



REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

NWC I-17 & CACTUS

2806 W. Cactus Rd, Phoenix, AZ

FOR LEASE OR SALE

27,500 SF Available

New roof

New HVAC Units

C-2 Zoning

Freeway Visibility

Freeway Monument Signage

Loading Dock



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JIM EDWARDS

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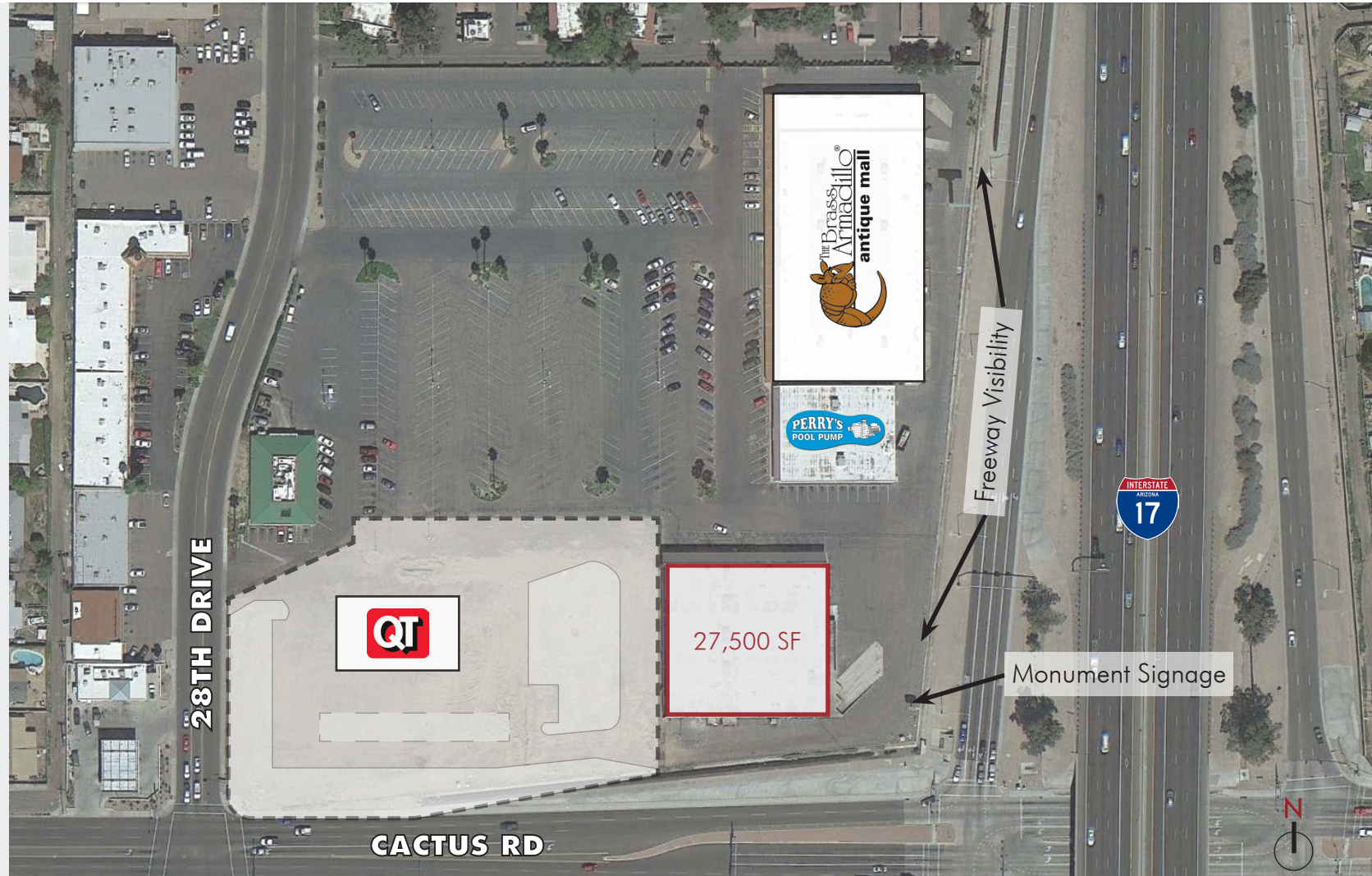
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AVAILABLE SUITE

27,500 SF

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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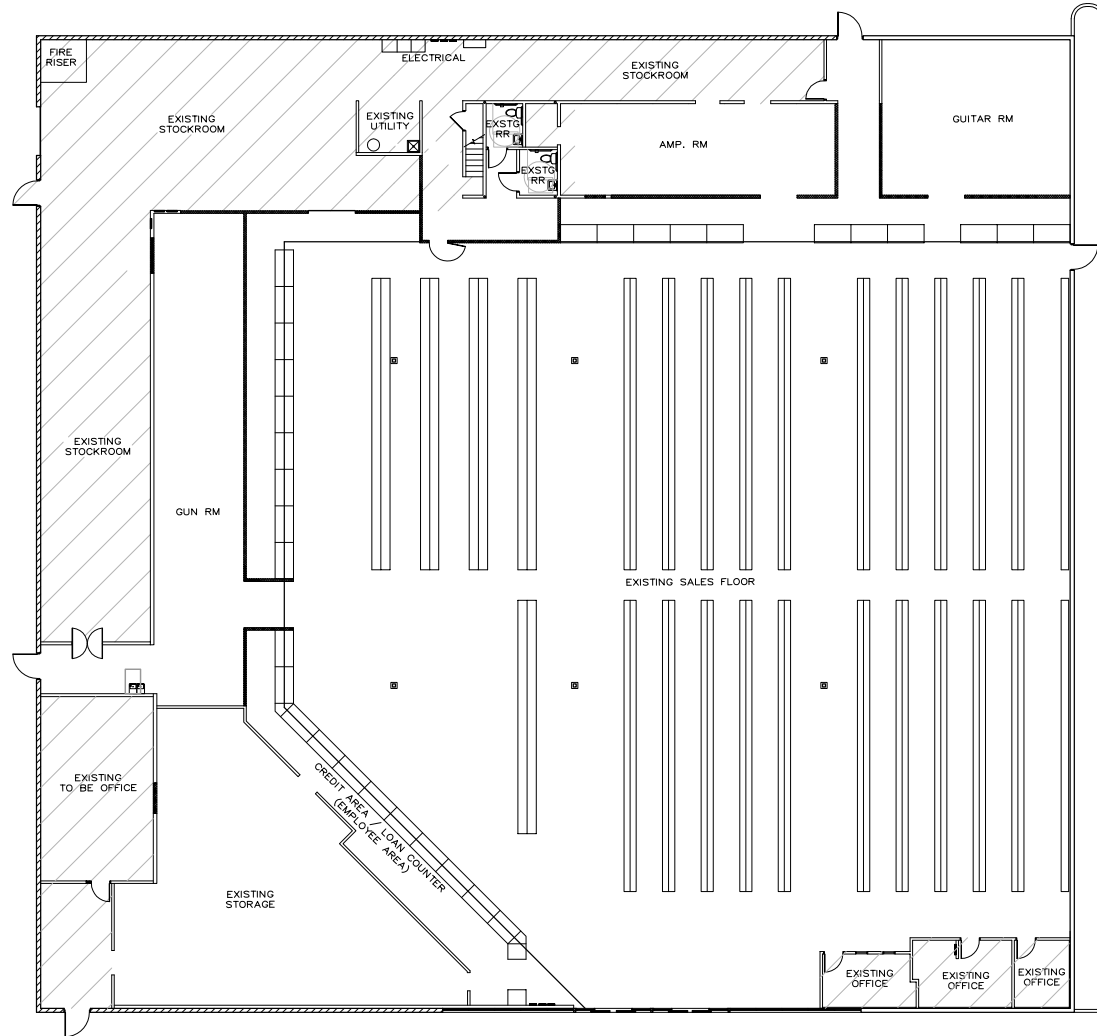
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FLOOR PLAN

27,500 SF

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DEMOGRAPHICS (2017)

Population Estimates

1 Mile	21,675
3 Mile	150,072
5 Mile	429,247

Average Household Income

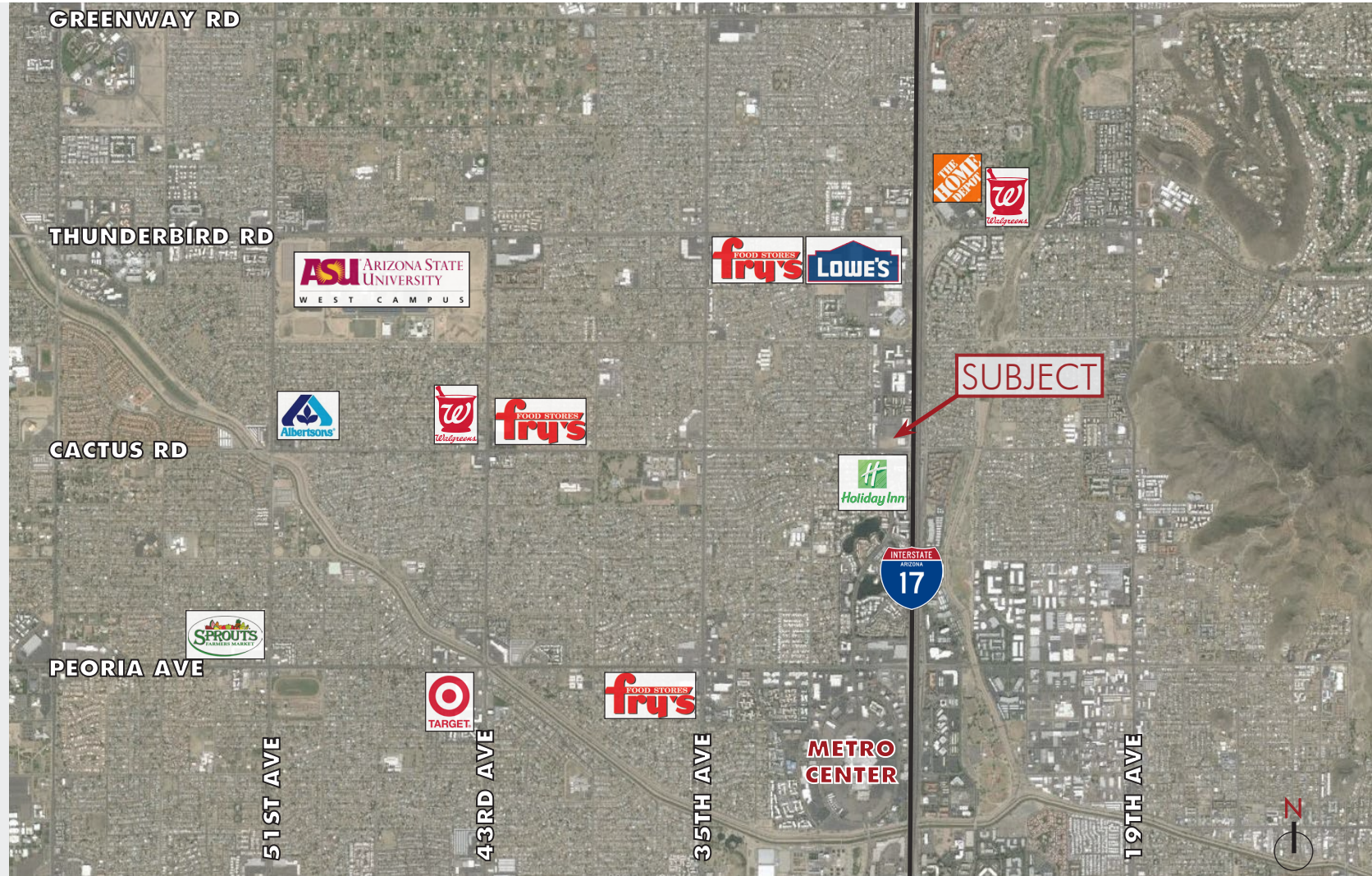
1 Mile	\$50,600
3 Mile	\$58,125
5 Mile	\$63,036

Households

1 Mile	9,943
3 Mile	69,127
5 Mile	197,722

TRAFFIC COUNT (2011)

Cactus Rd	33,351 VPD
28th Drive	5,798 VPD
I-17	165,000 VPD



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