



Pepperwood Plaza

715-825 W Baseline Rd, Tempe, AZ 85283



COMMERCIAL MANAGEMENT
& INVESTMENTS, INC.

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Pepperwood Plaza

\$16.50 - \$24.50 /SF/YR

Discover Pepperwood Plaza, a supermarket-anchored retail in a bustling retail corridor of Tempe, Arizona. Perfectly perched at the lighted intersection of W Baseline Road and S Hardy Drive, this asset receives unmatched daily traffic exposure. The expansive center is home to a robust and synergistic tenant...

- Pepperwood Plaza features several adaptable suites ranging from 900 to 8,450 square feet ready to meet tenant needs.
- Highly visible situated on the main east/west arterial through Tempe seeing over 41,000 vehicles per day and adjacent to Arizona Mills Regional Mall.
- Accessibility is a breeze at a lighted intersection with easy ingress and egress from both W Baseline Road and S Hardy Drive.
- Visitors and tenants alike will appreciate Pepperwood Plaza's convenient availability to Interstate 10 and US Route 60.
- Join a synergistic tenant mix with Taco Bell, KFC, Subway, Metro PCS, Thrifty Ice Cream, and Food City Supermarket.



Rental Rate:	\$16.50 - \$24.50 /SF/YR
Total Space Available:	16,613 SF
Max. Contiguous:	8,493 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	5
Frontage:	741' on W Baseline Rd
Gross Leasable Area:	84,640 SF
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$1.75 /SF/MO

1st Floor Ste 1

Space Available	3,200 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

1

1st Floor Ste 1/2

Space Available	2,426 SF
Rental Rate	\$24.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	10 Years

Fully builtout kitchen with hood and walk in cooler. Has outside patio.

2

1st Floor Ste 2

Space Available	1,600 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

3

1st Floor Ste 4

Space Available	894 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

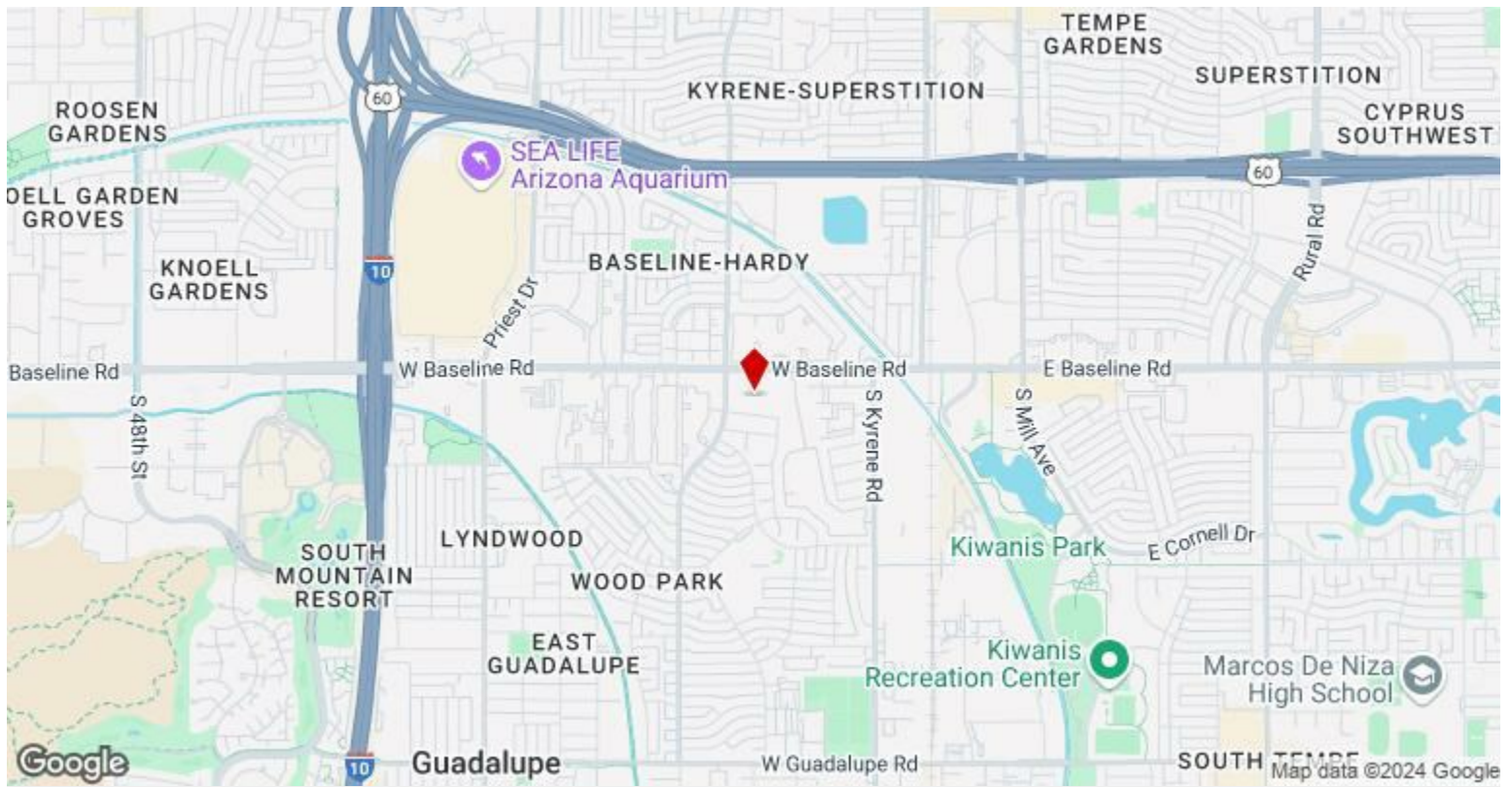
4

1st Floor Ste 755

Space Available	8,493 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Food City Supermarket	-	
Kfc	-	
Metro PCS	-	
Subway	-	
Taco Bell	-	
Thrifty Ice Cream	-	



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Discover Pepperwood Plaza, a supermarket-anchored retail in a bustling retail corridor of Tempe, Arizona. Perfectly perched at the lighted intersection of W Baseline Road and S Hardy Drive, this asset receives unmatched daily traffic exposure. The expansive center is home to a robust and synergistic tenant mix, including Food City Supermarket, Taco Bell, KFC, Subway, Metro PCS, and Thrifty Ice Cream. There are seven total spaces available for lease ranging in size from 900 up to 8,450 square feet, allowing tenants to fully customize a space to meet their specific needs. The property has highly visible monument signage and ample and plentiful parking for patrons and employees alike.

Pepperwood Plaza's dynamic location with access to Interstate 10 and US Route 60 offers tenants access to a broad consumer base from Tempe and surrounding areas. The property benefits from high traffic counts seeing nearly 41,000 vehicles per day on W Baseline Road. The consumer profile in Tempe is significant, with a high projected annual growth and noteworthy average household incomes in a 10-mile radius exceeding \$92,000 annually. Within this same radius, there are 731,780 employees traveling to work, with a consumer spending of over \$14 billion annually.

The West Tempe trade area serves the community of Guadalupe. Situated 2 miles from downtown Tempe, 3 miles from the Tempe Campus of Arizona State University, and 4 miles from Phoenix Sky Harbor International Airport, this locale is seen by many. Surrounding area amenities include Tempe Town Lake and Tempe Center for the Arts. Pepperwood Plaza is specifically located in a wealth of retail where many come for entertainment, necessities, and hobbies. Arizona Mills Regional Mall is just down the road featuring Sea Life Aquarium, Legoland Discovery Center Arizona, and Tilt Studio Arizona Mills. The property is also surrounded by a wealth of nationally recognized retailers lining W Baseline Road, such as Starbucks, The Home Depot, McDonald's, Chipotle, 7-Eleven, AutoZone, and others.

With incredible accessibility, the well-maintained Pepperwood Plaza is primed to offer an ideal location for a variety of retailers.

Property Photos



Daytime employee population at over 125,000 within 3 miles

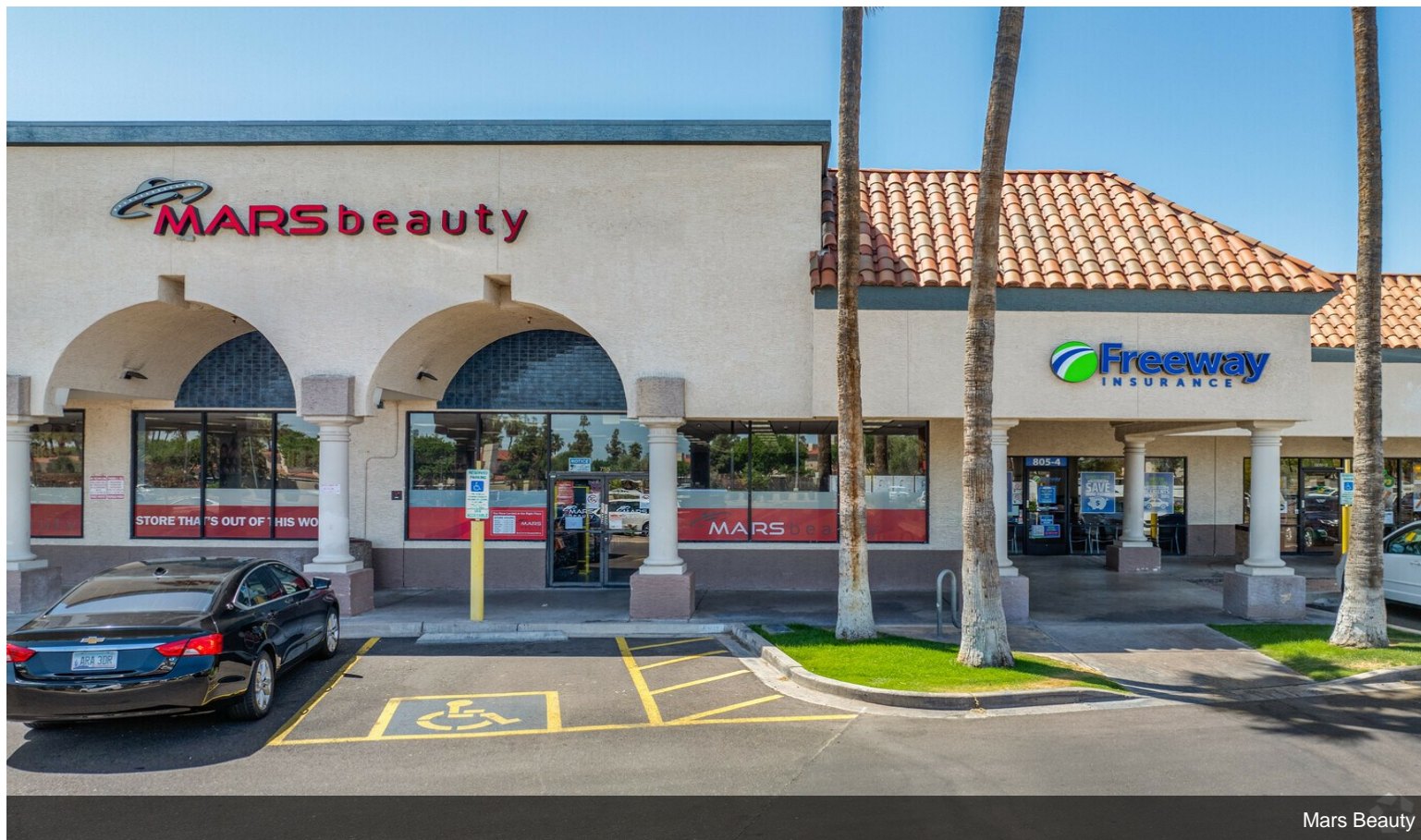


Food City

Property Photos

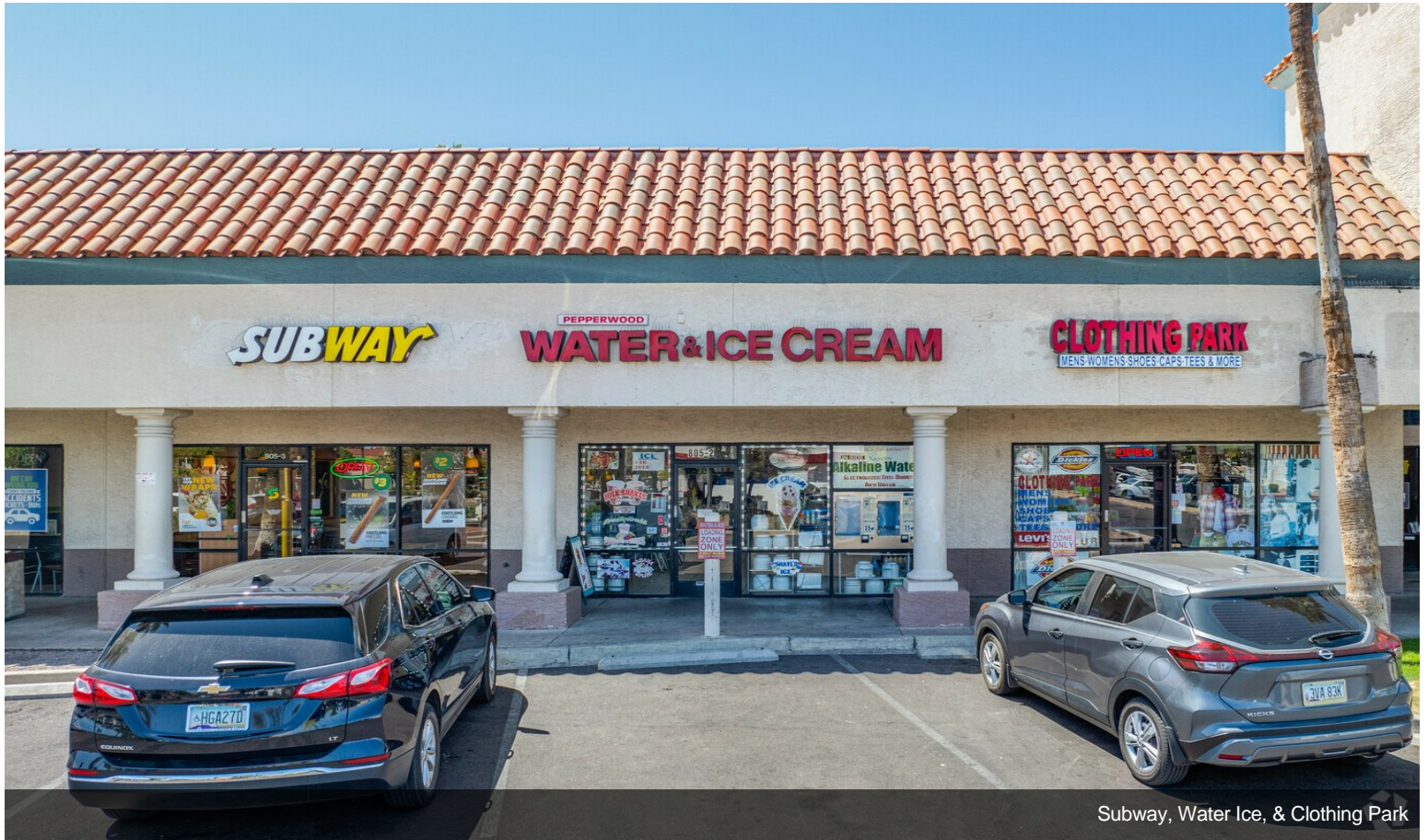


Aarons



Mars Beauty

Property Photos

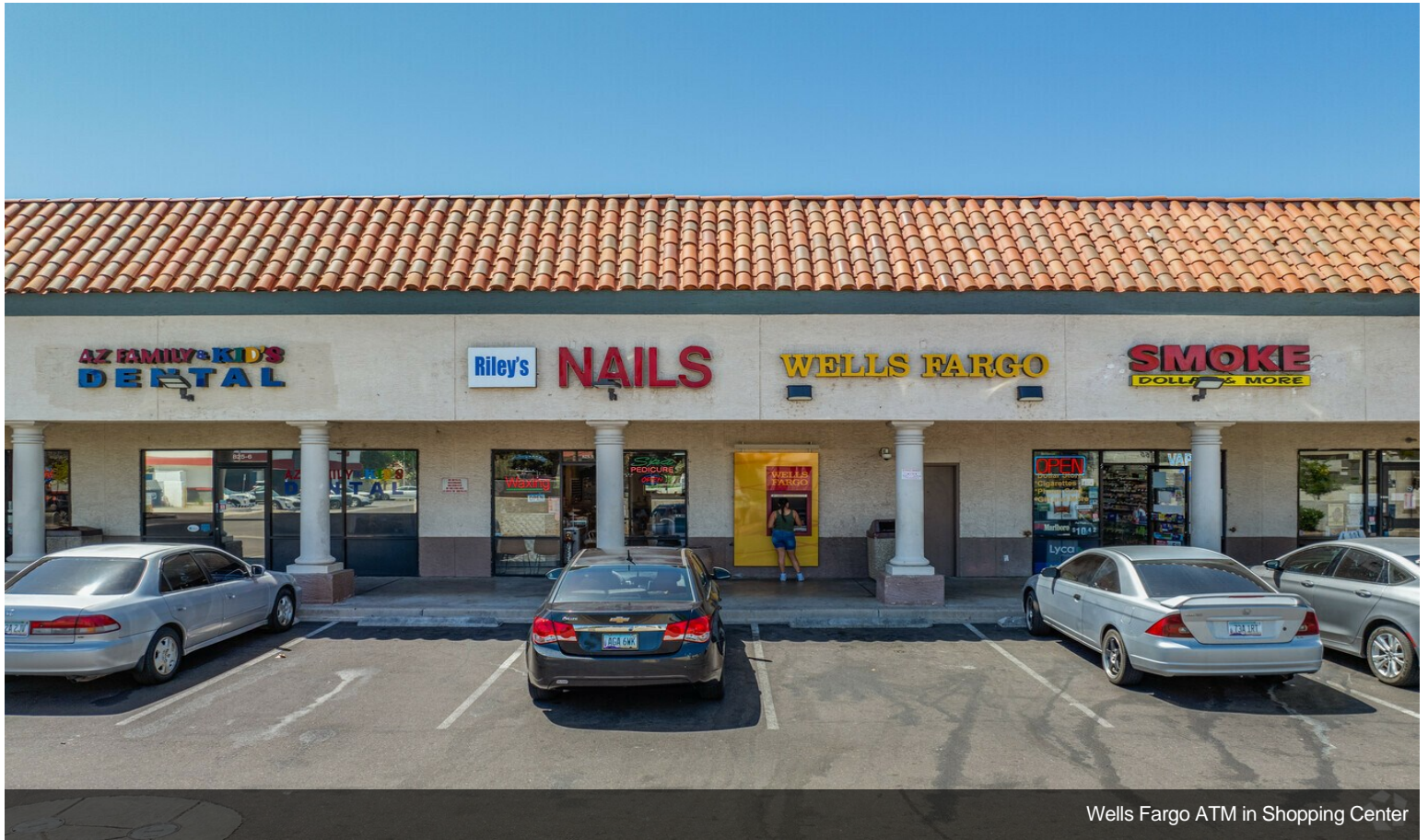


Subway, Water Ice, & Clothing Park

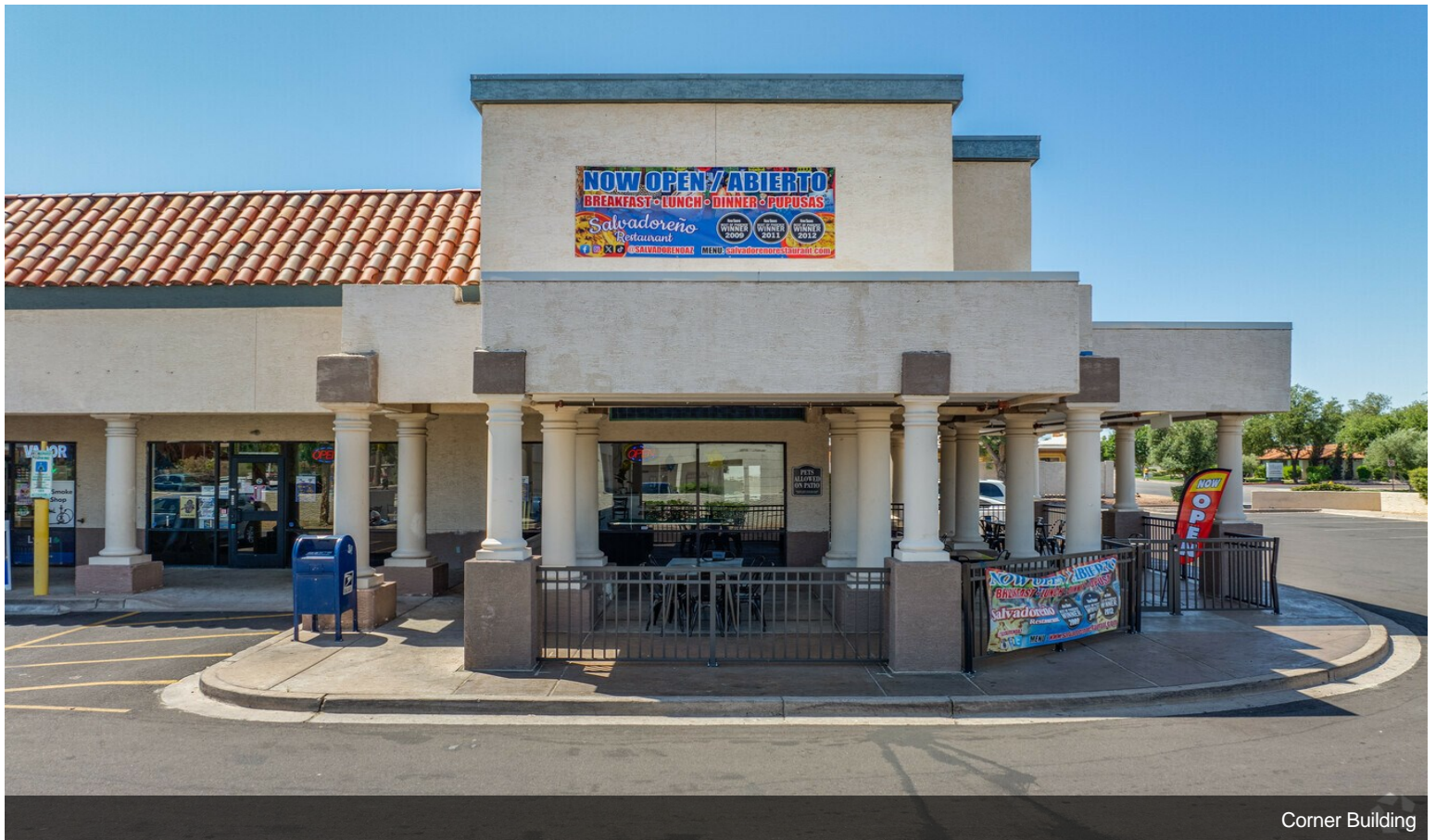


Jackson Hewitt, Surge, & China Jade

Property Photos



Wells Fargo ATM in Shopping Center

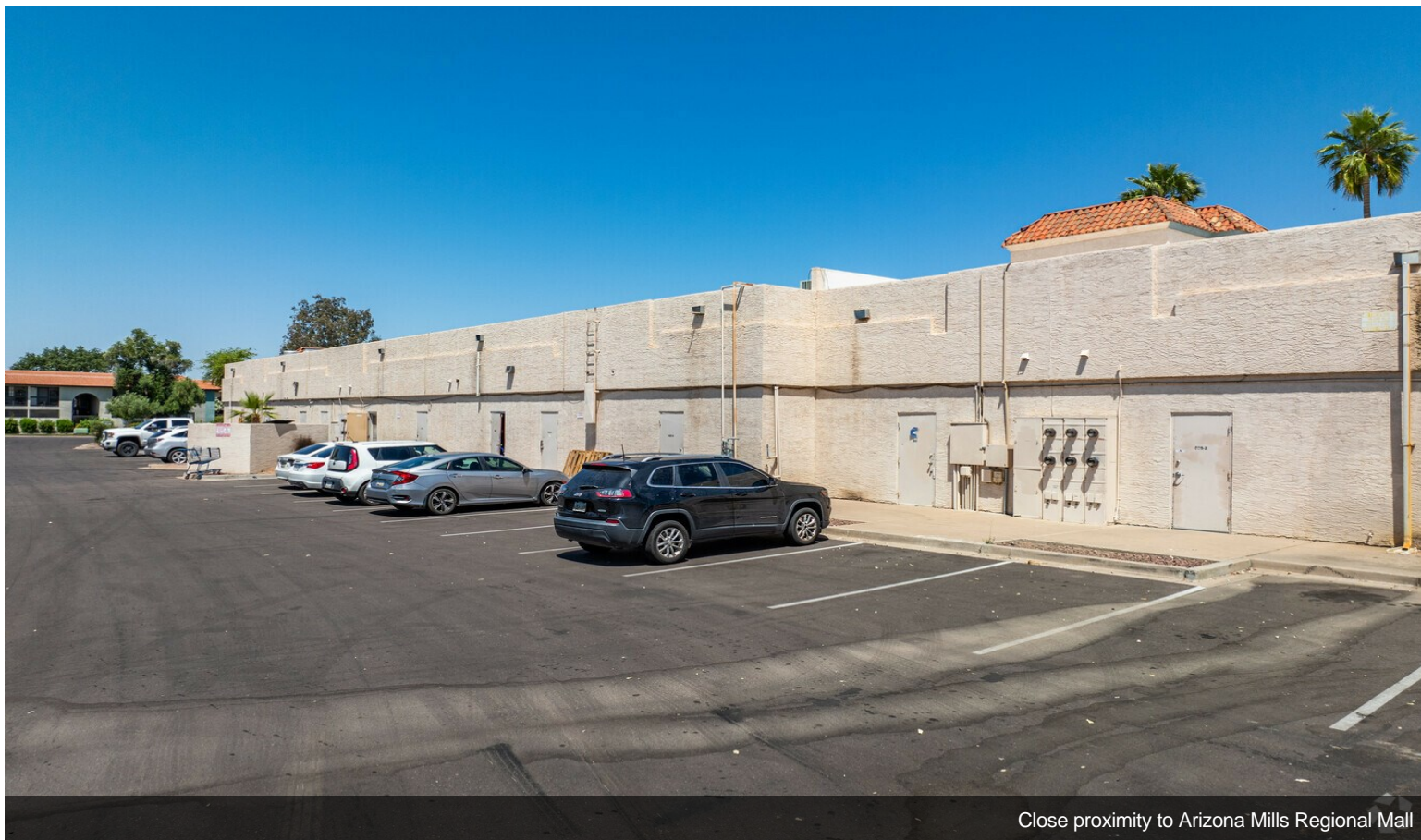


Corner Building

Property Photos



Full ingress and egress from both Baseline and Hardy providing easy accessibility points



Close proximity to Arizona Mills Regional Mall

Property Photos



Location has easy access to I-10 Interstate and US-60



Baseline Road provides great visibility to 35,557 vehicles per day

Property Photos



Aggies Lobster.



Food City-anchored center with Taco Bell, KFC and Aggies Lobster.

Property Photos



KFC

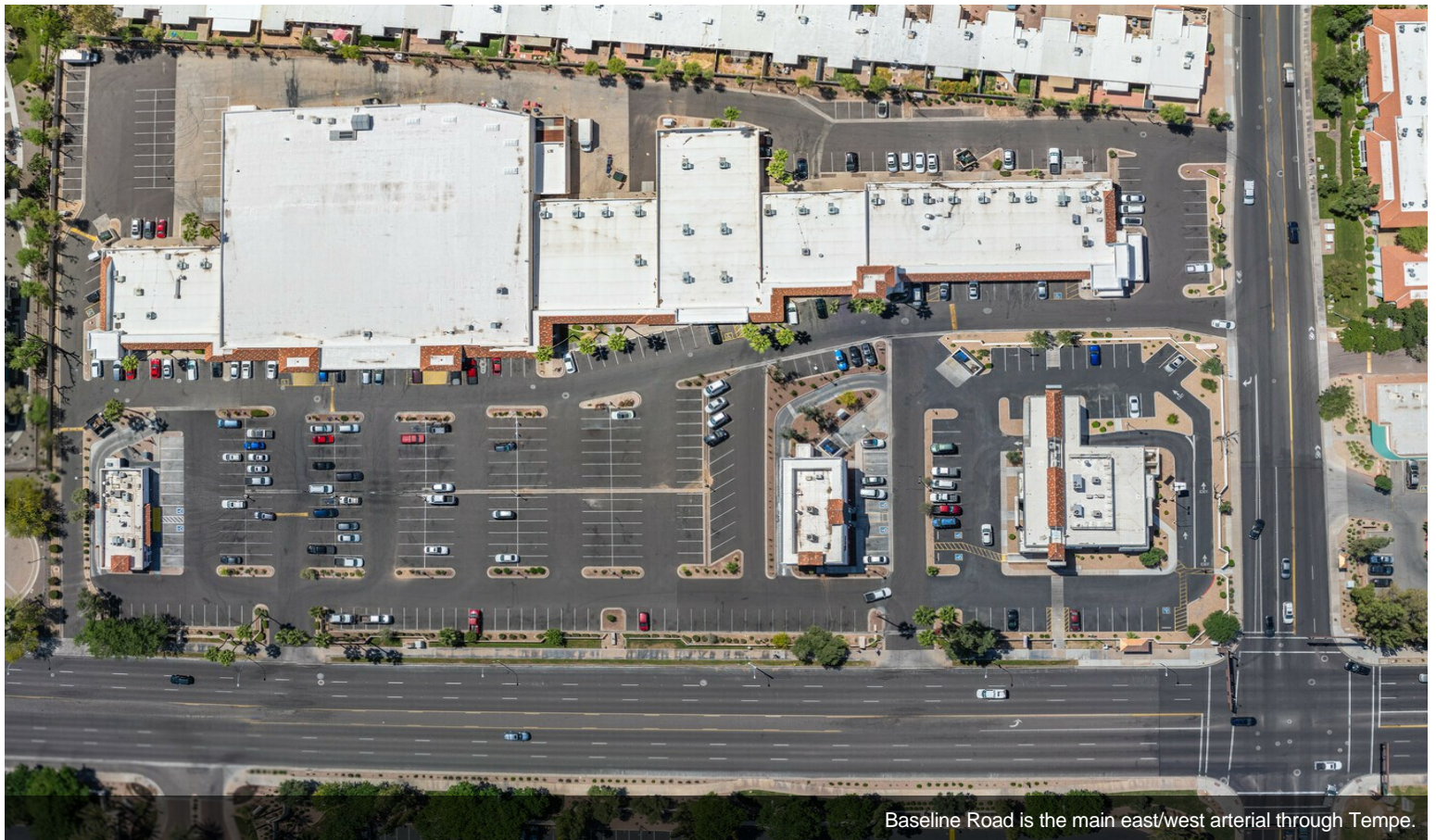


KFC Rear

Property Photos



Ariel View



Baseline Road is the main east/west arterial through Tempe.

Property Photos



Signage