

12,000 SF FOR SALE OR LEASE  
**1705 W. RUBY DRIVE, SUITE 101**  
TEMPE, ARIZONA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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



## FEATURES

- 12,000 SF Condo Suite
- Constructed in 2007
- 10,000 SF Office Showroom
- 2,000 SF Warehouse
- 18' Clear Height
- 48 Car Parking
- RCC Zoning- City of Tempe
- Community Truckwell
- 2 Roll Up Truck Doors
- Attractive Landscaping
- Property Tax: \$19,391 (\$0.13/SF)
- Lease Rate: \$18/SF NNN Per Year
- **Sales Price: \$3,495,000 (\$291 SF)**
- Total CAM: \$3.50/SF

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This building was constructed in 2007 and is located in Emerald Center in Tempe, AZ. The building is located in a 160,000 SF retail and office development called Emerald Design Center. The building has a condominium layout and features RCC-1, City of Tempe (Retail Commercial Center) zoning. Among the tenants/owners in the project are Aveda Institute, C2 Tach Indoor Shooting Range, Barbeque Island and Brooklyn Bedding. The buildings were constructed by LGE Design Build and are concrete tilt construction. Ashley Home Furnishings and Main Event Entertainment are located just to the south and IKEA is directly across the street. Also located in Emerald Center nearby is Dicks Sporting Goods, Total Wine, Guitar Center, Lifetime Fitness, Texas Roadhouse Restaurant, Mattress Firm, Starbucks, and White Castle Hamburgers. Monument Signage is available on Interstate 10 with over 150,000 cars per day visibility. The building is available for lease in the current condition without tenant improvements by the landlord.

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1 MILE      3 MILE      5 MILE

	2024 Population	7,536	100,612	247,303
	2024 Households	3,668	42,884	100,501
	2024 Median Household Income	\$91,027	\$94,310	\$95,999
	2024 Average Household Income	\$116,557	\$127,809	\$127,522
	2024 Total Housing Units	3,196	42,518	98,876
	2024 Total Daytime Population	18,377	127,613	269,990

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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 Available
- #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

- #101 Adair Custom Homes
- #104 Television Outlet
- #106 THAT! Furniture

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