

Office/Retail Space For Sale

GOLDCOR CENTER

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

GOLDCOR CTR

REAL ESTATE
Jody Sayler

GOIN' POSTAL

AMERICAN FAMILY
INSURANCE

Copper Resource
Contracting, Inc.



ASKING PRICE: \$2,195,000.00

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

TYSON BREINHOLT

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M: 602.315.7131

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CALEB ALLEN

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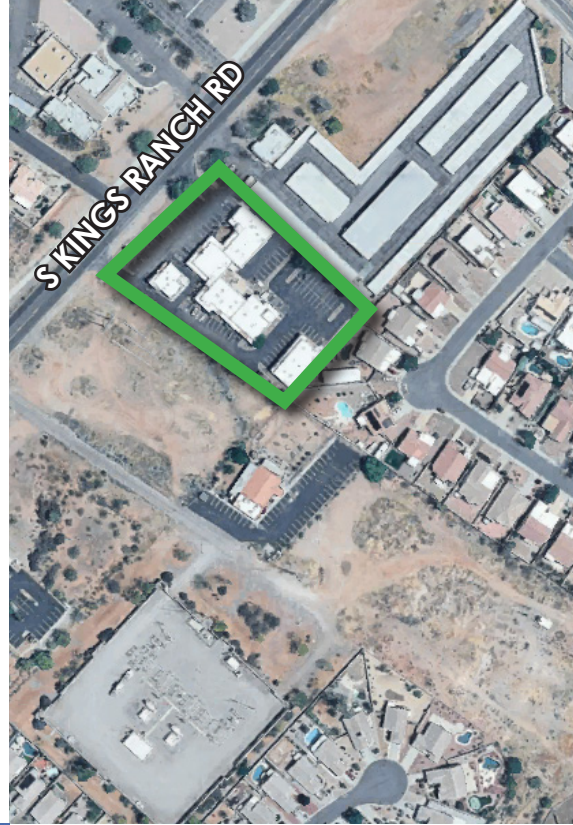
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

PROPERTY OVERVIEW

PROPERTY ADDRESS	6499-6517 S Kings Ranch Rd
BUILDING SIZE	Bldg 1: ±1,600 SF (Liquor Drive Thru) Bldg 2: ±2,981 SF (Church Building) Bldg 3: ±12,048 SF (Retail/Office)
ZONING	C-2
TENANCY	Multiple
LOT SIZE	1.88 Acres
APN#	104-12-0990, 104-12-1440
ASKING PRICE	\$2,195,000.00
CAP RATE	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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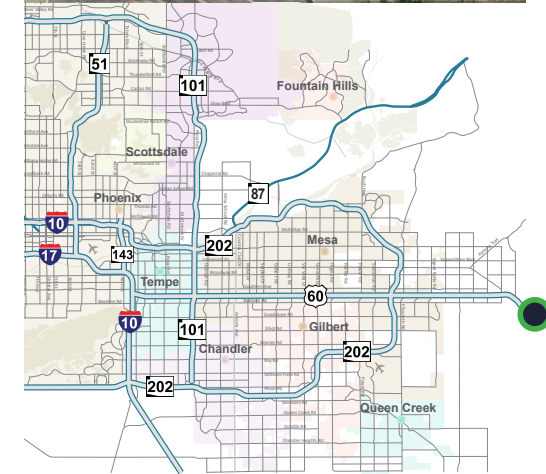
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