

Office/Retail Space For Sale

# GOLDCOR CENTER

6499-6517 S. Kings Ranch Rd | Gold Canyon, AZ 85118

GOLDCOR CTR

**REAL ESTATE**  
Jody Saylor

**GOIN' POSTAL**

AMERICAN FAMILY  
INSURANCE

Copper Resource  
Contracting, Inc.



**ASKING PRICE: \$2,195,000.00**

- Total of ±16,630 SF Multi-Tenant Office Plaza
- Freestanding Retail/Office Space
- Parking and Monument Signage Available
- Frontage on S Kings Ranch Rd – Great Visibility
- Minutes to Superstition Freeway (US-60)
- Scenic Superstition Foothills
- Cross Roads: Superstition Fwy and S Kings Ranch Rd
- APN: 104-12-099, 104-12-144

**TYSON BREINHOLT**  
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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected.   
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# PROPERTY OVERVIEW

<b>PROPERTY ADDRESS</b>	6499-6517 S Kings Ranch Rd
<b>BUILDING SIZE</b>	Bldg 1: ±3,984SF Bldg 2: ±7,958 SF
<b>ZONING</b>	C-2
<b>TENANCY</b>	Multiple
<b>LOT SIZE</b>	1.88 Acres
<b>APN#</b>	104-12-0990, 104-12-1440
<b>ASKING PRICE</b>	\$2,195,000.00
<b>CAP RATE</b>	7.25%



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population (2025):	15,927	29,028	179,581
Households:	7,425	13,632	69,549
Avg. HH Income:	\$104,508	\$99,364	\$104,519

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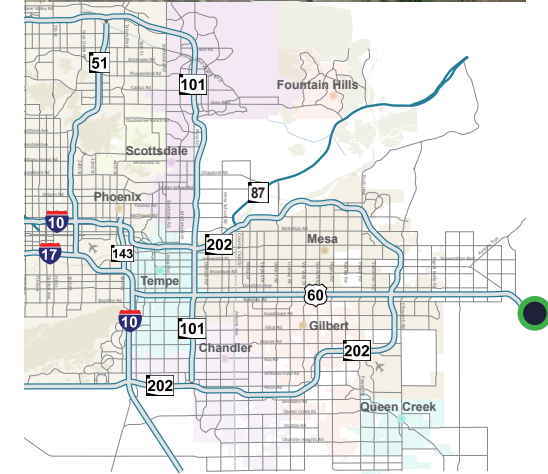
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