

Warner Pointe Plaza

1342 W Warner Rd. #B-105 Tempe, AZ 85284

**AVAILABLE:**

1,370 SF

USES:

Retail, Office, Restaurant or Mixed-Use.

LEASE RATE:

\$28.00/ PSF, NNN

JOIN TENANTS:

Dunkin' Donuts, Express Employment, Flame Broiler, King of Gyros, I Heart Mac & Cheese, One Stop Nutrition, and more.

LOCATION:

Located on the NE corner of Priest Dr. and Warner Rd., Warner Pointe Plaza straddles the borders of Ahwatukee and East Phoenix in an affluent suburb of Tempe. The shopping center is less than a mile from the I-10 and is surrounded by upscale commercial centers, luxury apartments, a large Honeywell Office and soon to be Industrial Business Park.

SUMMARY:

Warner Pointe Plaza is a vibrant, bustling shopping center, that is home to National retailers, several local eateries, a high end salon and more. Suite B-105 is located in-line at the center of the 1342 Building, offering frontage and signage along Warner Rd. with visibility and easy access from Priest Dr. This is premium retail space; the front door leads to a large open floorplan with enough space to display product and allow customers to shop. The back room provides ample storage space and a private restroom. As is, Suite B-105 is turn-key ready for retail applications or can be customized to meet virtually any business need.

Urban Pointe Development Inc.

29 W. Thomas Road
Suite 205
Phoenix, AZ 85013

James Ridgeway

Leasing Agent
(602) 430-7025 Mobile
(602) 314-8018 Office
jridgeway@urbanpointe.com



URBAN POINTE
DEVELOPMENT

OVERVIEW

Warner Pointe Plaza Suite B-105

1,370 Square Feet
\$28.00/ PSF, NNN
Frontage Along Warner Road
Easy Access from Priest Drive

PROPERTY INFO:

- Year Built: 2007
- Lot Size: 49,177 SF
- Building Size: 19,643
- Daily Traffic Counts: 24,829
- 110 Parking Spaces (5.55 Ratio)
- Frontage and Signage on Warner Rd.
- < 1 Mile from Interstate 10
- Parking Lot Resealed in 2021

SUITE INFO:

- Carrier, 4-Ton, HVAC System
- 200 Amp Electric Sub-Panel
- Fire Sprinklers and Alarm Monitoring
- Drop Ceiling
- LED Lighting
- HVAC Ducts Renovated in 2021
- Private Restroom Built As Secure Room
- In-Line Unit

PROPERTY HIGHLIGHTS

- In-Line Unit
- Daily Traffic Counts 24,829.00
- Frontage Along Warner Rd.
- 110 Parking Spaces (5.55 Ratio)

PROPERTY SUMMARY

- \$28.00 PSF/YR, NNN
- Year Built: 2007
- Lot Size: 49,177 SF
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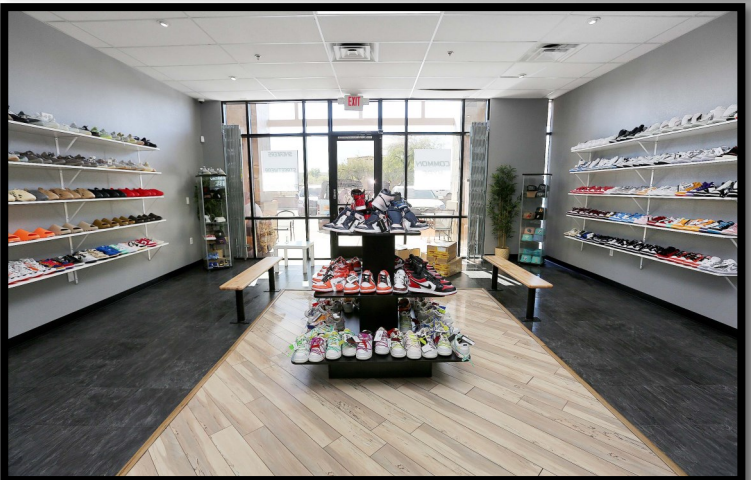
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PROPERTY PHOTOS

1,370 Square Feet
\$28.00/ PSF, NNN
NNN = \$10.50/ PSF



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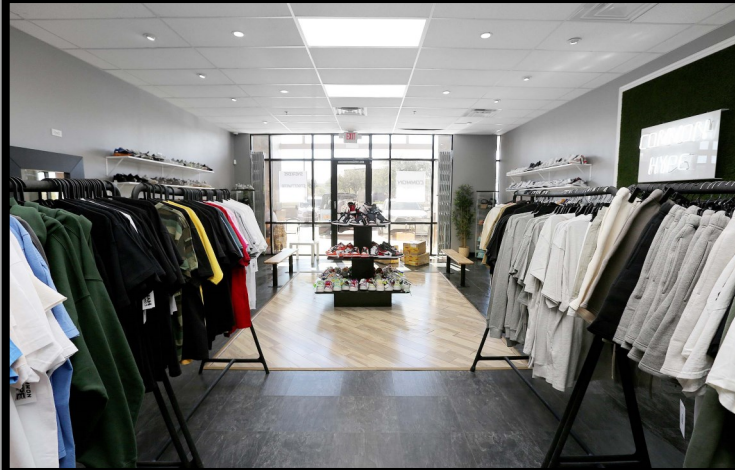
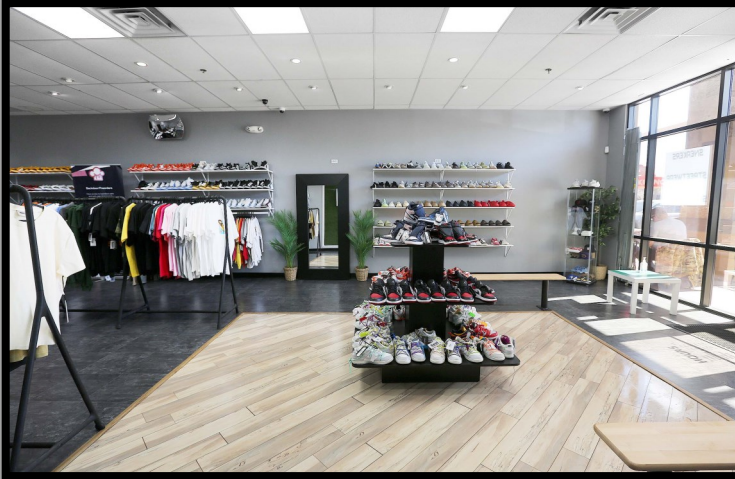
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Warner Pointe Plaza Suite B-105

AERIAL MAP

Next to Large Honeywell Office
Neighboring 590 Unit Luxury
Apartment Complex
Industrial Park Coming Soon



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**Warner Pointe Plaza
Suite B-105**

STREET MAP

One Mile from I-10
Borders Tempe, Ahwatukee, and
East Phoenix
\$122,583k Household Income



| Demographic Category | From 2020 Census (As of 2019) |
|--------------------------|-------------------------------|
| Total Population | 16,479 |
| Population Density | 2,124 |
| Median Home Value | \$339,000.00 |
| Average Household Income | \$122,583.00 |

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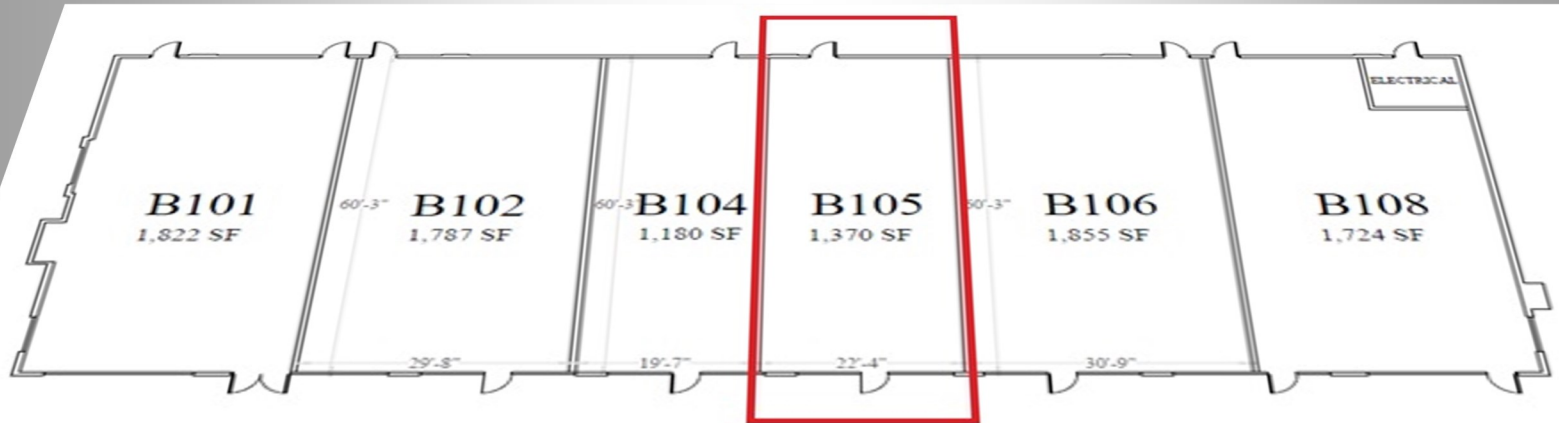


**URBAN POINTE
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Warner Pointe Plaza
Suite B-105

FLOOR PLAN

1,370 SF
Large, Open Floor Plan
Front and Back Doors
LED Lighting



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