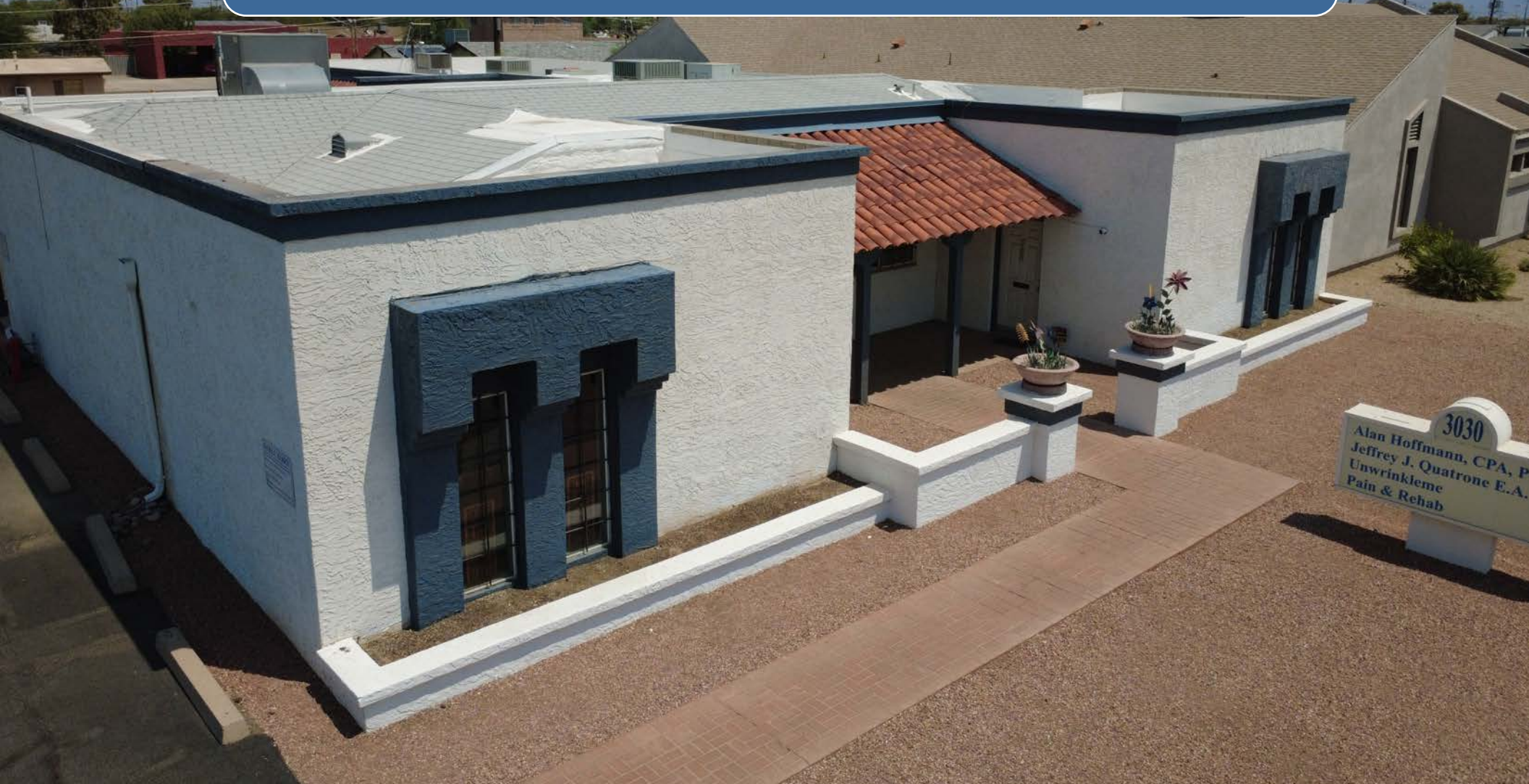


3030 E CACTUS RD, PHOENIX, AZ

OWNER/USER OPPORTUNITY FOR SALE



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FOR SALE:

PROPERTY OVERVIEW

3030 EAST CACTUS ROAD - PHOENIX, ARIZONA 85032

3030 E Cactus Rd is a well maintained, multi-tenant office building offering an ideal owner-user opportunity. At just under 50% occupied, the property allows an owner-user to occupy while maintaining income from long term, in-place tenants.

The building can be configured into up to 4 suites, giving an owner-user room to expand into additional space over time or lease out the balance.

The property is located along Cactus Rd with strong visibility and is less than half a mile from the SR-51 freeway, offering easy access for employees and clients. Ample on-site parking with 18 spaces supports a mix of tenant uses.

Sale Price: **\$829,900 (\$213/SF)**

Parking: **18 Spaces (8 Covered)**

APN: **166-06-004-A**

Size (GBA): **3,897 SF**

Year Built: **1972**

Lot Size: **0.33 Acres**

Cross Streets: **Cactus Road
30th Street**



INTERIOR PHOTOS

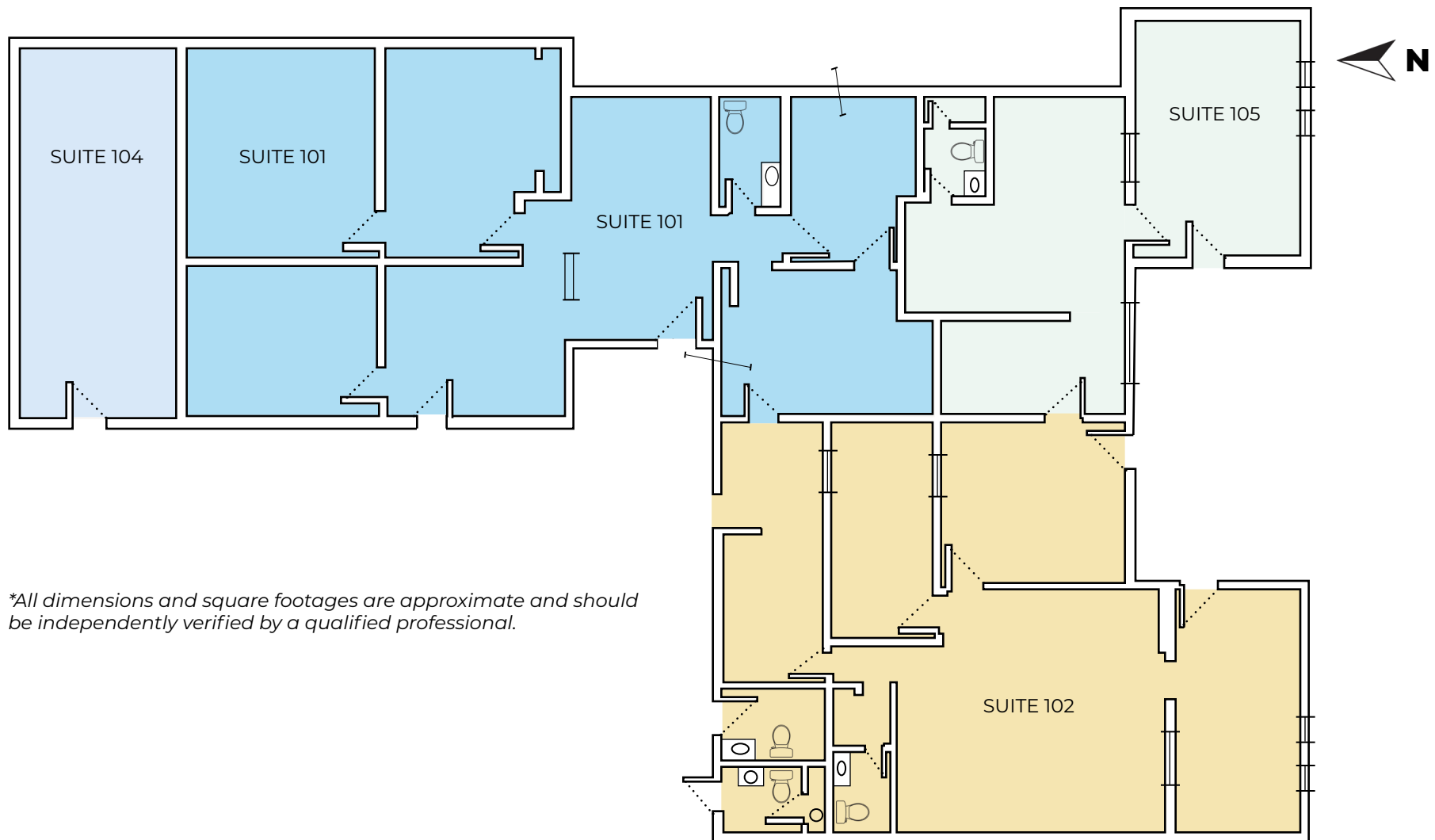


EXTERIOR PHOTOS



OWNER/USER OPPORTUNITY

3030 EAST CACTUS ROAD - PHOENIX, ARIZONA 85032



**All dimensions and square footages are approximate and should be independently verified by a qualified professional.*

AERIAL VIEWS



PROXIMITY TO MAJOR SITES

3030 EASTCACTUS ROAD - PHOENIX, ARIZONA 85032

HWY 51

0.6 MILES, 3 MINUTE DRIVE

SCOTTSDALE
AIRPORT

7.9 MILES, 18 MINUTE DRIVE

KIERLAND
COMMONS

7.2 MILES, 15 MINUTE DRIVE

BILTMORE
FASHION

8.1 MILES, 14 MINUTE DRIVE

PHOENIX MOUNTAINS
PRESERVE

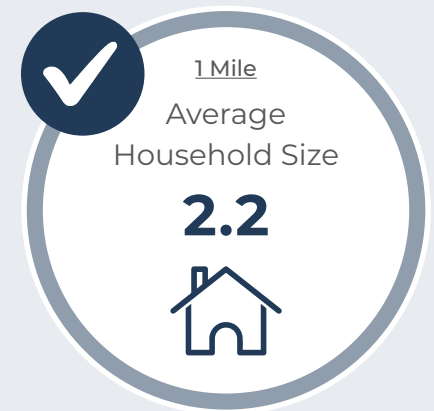
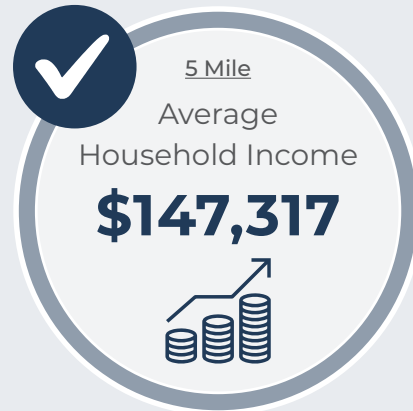
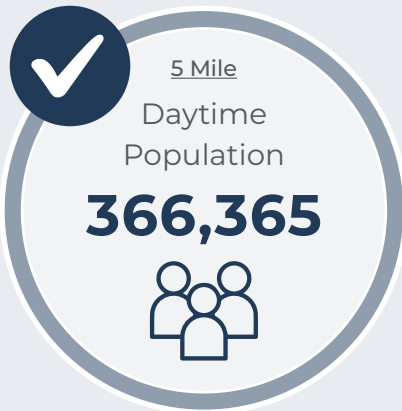
2.7 MILES, 9 MINUTE DRIVE



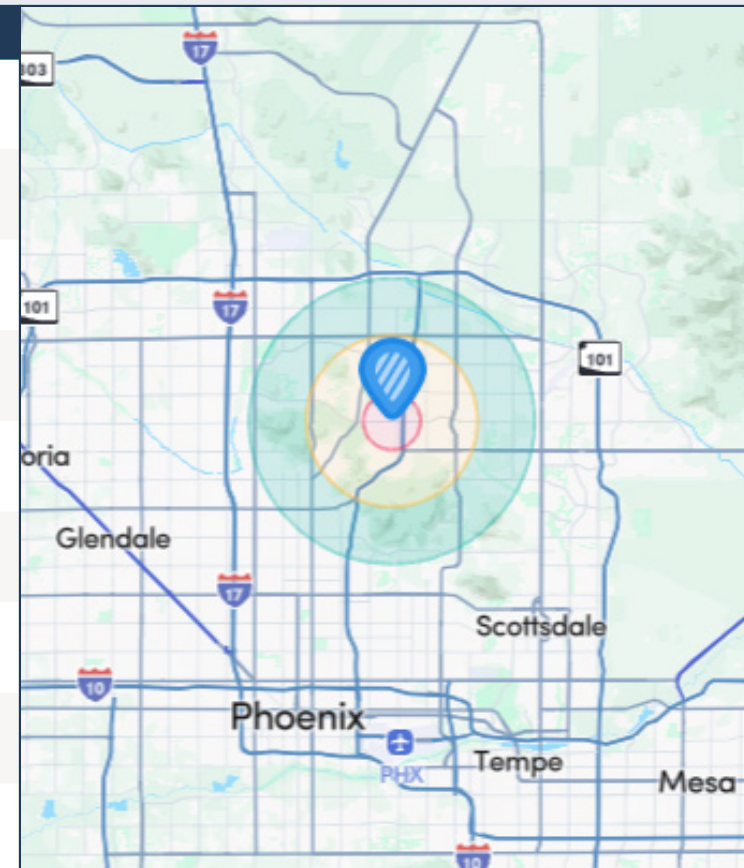
DISTANT AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	16,946	131,105	366,365
Estimated Population:	13,963	95,251	274,011
2031 Proj. Residential Population:	13,696	90,418	261,625
Average Household Income:	\$128,509	\$134,103	\$147,317
Median Age:	42.1	41.6	40.9
Average Household Size:	2.2	2.3	2.3
Total Housing Units:	6,684	45,882	130,992
Total Households:	6,152	41,776	119,035
Total Employees:	2,983	35,854	92,354



PHOENIX, ARIZONA

Located in North Central Phoenix, 3030 E Cactus Road is positioned within the established Paradise Valley Village area, surrounded by strong residential density, retail, dining, employment centers, and outdoor recreation. The property is conveniently located near the Phoenix Mountains Preserve and the evolving PV mixed-use district at Cactus Road and Tatum Boulevard, bringing new shopping, dining, residential, and entertainment options to the area. With convenient access to SR-51, the property offers excellent connectivity to the Camelback Corridor, Scottsdale, Downtown Phoenix, and major employment and lifestyle destinations throughout the Valley.



FOR SALE OWNER/USER OPPORTUNITY

3030 EAST CACTUS ROAD
PHOENIX, AZ 85032



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.