

## FOR LEASE

### ½ of Freestanding Building for Restaurant or Medical Office + Detached Warehouse for Storage or Ghost Kitchen

📍 2030 E. Elliot Rd, Tempe, AZ 85284

APN: 301-49-822 | Zoning: Industrial



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### Prime Location in Discovery Business Campus

This is a rare opportunity to lease a **high-exposure freestanding building** ideally suited for a **restaurant or medical office**. Located on a prominent corner in the thriving Discovery Business Campus, the property enjoys excellent visibility and strong nearby demand from neighboring national brands such as **Chipotle, MOD Pizza, and Smashburger**.

The **space** is perfect for fast food, quick-service concepts or medical office while the **detached warehouse** is ideal for **storage or ghost kitchen operations**.

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### Highlights:

- 📈 **Traffic Volume:** 33,666 vehicles/day (E. Elliot Rd – 10/30/2019)
- 💠 **Former Tenant:** Kneaders Bakery & Café
- 💠 Corner lot in a high-traffic business park
- 💠 Existing restaurant use permit valid through **02/2026**

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### Lease Options


#### 1) ½ of Restaurant Building – Approx. 2,000 SF

- Inline space available
- **\$7,000/month + NNN** (Approx. \$1,500/month)
- *Front portion with drive-thru is currently in negotiation*

## 2) Detached Warehouse – 1,512 SF

- **\$4,356/month + NNN** (Approx. \$957/month)
- Ideal for ghost kitchen (cooking-only operation) or storage
- Requires City of Tempe use permit for ghost kitchen (average processing time: 4 months)

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 **Contact us today** to schedule a tour and explore your next location in one of Tempe's most dynamic business corridors!


 **Also For Sale:** \$3,275,000


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**Moon Kyu Choe, Broker/CPA**

Sanha LLC

 408-359-7070

 moonkyuchoe@gmail.com

 19503 Stevens Creek Blvd, Ste 312, Cupertino, CA 95014

