

LAKE COUNTRY ESTATES

4525 S LAKESHORE DR, STE 101 SUBLEASE | TEMPE, AZ 85282

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC

2323 W. University Dr. Tempe, AZ 85281
8787 E Via de Commercio, Ste 101, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM



OFFICE SPACE FOR SUBLEASE

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Locally Owned. Globally Connected. COBRAC

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OFFICE SPACE FOR SUBLEASE

PROPERTY INFO

Introducing 4525 S Lakeshore Dr, an exceptional multi-tenant property strategically located in Tempe's vibrant submarket. With approximately 5,640 square feet of space on a 26,573 square foot lot, this versatile property, built in 1979 and zoned as PCC-2 by the City of Tempe, is an attractive opportunity for various business ventures. What sets it apart is its immediate access to the US-60 freeway, providing seamless connectivity to regional and national markets. In addition, it offers close proximity to a wide range of amenities, making it an ideal choice for businesses. This prime location at the crossroads of Lakeshore Dr and Rural Rd opens the door to success in the heart of Tempe's business community.

PROPERTY ADDRESS	4525 S Lakeshore Dr, Suite 101, Tempe, AZ 85282
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SUBMARKET	Tempe
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CROSS STREETS	Lakeshore Dr & Rural Rd
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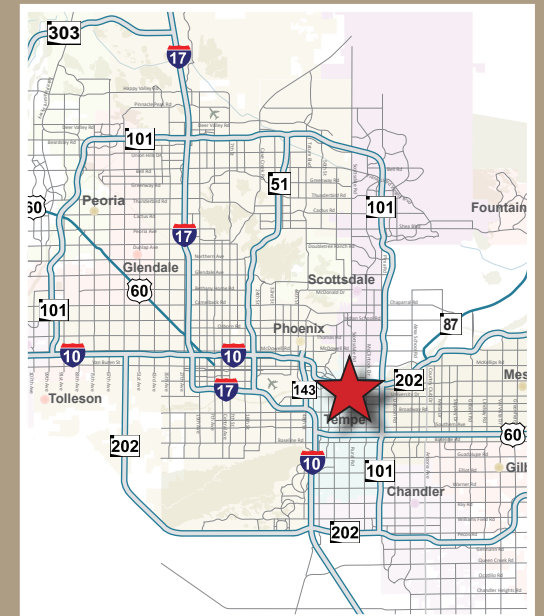
SUITE SIZE	±1,060 SF
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LOT SIZE	± 26,573 SF
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PARCEL NUMBER	133-38-006F
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YEAR BUILT	1979
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ZONING	PCC-2, City of Tempe
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AVAILABILITIES

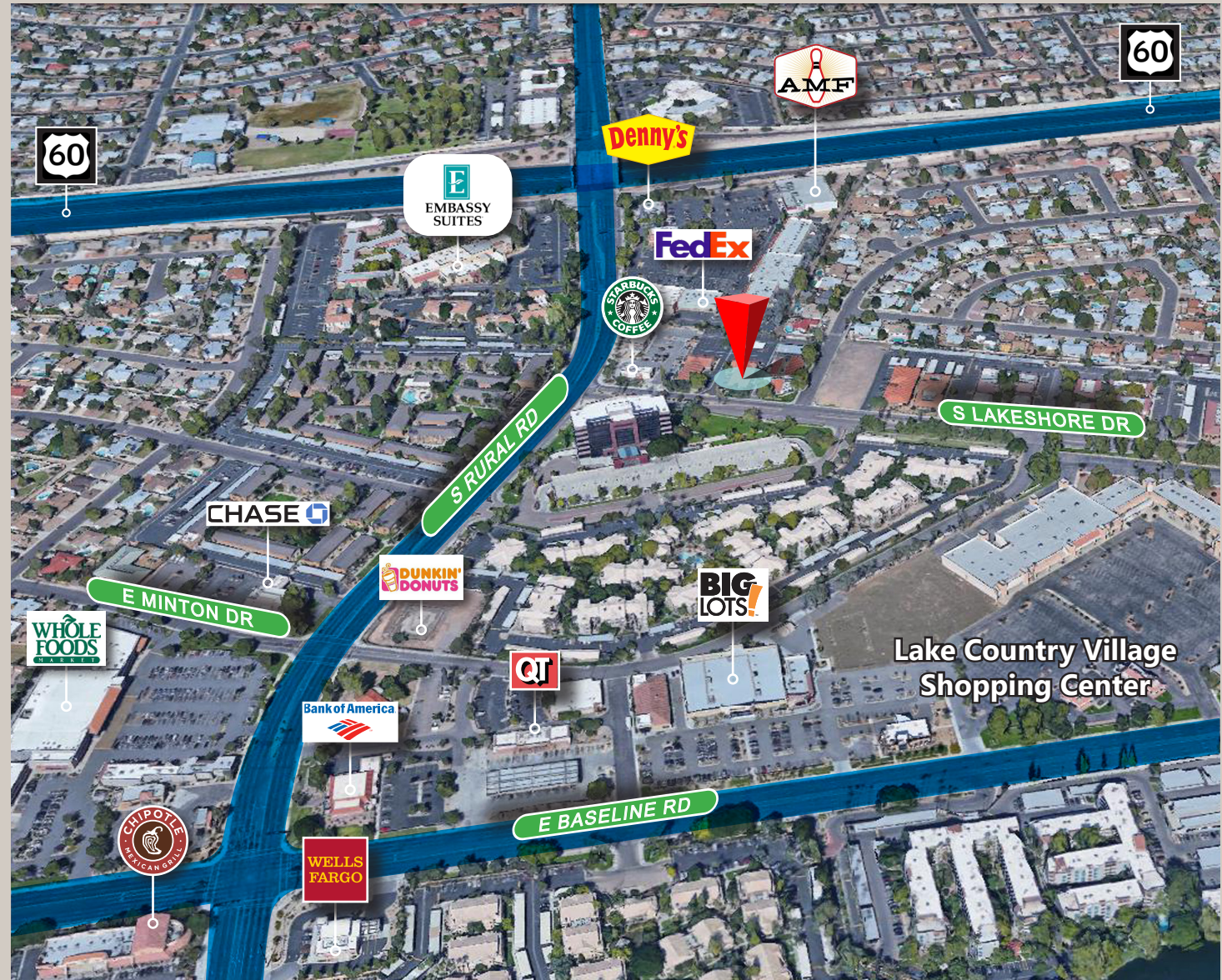
SUITE 101

Space Size: $\pm 1,060$ SF

Available Now

Sublease

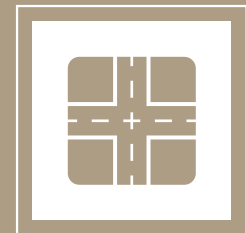
Lease Rate: **Contact Broker**



OFFICE SPACE FOR SUBLEASE



Prime Southeast Valley location with numerous nearby amenities, and a wealth of dining, hotel, and shopping options.



Conveniently located just 1/10th of a mile south of US-60 and 2 miles to the west of Loop 101.

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DEMOGRAPHIC SUMMARY

4525 S Lakeshore Dr, Tempe, Arizona, 85282

Ring: 1 mile radius

KEY FACTS

19,204

Population



8,242

Households

33.9

Median Age

US\$73,378

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



18.0%

High School Graduate



28.4%

Some College/
Associate's Degree



49.8%

Bachelor's/Grad/
Prof Degree

INCOME



US\$89,326

Median Household Income



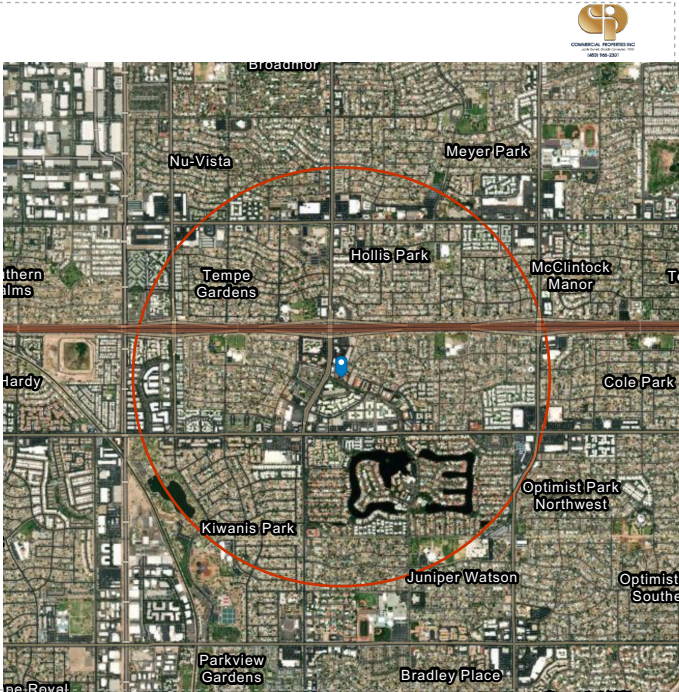
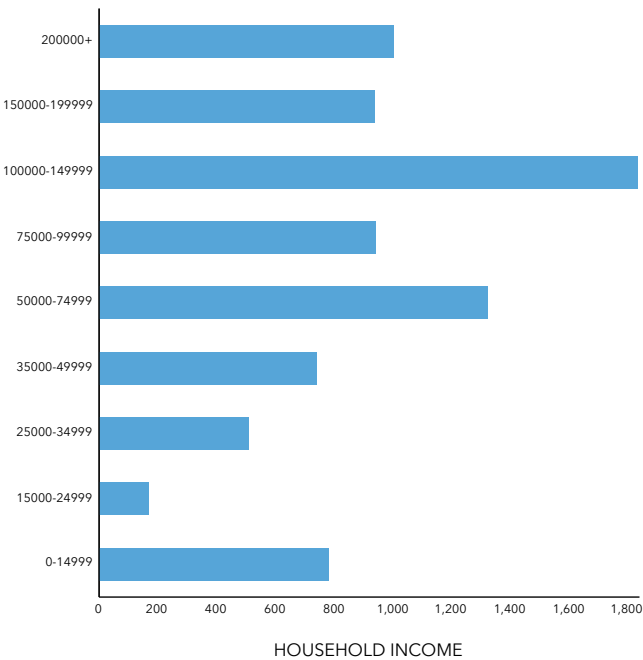
US\$47,704

Per Capita Income



US\$169,880

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

72.4%

13.3%

18.1%

8.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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