



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## NWC I-17 & CACTUS

2806 W. Cactus Rd, Phoenix, AZ

### FOR LEASE OR SALE

27,500 SF Available

Divisible to 10,000 SF

1.66 Acres (72,495 SF)

Pad For Sale

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

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## NWC I-17 & CACTUS

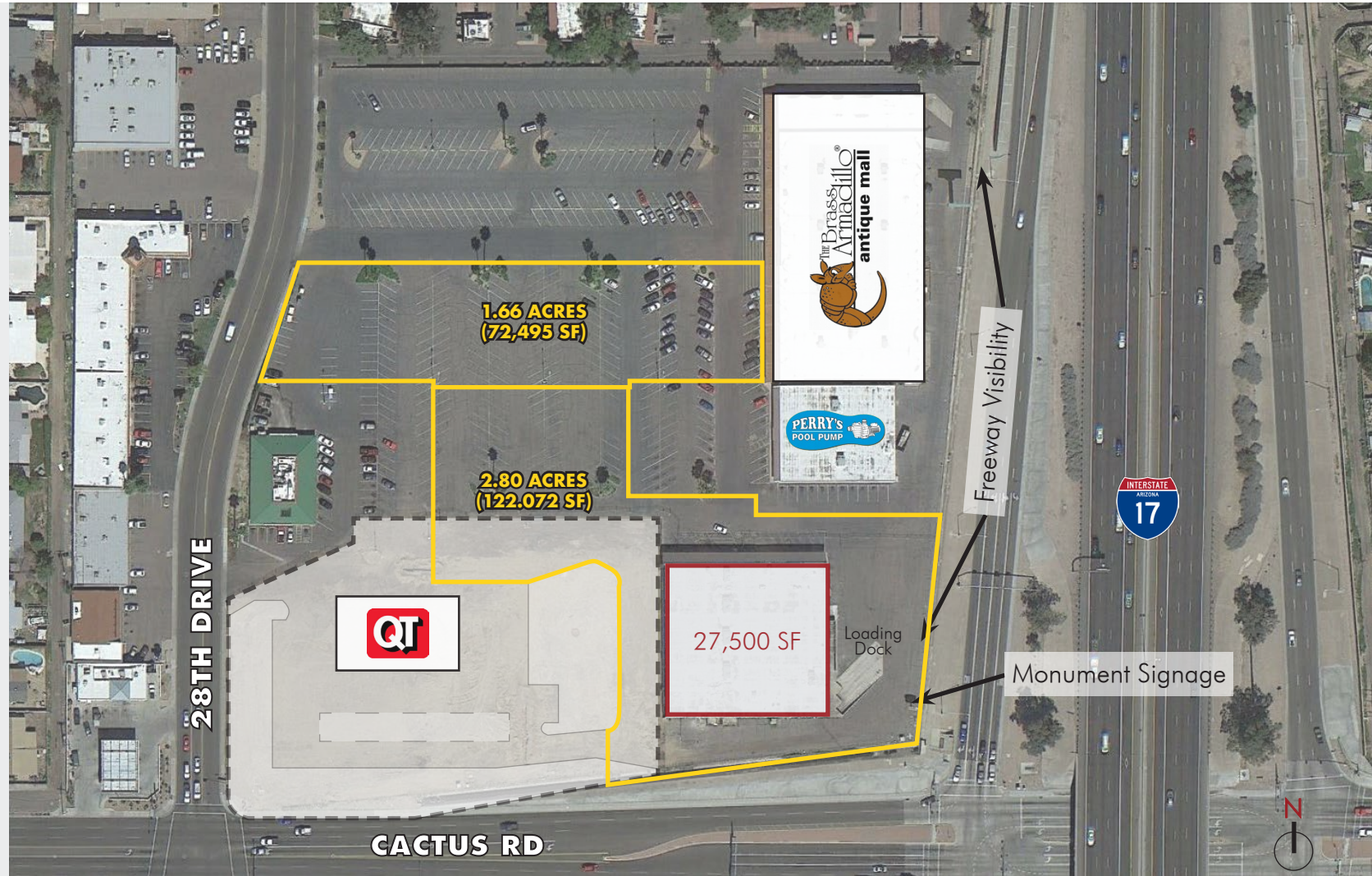
2806 W. Cactus Rd, Phoenix, AZ

### AVAILABLE SUITE

27,500 SF

Divisible to 10,000 SF

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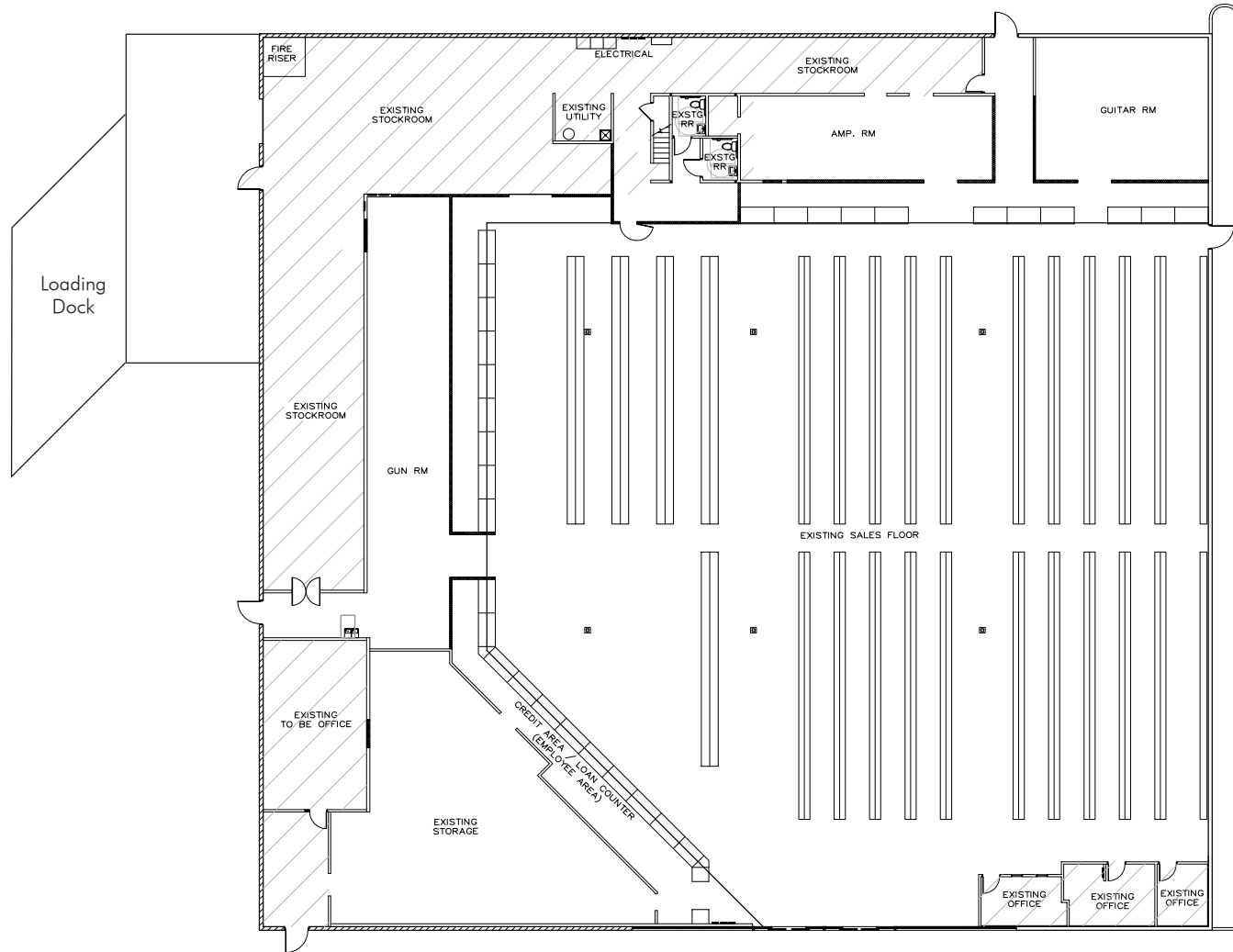
# NWC I-17 & CACTUS

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## FLOOR PLAN

27,500 SF

Divisible to 10,000 SF



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## NWC I-17 & CACTUS

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### DEMOGRAPHICS (2017)

#### Population Estimates

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

#### Average Household Income

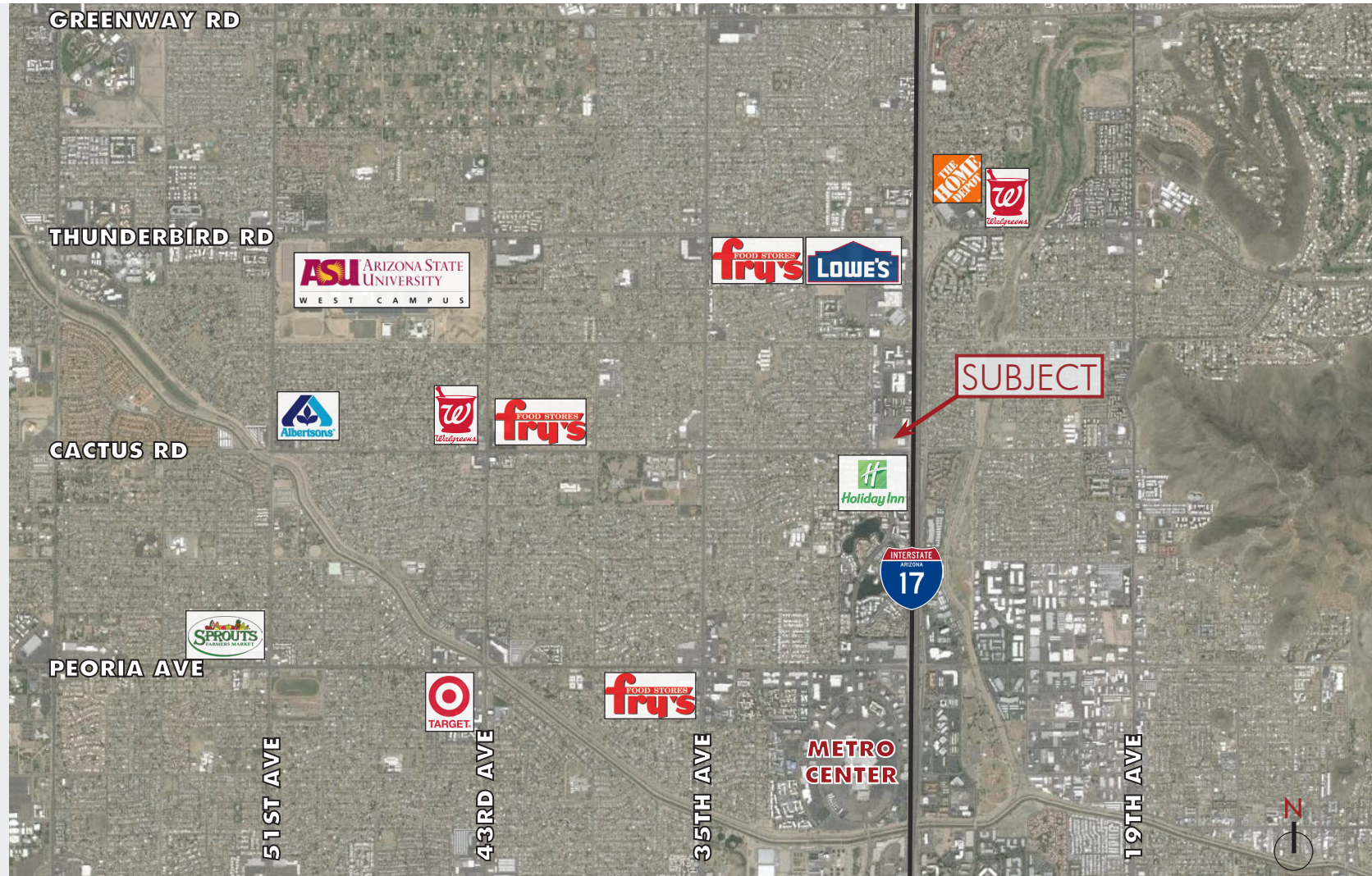
|        |          |
|--------|----------|
| 1 Mile | \$50,600 |
| 3 Mile | \$58,125 |
| 5 Mile | \$63,036 |

#### 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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