

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

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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