## ALL SUITES CAN EASILY BE COMBINED





## **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)



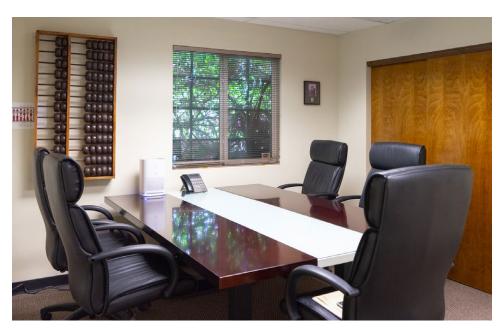


3030 EAST CACTUS ROAD PHOENIX, AZ 85032

\$ALE PRICE \$895,000 FOR SALE AS AN OWNER/USER OR INVESTMENT



# **PROPERTY PHOTOS**

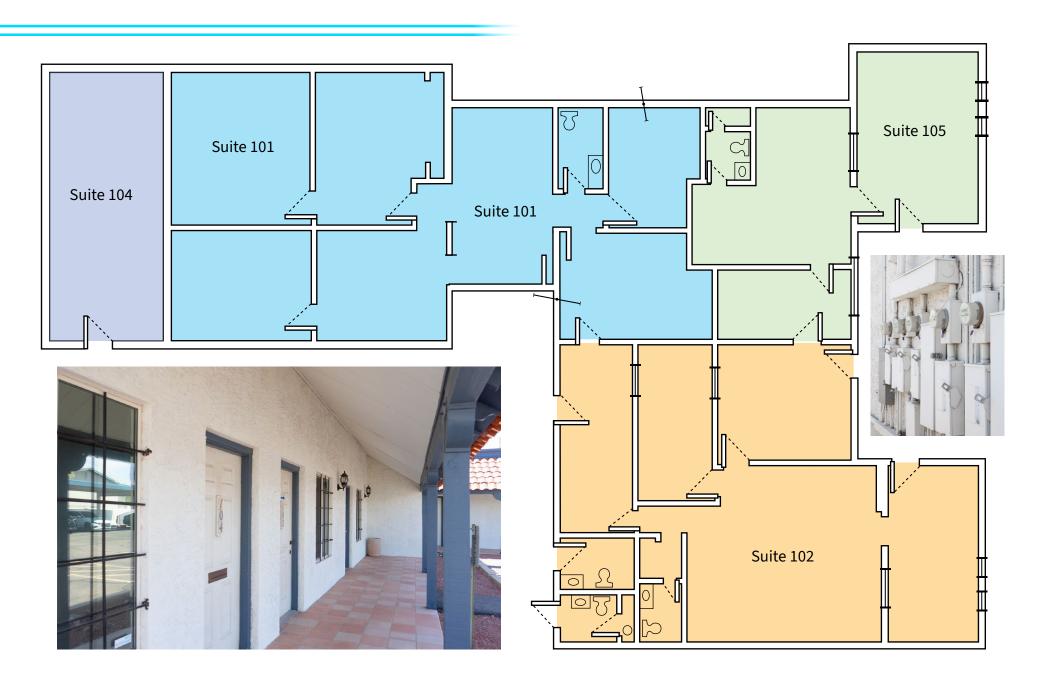








# **FLOOR PLAN**



## **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**



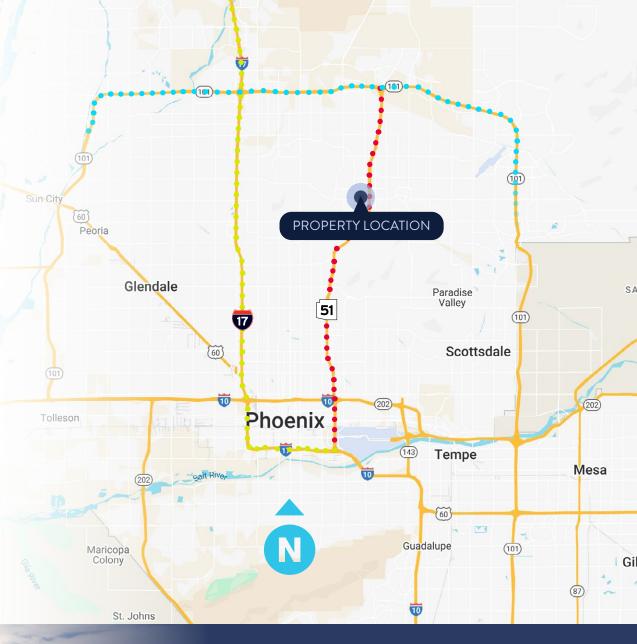




At Least Some College



Bachelor's or Higher





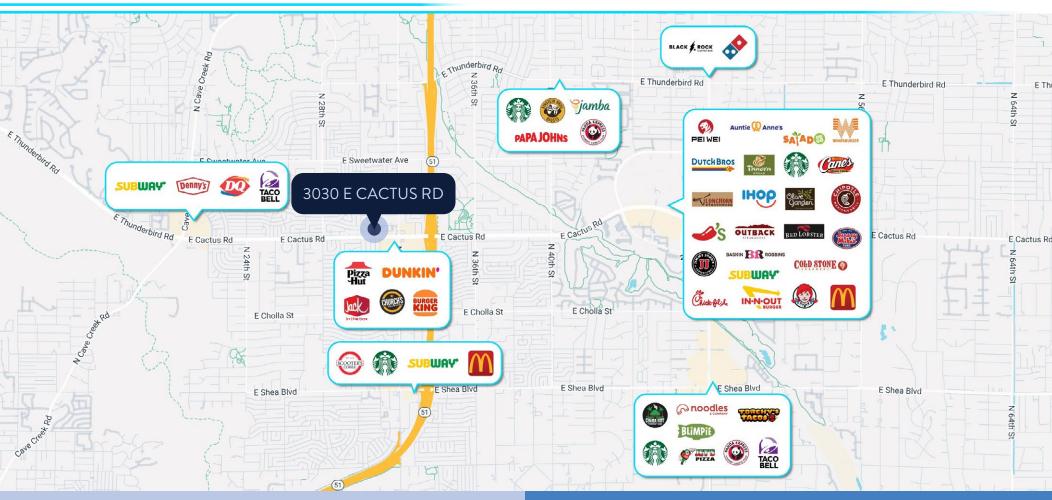
2 MIN DRIVE TO ROUTE 51

10 MIN DRIVE TO SR 101

17 MIN DRIVE TO INTERSTATE 17

## **AMENITIES**





#### **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

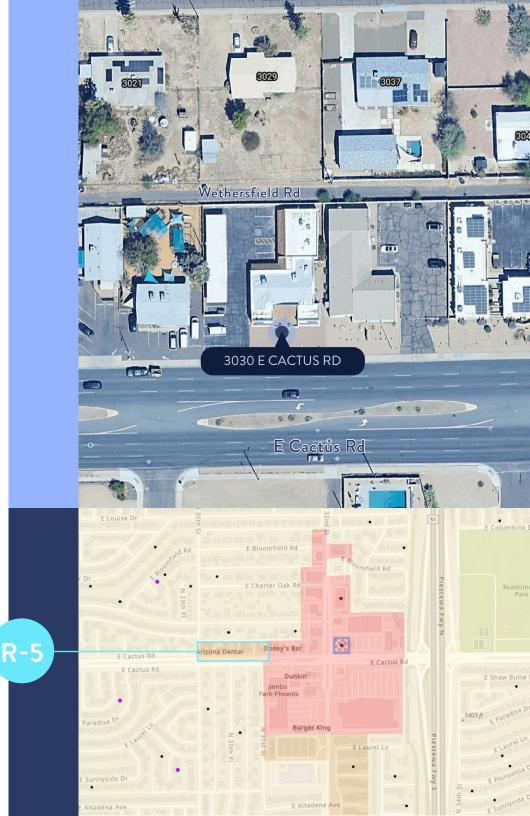
The R-5 (Multifamily High-Density Residential - Restricted Commercial) zoning in Phoenix is designed to accommodate both commercial opportunities and high-density residential developments, offering diverse housing options suitable for urban living.

#### 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.





#### **CONTACTS**



Brian Uretzky 617.308.0458 buretzky@keyser.com



Jordan Siek 206.291.3845 jsiek@keyser.com





# THANK YOU.

© 2025 Keyser, LLC. All rights reserved Keyser, LLC has not independently verified the information contained in this document, and makes no guarantee, warranty, or representation, expressed or implied, about the accuracy or completeness of the information. It is your responsibility to independently confirm the accuracy and completeness of the information, and to conduct your own due diligence. You further acknowledge and agree that Keyser LLC is not acting as your fiduciary or agent and owes no duty to you, and it shall not be liable for your use of the information or any errors or omissions. Any projections, opinions, assumptions, or estimates used are for example only and are not intended to guarantee or represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.