

FOR SALE/LEASE



8425 S. EMERALD DRIVE, SUITE 100
TEMPE, ARIZONA

FEATURES

- ▶ ±5,546 SF Concrete Tilt Building/Retail PAD
- ▶ Constructed in 2007
- ▶ Fully Air-Conditioned
- ▶ Across the street from IKEA
- ▶ Attractive Outdoor Patio
- ▶ 18 Parking Spaces
- ▶ Two Restrooms
- ▶ Attractive Landscaping
- ▶ 2025 Property Taxes: \$9,325.00
- ▶ Emerald Design Center Est. CAM: \$9,925/Year
- ▶ Sales Price: \$1,600,000 (\$288/SF)
- ▶ Lease Rate: \$16.00/SF NNN
- ▶ **Available Immediately**

LOCATION



CONTACT INFO

Rick Robertson
Principal
rrobertson@leearizona.com
602.954.3748

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.



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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

- #101Steiners 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

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