

Available

FOR LEASE | RETAIL/RESTAURANT

CACTUS SQUARE

7608 West Cactus Road, Peoria, AZ 85381



PROPERTY SUMMARY

Available SF:	1,160 - 1,200 SF
Lease Rate:	\$20.00/sf/yr + NNN
APN:	200-80-974
Zoned:	C-2
Year Built:	2006

PROPERTY OVERVIEW

Retail/Restaurant space available at Cactus Square on the intersection of Cactus Rd and 75th Ave. Cactus Square is anchored by tenants like Uptown Jungle and Angry Crab Shack. B-1 is a former restaurant fitted with floor sinks. B-2 is a rectangle retail suite, 2nd generation, with a bathroom as well.

PROPERTY HIGHLIGHTS

- Suite B-1 (1,160sf) and B-2 (1,200sf) available
- B-1 includes floor sinks
- Minutes from Loop 101 and Grand Ave
- High traffic counts

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Phoenix West Commercial, LLC | 700 N Estrella Parkway, Suite 205 | Goodyear, AZ 85338 | www.PhxWC.com

PHOENIX WEST
commercial LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Suite B-1

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Suite B-2

CACTUS SQUARE

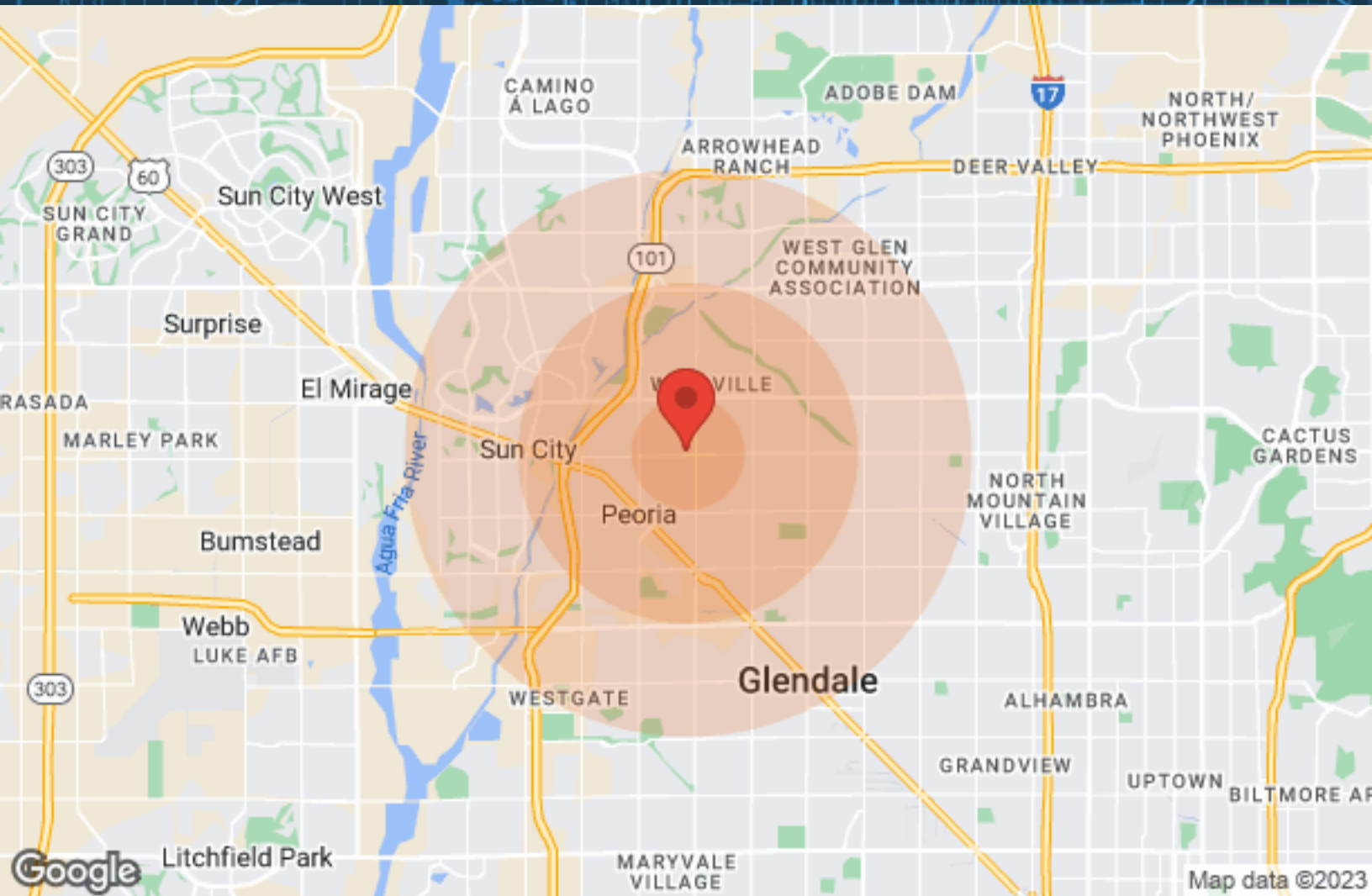
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Population	1 Mile	3 Miles	5 Miles
Male	9,083	61,604	157,820
Female	9,193	66,566	172,444
Total Population	18,276	128,170	330,264

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,913	26,130	66,128
Ages 15-24	2,708	17,143	41,553
Ages 25-54	7,381	48,409	117,401
Ages 55-64	2,337	14,232	35,293
Ages 65+	1,937	22,256	69,889

Race	1 Mile	3 Miles	5 Miles
White	15,672	103,644	259,344
Black	381	4,301	12,110
Am In/AK Nat	46	618	1,735
Hawaiian	4	57	162
Hispanic	4,689	32,273	91,744
Multi-Racial	3,852	33,362	98,714

Income	1 Mile	3 Miles	5 Miles
Median	\$62,076	\$57,742	\$52,120
< \$15,000	352	4,944	13,983
\$15,000-\$24,999	500	5,050	13,819
\$25,000-\$34,999	341	5,119	15,305
\$35,000-\$49,999	896	7,652	20,306
\$50,000-\$74,999	1,614	10,573	27,252
\$75,000-\$99,999	916	6,404	16,707
\$100,000-\$149,999	1,140	6,231	14,982
\$150,000-\$199,999	259	1,627	3,521
> \$200,000	184	978	2,281

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,061	57,643	154,882
Occupied	6,594	51,265	136,295
Owner Occupied	5,465	34,602	91,223
Renter Occupied	1,129	16,663	45,072
Vacant	467	6,378	18,587