

LAKESHORE PLAZA

4801 SOUTH LAKESHORE DRIVE, TEMPE, AZ 85282



THE LEROY
BREINHOLT
TEAM

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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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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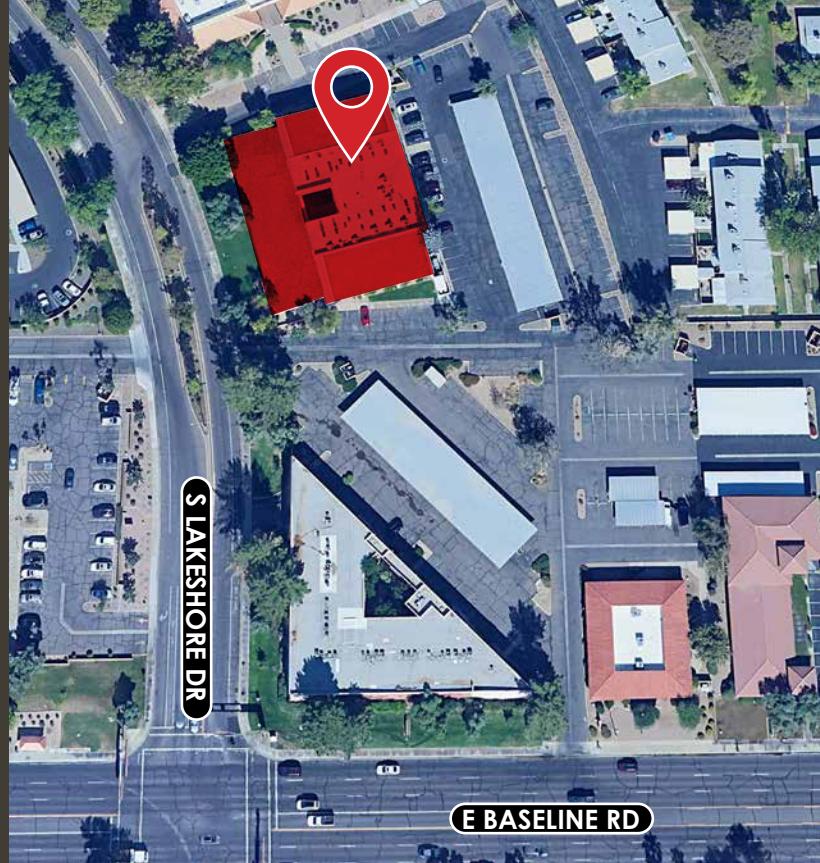
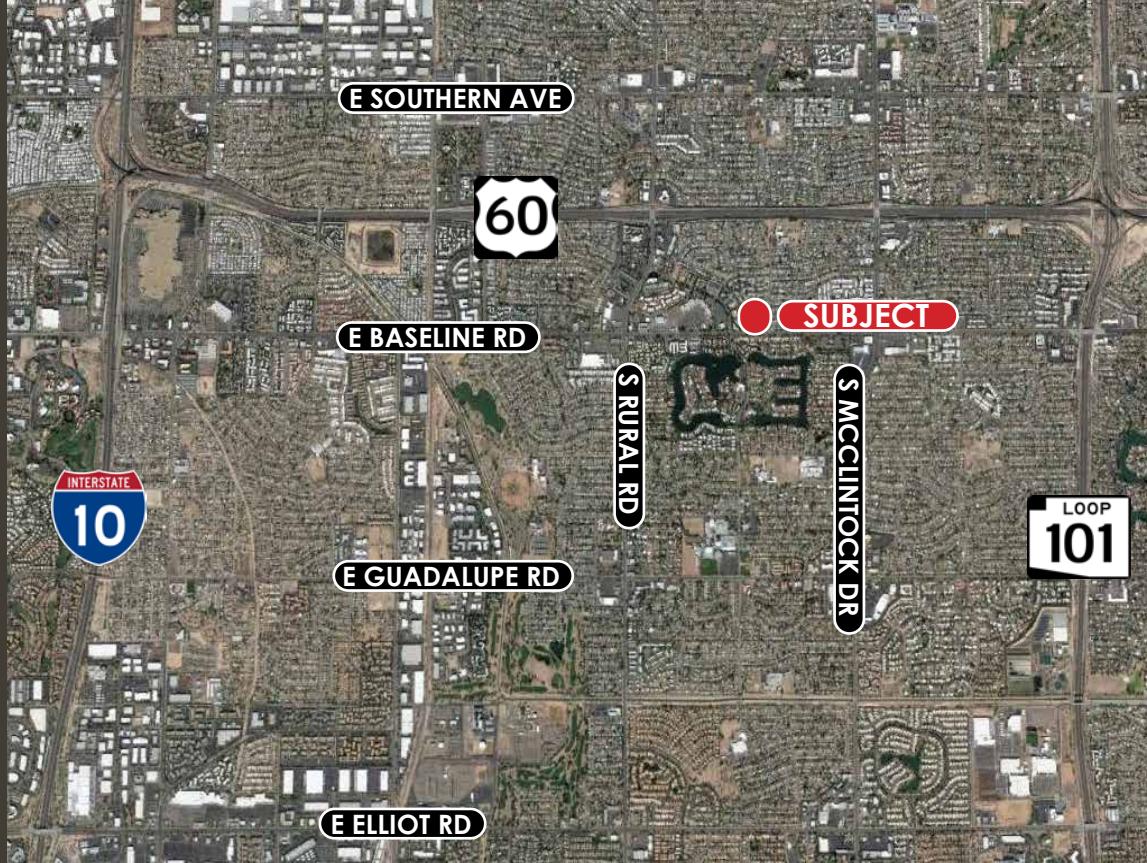
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DEMOGRAPHICS

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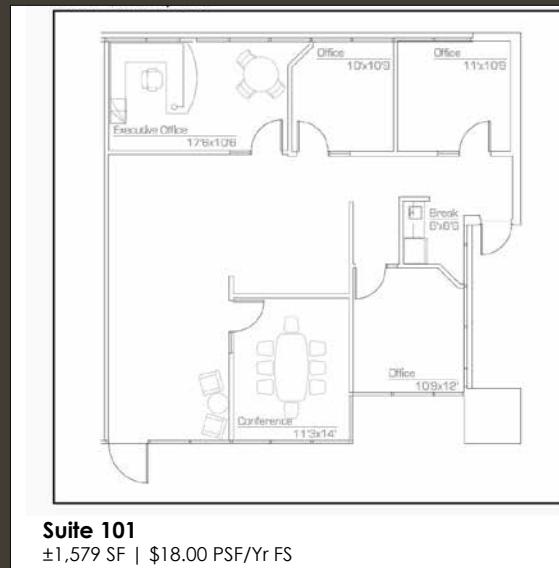
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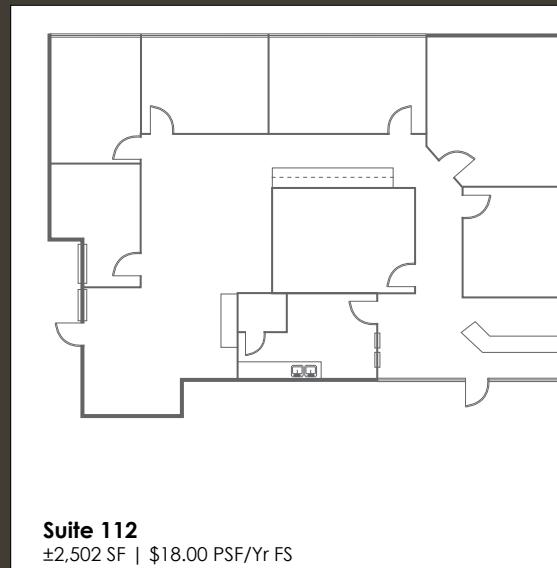
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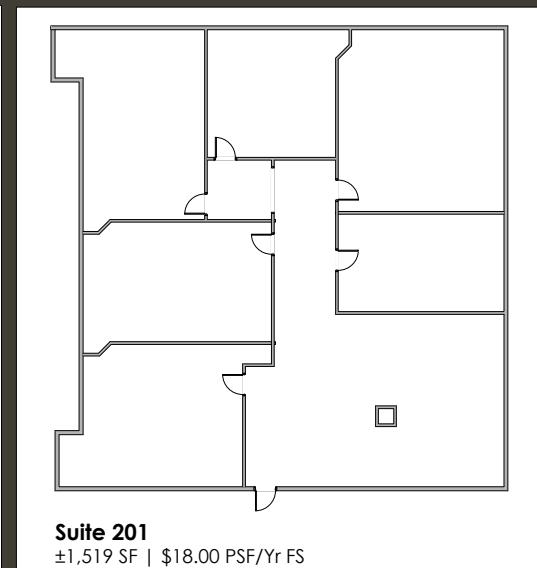
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Suite 101
±1,579 SF | \$18.00 PSF/Yr FS



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



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

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