



12416 N 28th Dr
 Phoenix, Arizona 85029

Property Features

- Excellent proximity to I-17 Freeway
- Join other long-term, stable tenants
- Great shopping synergy
- Large monument signage & Bell Tower create added visibility
- Directly across the street from QT gas station & Brass Armadillo
- North of the Northwest Corner of 28th Drive & Cactus Road
- Dense population counts within a 3-mile radius
- Close proximity to both Metro Center & Metro North



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	36.5	34.3	33.6
Population:	19,624	66,045	145,462
Average HH Income:	\$51,232	\$53,946	\$57,430

Traffic Counts	VPD
N 28th Dr:	16,791
I-17:	209,268
W Cactus Rd:	30,797

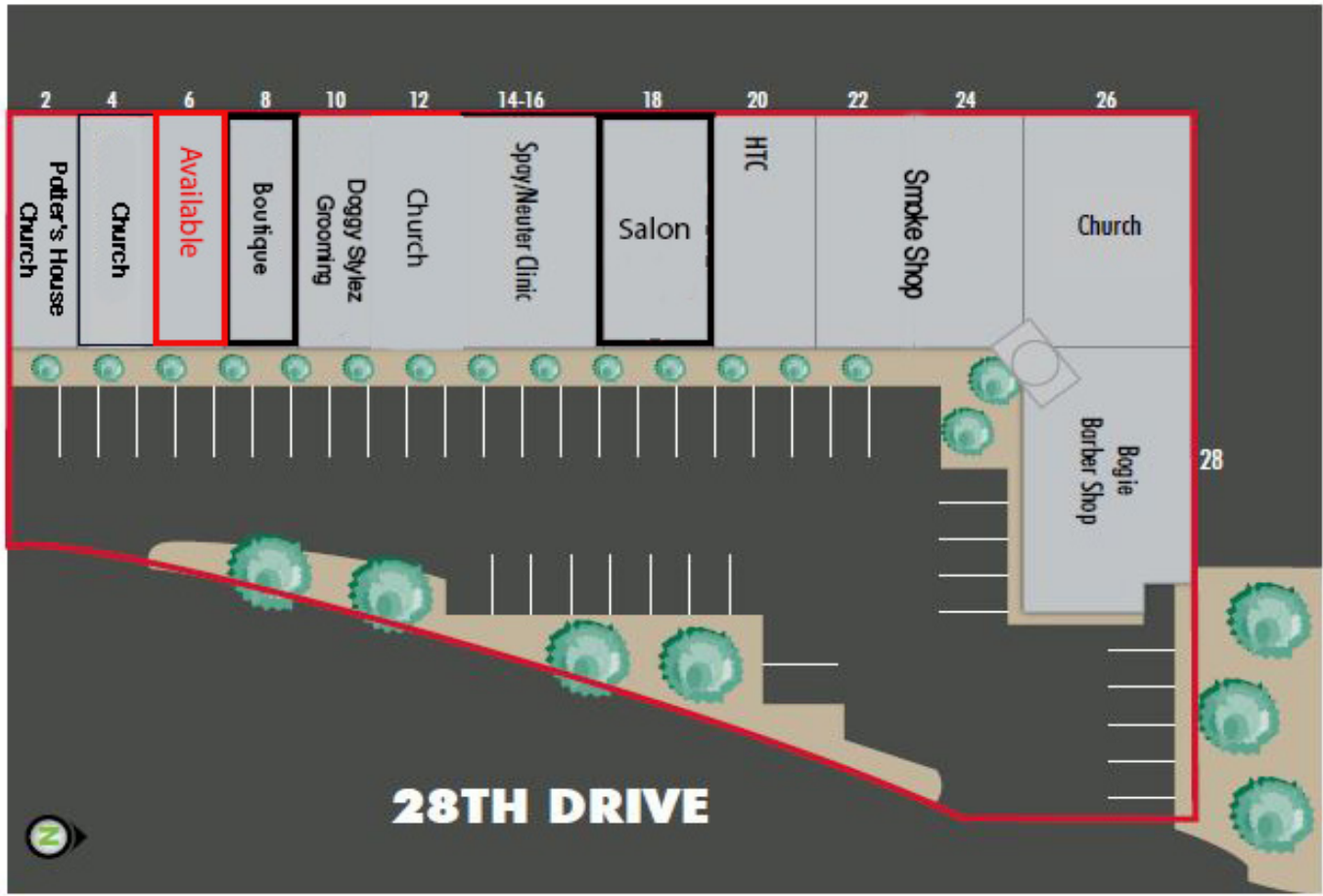
For Lease: \$9.00 SF/yr (NNN)

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Available Spaces

For Lease
 Village at Cactus Court
 1,000 SF



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 6	Street Retail	\$9.00 SF/YR	NNN	1,000 SF	VACANT

Additional Photos

For Lease
Village at Cactus Court
1,000 SF



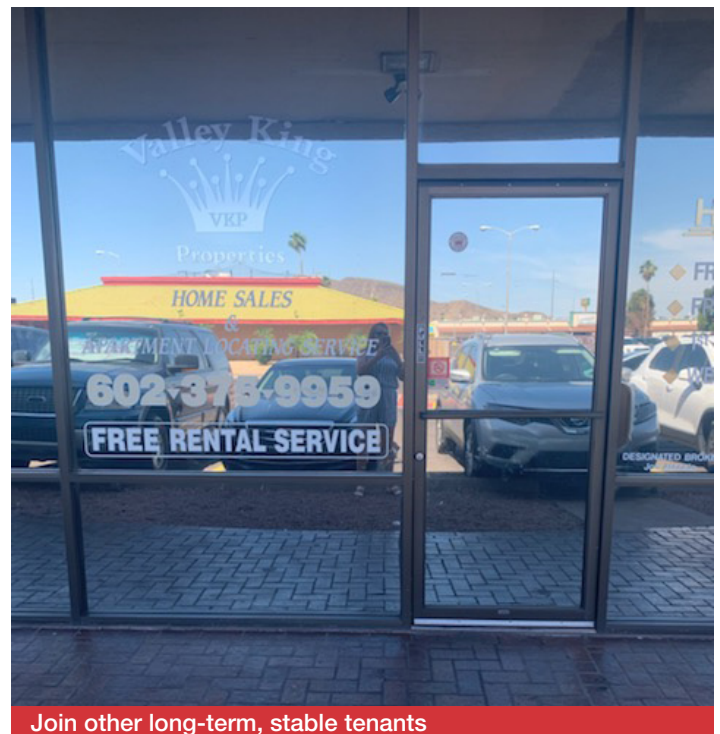
1,000 SF



Great shopping synergy



Large monument signage



Join other long-term, stable tenants

Aerial Map

For Lease
Village at Cactus Court
1,000 SF

