



Blue Diamond

 **NORTH AMERICAN**
COMMERCIAL

FOR LEASE



LEASE RATE
\$5.00 PSF



DRIVE THRU'S
Two (2)



PRODUCT TYPE
Retail



LEASE TYPE
Triple NNN



BUILDING SIZE
2,500 - 3,200 RSF



CONSTR. YEAR
EST. Q1 2025

PROPERTY SUMMARY

North American Commercial is proud to exclusively market Retail Pads 1 & 2 for Lease. The subject properties feature Two (2) stunning Class-A Retail buildings located on Blue Diamond Road & Chieftain in the Southwest area. Both pads are expected to feature a Drive-Thru and will start anywhere from 2,800 Square Feet for pad one (1) and 2,100 Square Feet for Pad Two (2).

The development also displays direct frontage on Blue Diamond which services Tens of Thousands of drivers every day in an irreplaceable location. Ownership is also open to entertaining a Ground Lease between both pads as well as a build-to-suit option (depending on the lease rate).

PRICING

\$5.00 PSF, CAM TBD

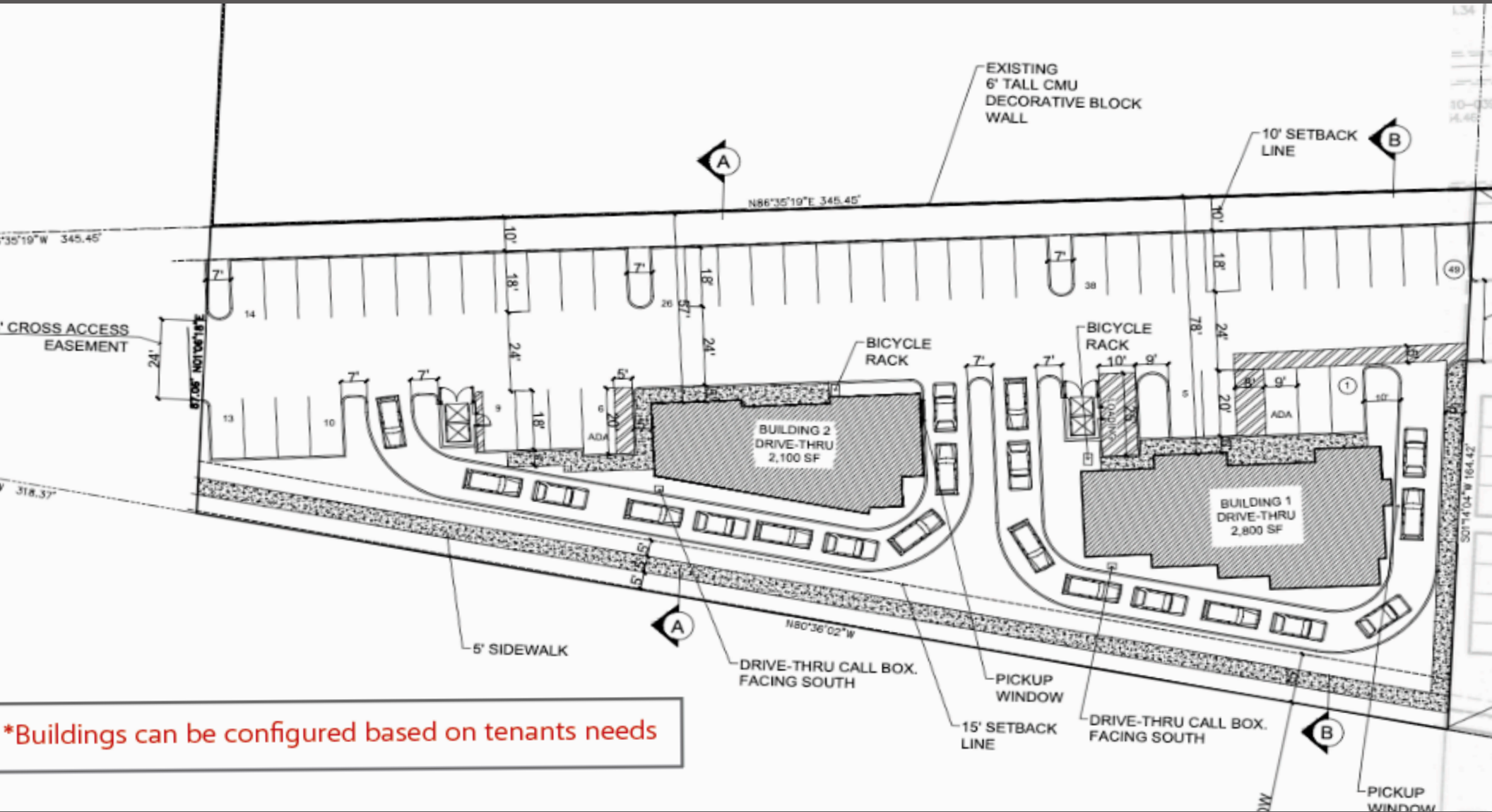
PROPERTY DETAILS

- Parcel - 176-19-601-027
- 2,100 SF - 3,200 SF Available
- Blue Diamond Frontage
- Potential Build to Suit Available
- Potential Ground Lease Available
- Two (2) Drive Thru's
- Southwest Corridor

PROPERTY PHOTOS



FLOOR PLAN



*Buildings can be configured based on tenants needs

AREA MAP



DISCLAIMER & NON-ENDORSEMENT



DISCLAIMER

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NON-ENDORSEMENT

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