

FOR SALE OR LEASE | 5,546 SF RETAIL PAD SPACE

8425 SOUTH EMERALD DRIVE, SUITE 100

TEMPE, ARIZONA



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**NOW AVAILABLE FOR LEASE: \$1.50/SF NNN | \$0.30 SF CAM**



## FEATURES

- ±5,546 SF Concrete Tilt Building
- Constructed in 2007
- Full Air-Conditioned
- Across the Street from IKEA
- Attractive Outside Patio
- 18 Parking Spaces
- Two Restrooms
- Attractive Landscaping
- For Lease: \$8,250 (\$1.50/SF NNN)
- Sales Price: \$1,650,000(\$297/SF)
- 2024 Property Taxes: \$9,325.00
- Emerald Design Center CAM: \$9,925/Year (Est.)
- Availability: Current tenant is scheduled to vacate the premises in the 4th quarter of 2025



**Rick Robertson**

rrobertson@leearizona.com

D 602.954.3748

5090 North 40th Street, Suite 300 | Phoenix, Arizona 85018 | 602-956-7777 | [www.leearizona.com](http://www.leearizona.com)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE | 5,546 SF RETAIL PAD SPACE  
8425 SOUTH EMERALD DRIVE, SUITE 100  
TEMPE, ARIZONA



5090 North 40th Street, Suite 300 | Phoenix, Arizona 85018 | 602-956-7777 | [www.learizona.com](http://www.learizona.com)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE | 5,546 SF RETAIL PAD SPACE  
8425 SOUTH EMERALD DRIVE, SUITE 100  
TEMPE, ARIZONA



5090 North 40th Street, Suite 300 | Phoenix, Arizona 85018 | 602-956-7777 | [www.learizona.com](http://www.learizona.com)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE | 5,546 SF RETAIL PAD SPACE  
8425 SOUTH EMERALD DRIVE, SUITE 100  
TEMPE, ARIZONA



Rick Robertson  
rrobertson@leearizona.com  
D 602.954.3748

FOR SALE OR LEASE | 5,546 SF RETAIL PAD SPACE

8425 SOUTH EMERALD DRIVE, SUITE 100

TEMPE, ARIZONA



### Phase 1

- #1 Pro Fit Mattress
- #2 AZ All Stars
- #3 Phoenix Hot Tubs/Swim Spas
- #4A Diamond Back Billiards
- #4B Bridal Salon
- #5A Walt's T.V.
- #5B Paranoia
- #6 Arizona Leather

### Phase 2

#### BUILDING A

- #101 Paddy O' Furniture
- #104 POS Corp.
- #106 Kettle Heroes
- #108 Devoted Guardians
- #110 Legendary Music/Cinema

#### BUILDING B

- #101 Steiners Furniture
- #104 Haven Furniture
- #106 BBQ Island

#### BUILDING C

- #101 Salt Creek Furniture Store

#### BUILDING D

- #101/02 Aveda Institute
- #106/08 CZ Tactical Indoor Shooting Range

#### BUILDING E

- #101 Brooklyn Bedding
- #104 Brooklyn Bedding
- #106 Comfort Zone Furniture

#### BUILDING F

- #100 AVAILABLE**
- #103 Television Outlet
- #105 Adair Custom Homes

Rick Robertson

rrobertson@leeearizona.com

D 602.954.3748