

For Lease

Cactus Plaza

1,200 - 6,960 SF



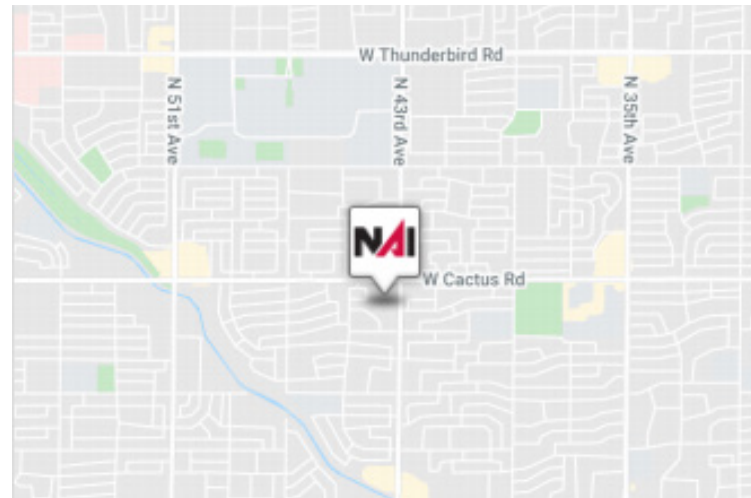
NAI Horizon

4323 W Cactus Road

Glendale, Arizona 85304

Property Features

- Busy retail center located at high traffic intersection
- Suites available from 1,200 SF to 6,960 SF
- End-cap available with Cactus Rd frontage
- Easy ingress and egress
- Good visibility
- Dense population demographics
- Anchored by long term restaurants Don Rubens and Ronnie's Cafe
- Monument signage on both Cactus Road and 43rd Avenue



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	37	37	36
Population:	17,653	158,203	420,313
Average HH Income	\$67,881	\$62,600	\$61,451
Daytime Emp. Pop.	3,994	54,867	151,444

Traffic Counts	Vehicles Per Day (VPD)
W Cactus Rd	31,344
N 43rd Ave	29,354

**For Lease: \$12.00 - 14.00 SF/yr
(NNN)**

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Additional Photos



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Interior Photos

Suite 17-18



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Available Spaces



Lease Rate: \$12.00-\$14.00 SF/YR (NNN)

Total Space: 1,200 - 6,960 SF

Lease Type: NNN

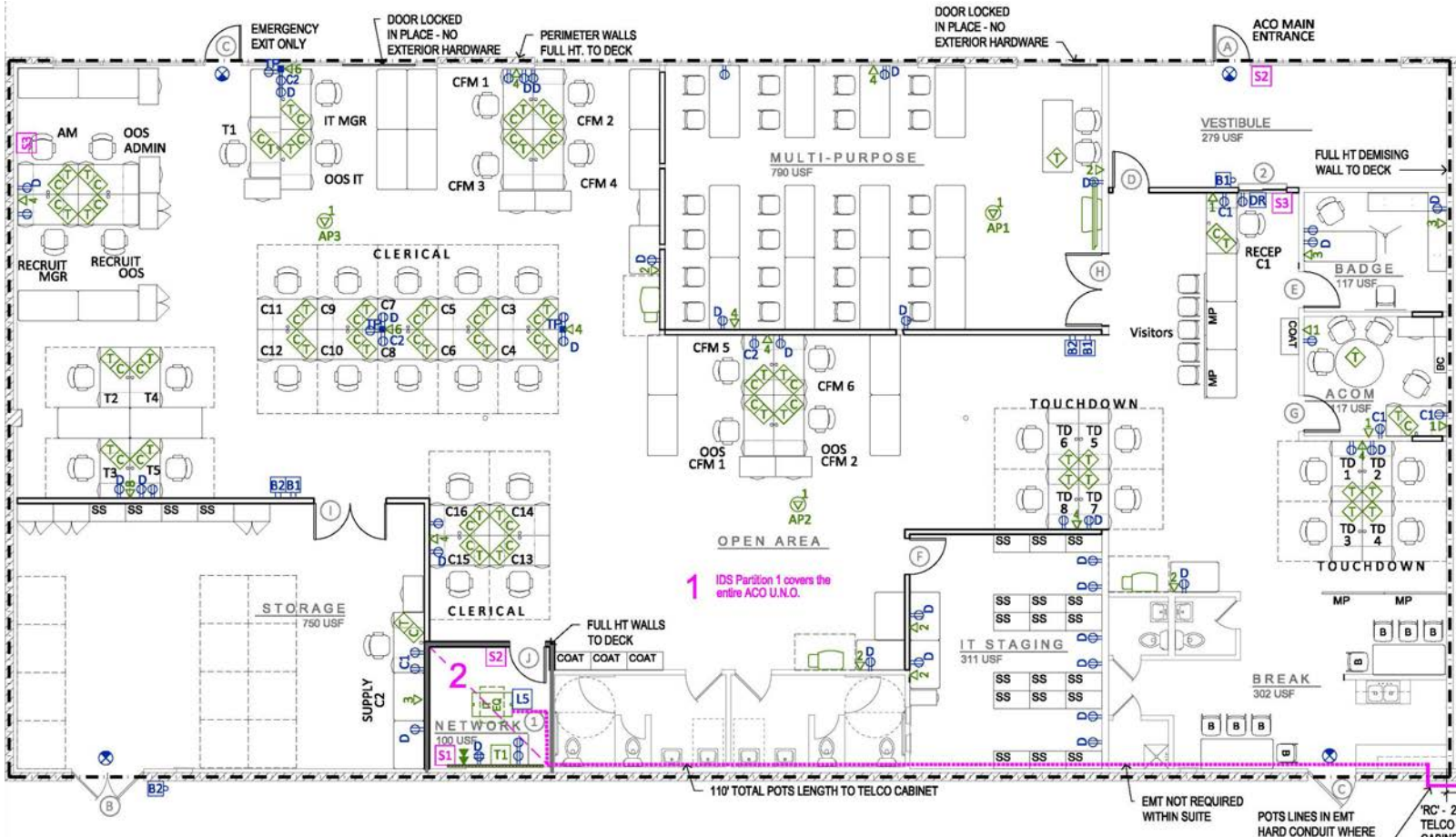
SPACE	DESCRIPTION	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 13	Strip Center	\$14.00 SF/YR	NNN	1,200 SF	Vacant
Suite 17	Strip Center	\$12.00 SF/YR	NNN	1,700 - 6,960 SF	Vacant
Suite 18	End-Cap	\$12.00 SF/YR	NNN	5,260 - 6,960 SF	Vacant

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Floor Plan



Suite 17-18 | 6,960 SF | End-Cap with Cactus Rd Frontage (can be divided into individual suites)

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Site **Aerial**



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