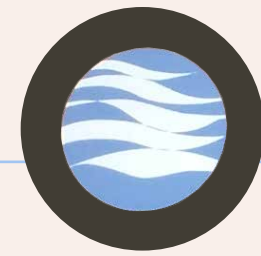


# LAKE SHORE PLAZA

4801 SOUTH LAKE SHORE DRIVE, TEMPE, AZ 85282



THE LEROY  
BREINHOLT  
TEAM

**Kelli Jelinek**  
D: 480.214.1109  
M: 480.369.7872  
kjelinek@cpi.az.com

**Cory Spasi**  
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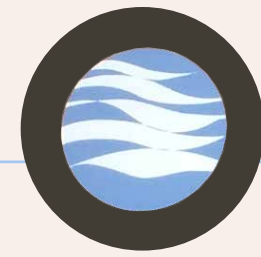
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Locally Owned. Globally Connected. CORFAC

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# LAKESHORE PLAZA

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## PROPERTY HIGHLIGHTS:

- Part of a ±23,851 SF Office Plaza
- Located at Rural & Baseline in Tempe
- Frontage on Lakeshore Drive
- Monument Signage Available
- Excellent Access to US-60, I-10 & Loop 101
- Near Retail, Restaurants, Transportation
- Beautifully Maintained Grounds

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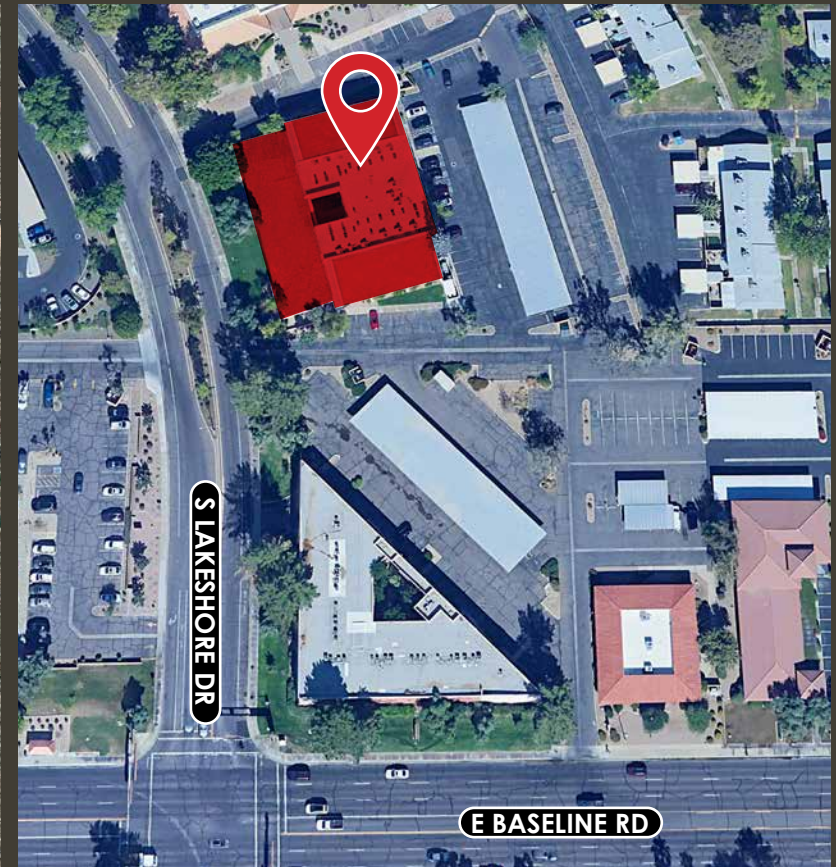
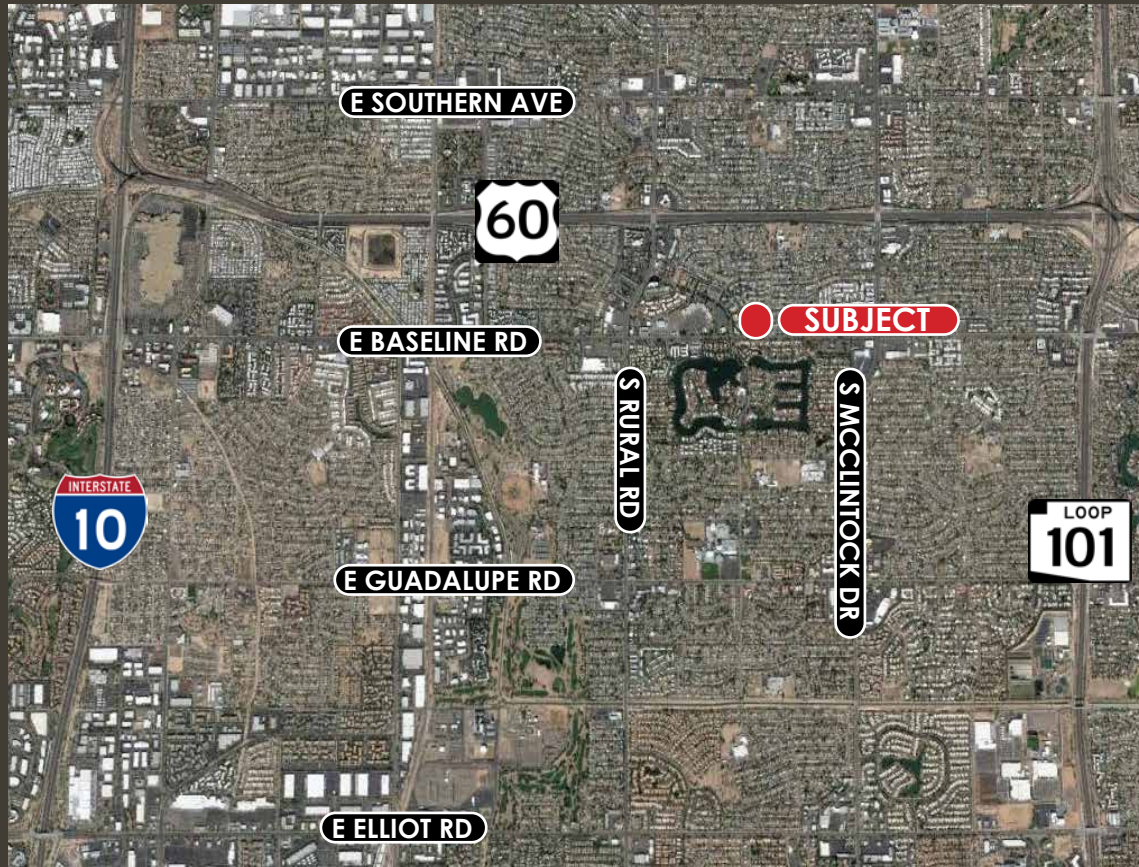
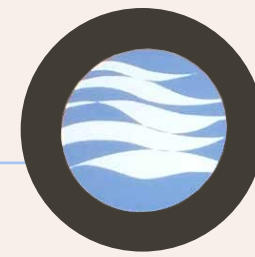
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## DEMOGRAPHICS

	1MI	3MI	5MI
Population:	17,895	156,560	367,722
Households:	7,266	61,622	146,054
Avg. Median Income:	\$58,790	\$48,279	\$49,375

## TRAFFIC

Baseline & Lakeshore: 30,312 VPD  
Baseline & Rural: 24,700 VPD

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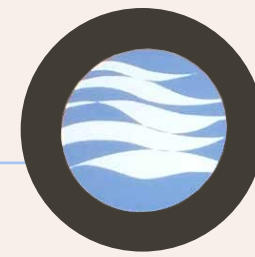
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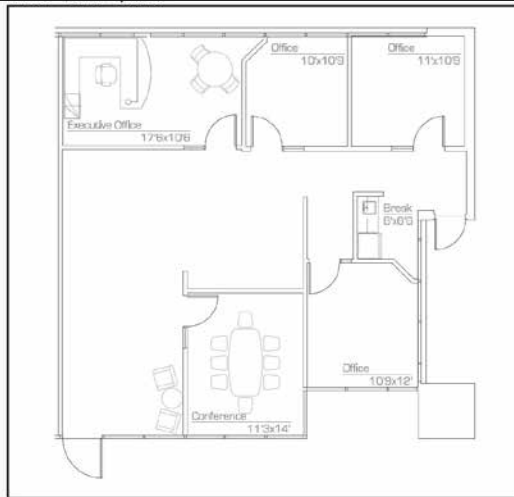
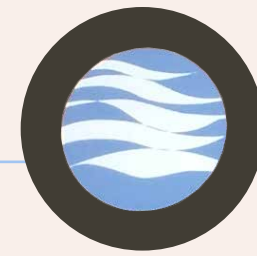
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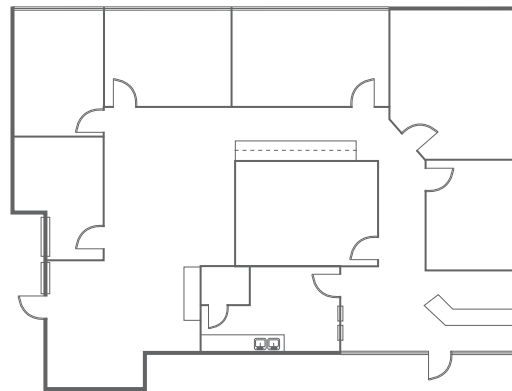
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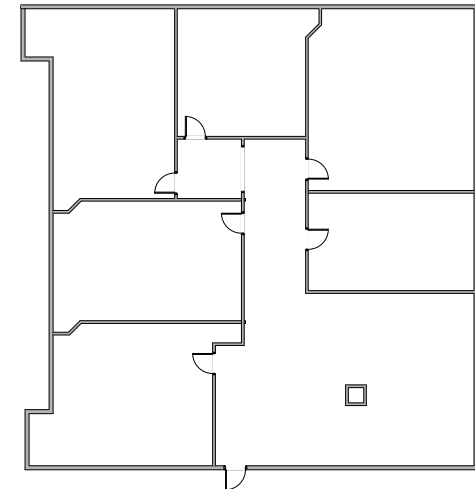
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**Suite 101**  
±1,579 SF | \$18.00 PSF/Yr FS



**Suite 112**  
±2,502 SF | \$18.00 PSF/Yr FS



**Suite 201**  
±1,519 SF | \$18.00 PSF/Yr FS

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# LAKESHORE PLAZA

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02.25.25