

OFFICE SPACE FOR LEASE

4535 S. Lakeshore Dr | Tempe, AZ 85282

Frontage on
Lakeshore Dr



Building Features

- Zoning PCC-2, City of Tempe
- 4 : 1,000 SF Parking Ratio
- Covered Parking Available
- Close to US-60 & Major East Valley Freeways



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice.

Effective: 10/29/25

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COMMERCIAL PROPERTIES INC.

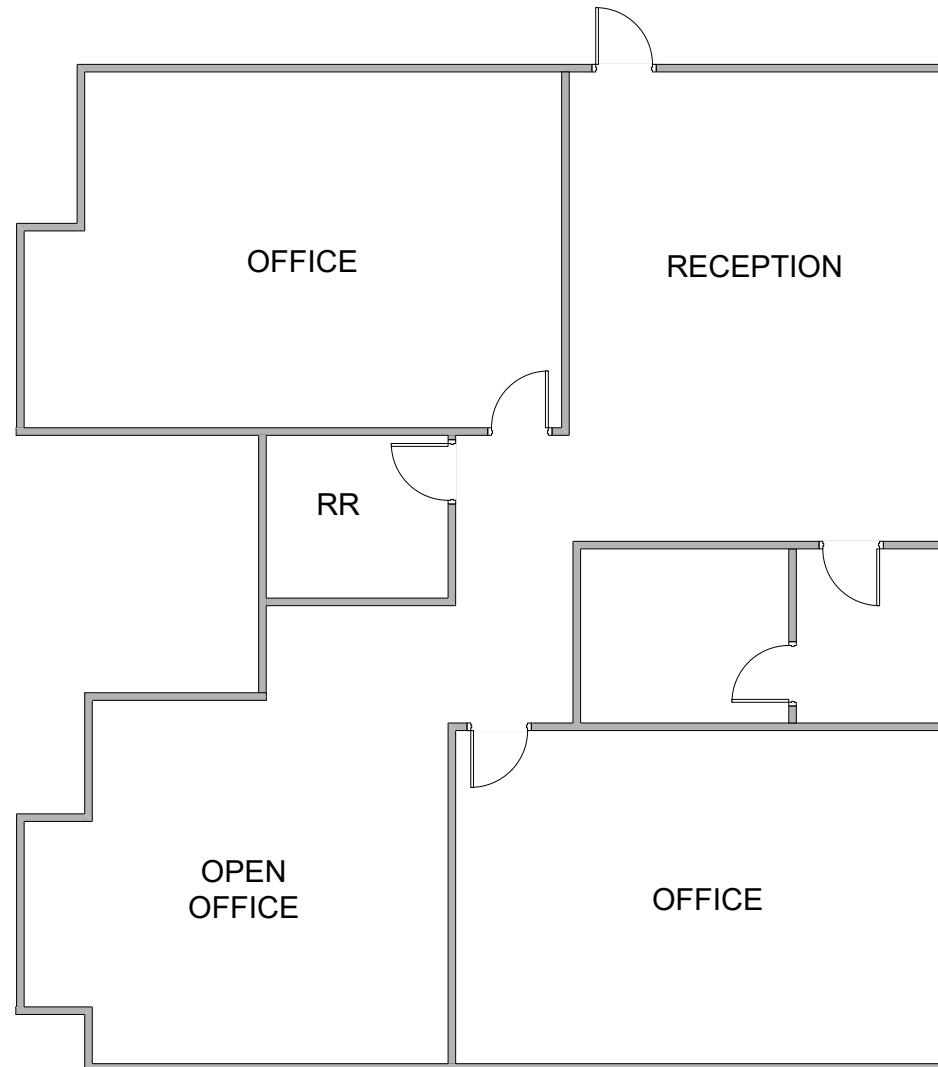
Locally Owned. Globally Connected. CORFAC

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

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Suite 2 | ±770 SF



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SITE

S Rural Rd

S Lakeshore Dr



E Minton Dr



E Baseline Rd

Lake Country Village
Shopping Center



Demographics	1 Mile	3 Miles	5 Miles
Population (2019)	22,600	166,335	366,962
2024 Population	24,554	178,787	394,715
Med. HH Income	\$66,709	\$53,062	\$53,964
Number of Employees	11,036	176,530	317,630

Sourced from CoStar 2019

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