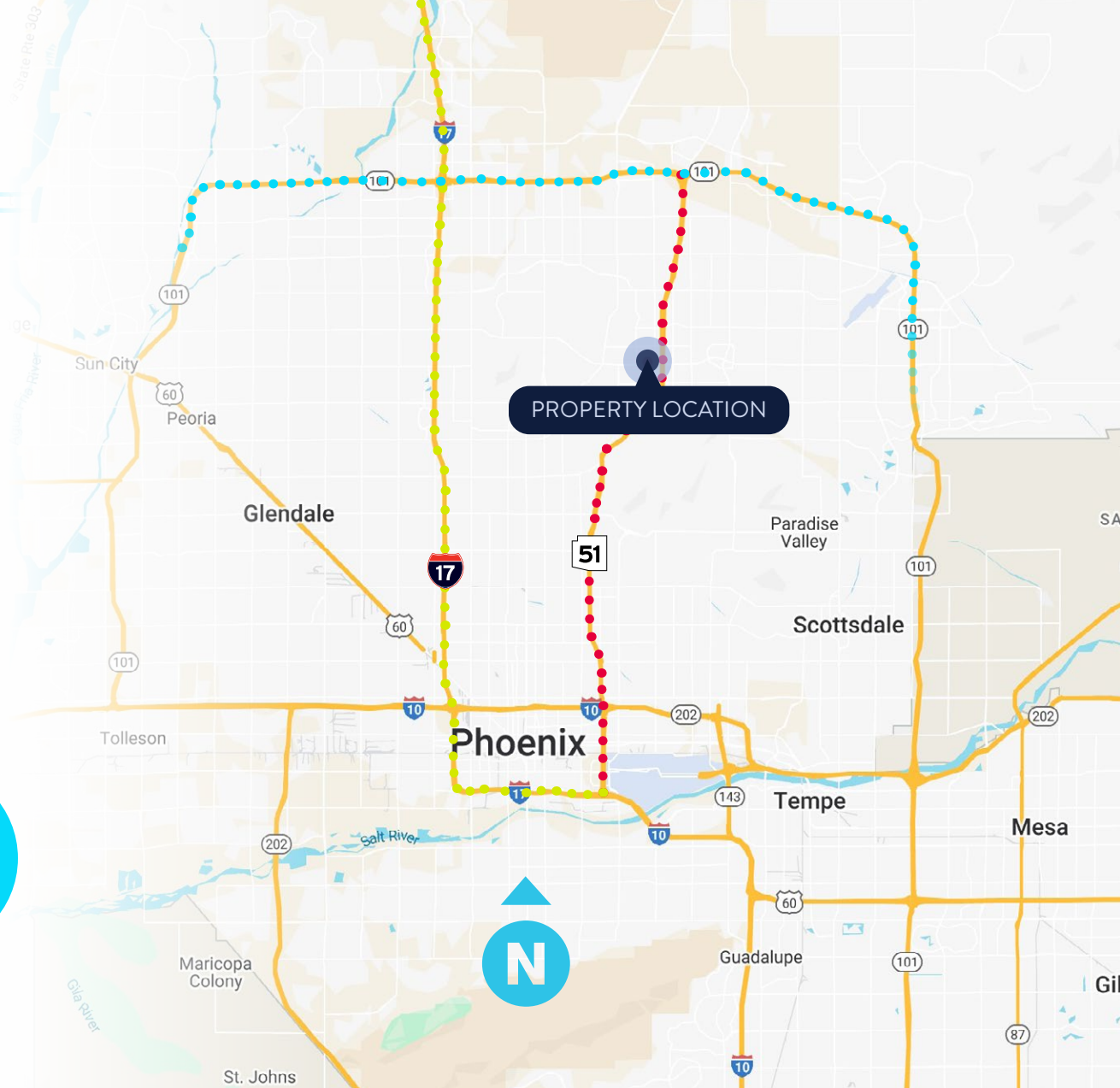
High School
Graduate



At Least
Some College



Bachelor's or
Higher

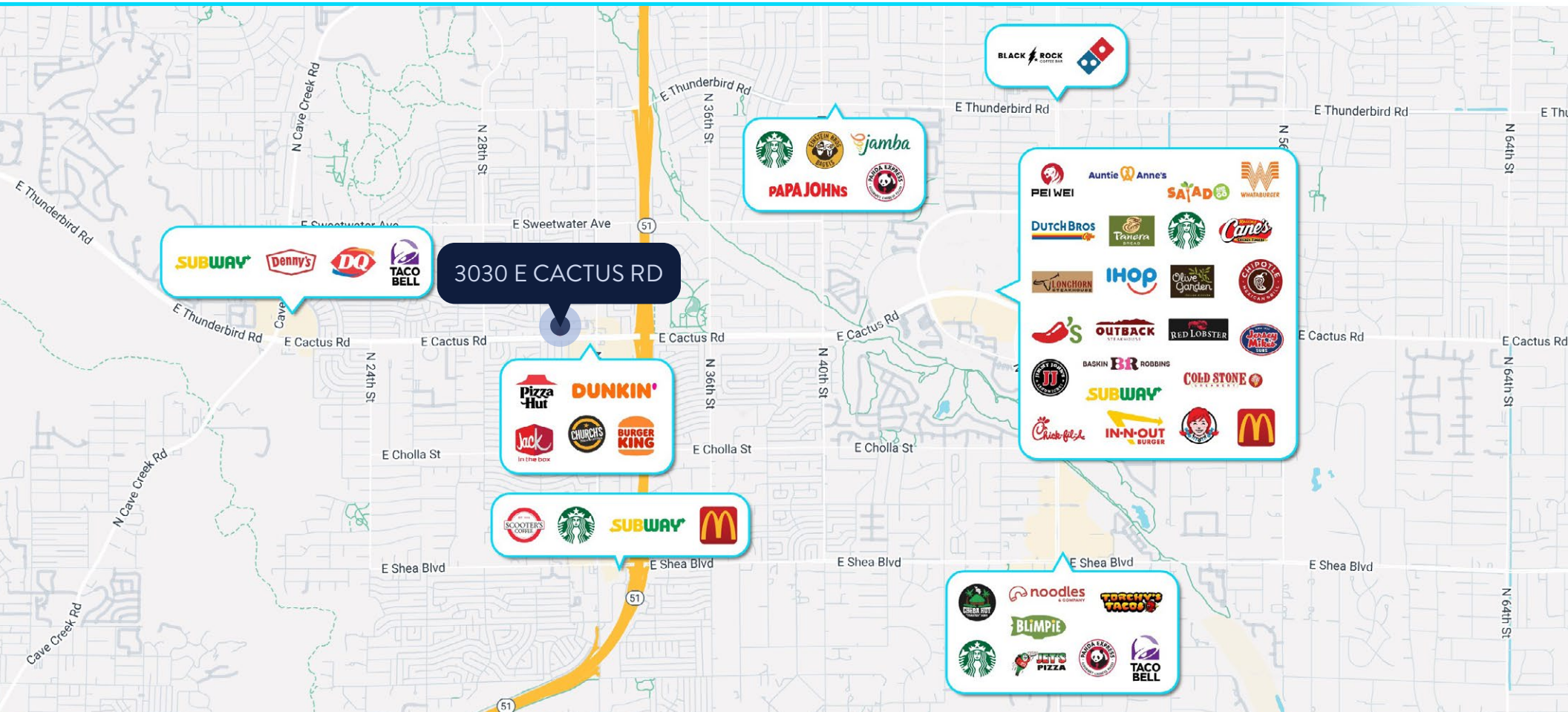


- 2 MIN DRIVE TO ROUTE 51
- 10 MIN DRIVE TO SR 101
- 17 MIN DRIVE TO INTERSTATE 17

AMENITIES



PARADISE VALLEY



RESTAURANTS

Denny's
Panera
Longhorn Steakhouse
Red Lobster
Olive Garden
Pei Wei

Outback Steakhouse
Chili's
Noodles & Company
Jet's Pizza
Cheba Hut
Church's Chicken

COFFEE AND TREATS

Starbucks
Black Rock
Scooter's Coffee
Dunkin'
Einstein Bros Bagels
Jamba Juice

Dutch Bros
Auntie Anne's
Coldstone
Baskin Robbins
Dairy Queen
AND MORE...

ABOUT R-5 ZONING

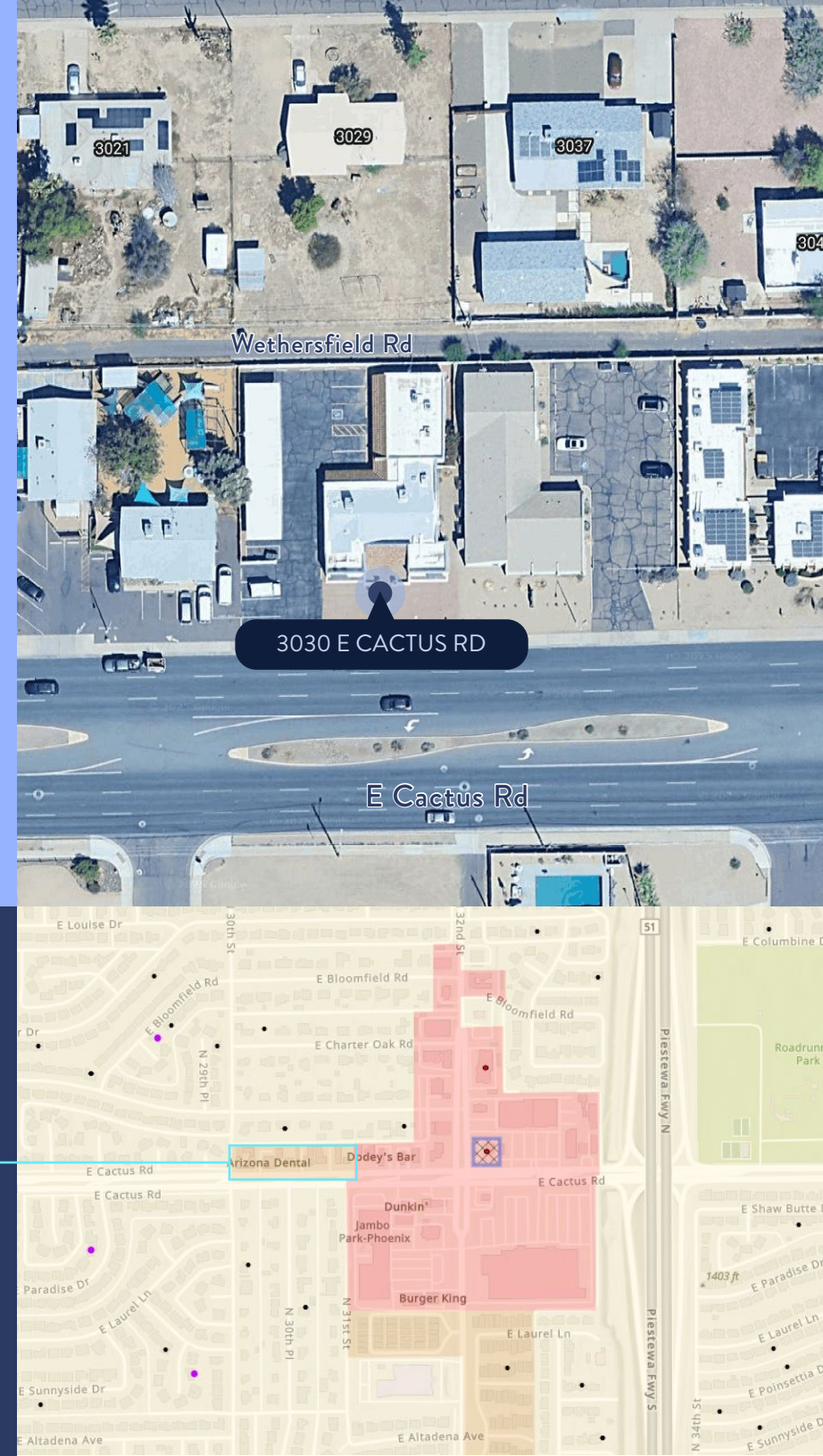
R-5 MULTIFAMILY RESIDENCE DISTRICT—RESTRICTED COMMERCIAL

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.



R-5

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THANK YOU.

