

FOR SALE

±13,490 SF Retail Building Available. Excellent Owner/User Investment Opportunity.

Cornerstone Plaza

12801 N 28th Drive, Phoenix AZ 85029

Features

AVAILABLE ±13.490 SF YEAR BUILT 1988 PARCEL NUMBER 149-21-014P USE Retail ZONING C-1, Phoenix **OCCUPANCY** Multi-Tenant Retail **PARKING** Ratio of 6.00/1,000 SF **LAND ACRES** 1.06 AC SALE PRICE \$1,200,000 (\$88.95 PSF) COMMENTS Easy access to I-17, Metrocenter, Restaurants and Shopping. Building is under new ownership as of October 2004







Eric Butler

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Michelle Gardner

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INVESTMENT SUMMARY

±13,490 Sf, multi-tenant retail project

Located at I-17 & cactus

Rich retail corridor in North Phoenix

Monument & store front signage

Abundant covered parking

2 current tenants (AllState, SW Accounting)

Built-out commercial kitchen (suite 6)

Excellent upside growth potential

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Businesses	935	4,965	13,163
Population	19,887	142,394	416,309
Ava Income	\$49 597	\$50.853	\$63 101





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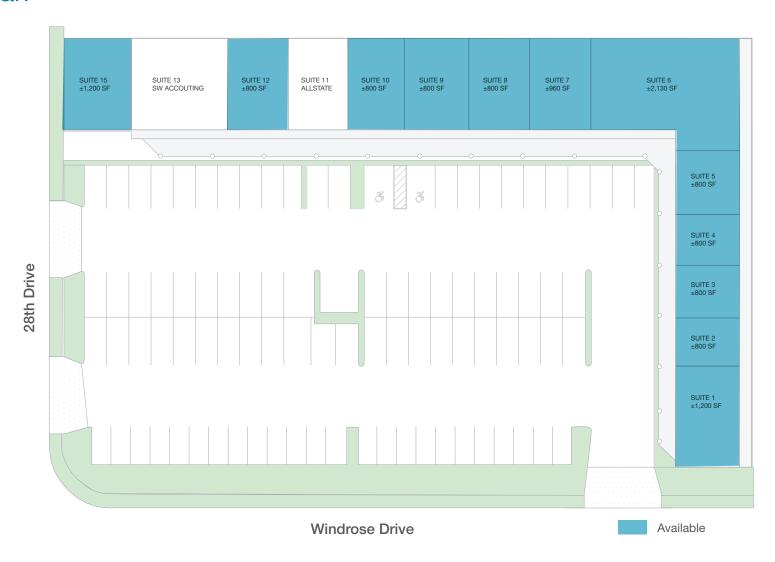
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Site Plan



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