

## 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 4,300 SF freestanding building is divided into two units.

1. The front unit (app. 2,300 SF), featuring a drive-thru, is leased to Black Rock Coffee.
2. The back unit (app. 2,000 SF ) remains available for lease and is perfectly suited for a restaurant or medical office. See attached picture.
3. Back of the property, there is a 1516 SF warehouse - available for ghost kitchen or storage.

Located on a prime corner within the vibrant Discovery Business Campus, the property offers outstanding visibility and benefits from strong local demand. Neighboring national brands include Chipotle, MOD Pizza, and Smashburger—ensuring a steady flow of potential customers.

### 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
- **\$6,500/month + NNN** (Approx. \$1,500/month)
- *Front portion with drive-thru is leased.*

### 2) Detached Storage – 1,512 SF

- **\$3500/month + NNN** (Approx. \$800/month)
- Ideal for a 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:** \$4,276,000


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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



## Dividing Plan.

