

Cornerstone Plaza

12801 N 28th Drive, Phoenix AZ 85029



FOR SALE

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

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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 |



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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 |
| Avg Income | \$49,597 | \$59,853 | \$63,101 |



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Site Plan



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