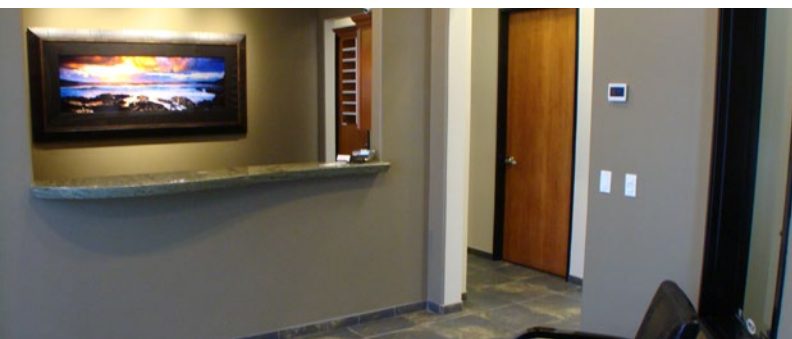




FOR LEASE
FOOTHILLS PROFESSIONAL VILLAGE
16515 S 40TH ST, BLDG 9 | PHOENIX, AZ 85048



±2,516 SF Office Condo Available for Lease



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

LANGDON BRIDGES

OWNER/AGENT

D 480.966.7322 • M 480.233.9689

lbridges@cpi.az.com

The listing agent has an ownership interest in this property. 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. 01 29 26

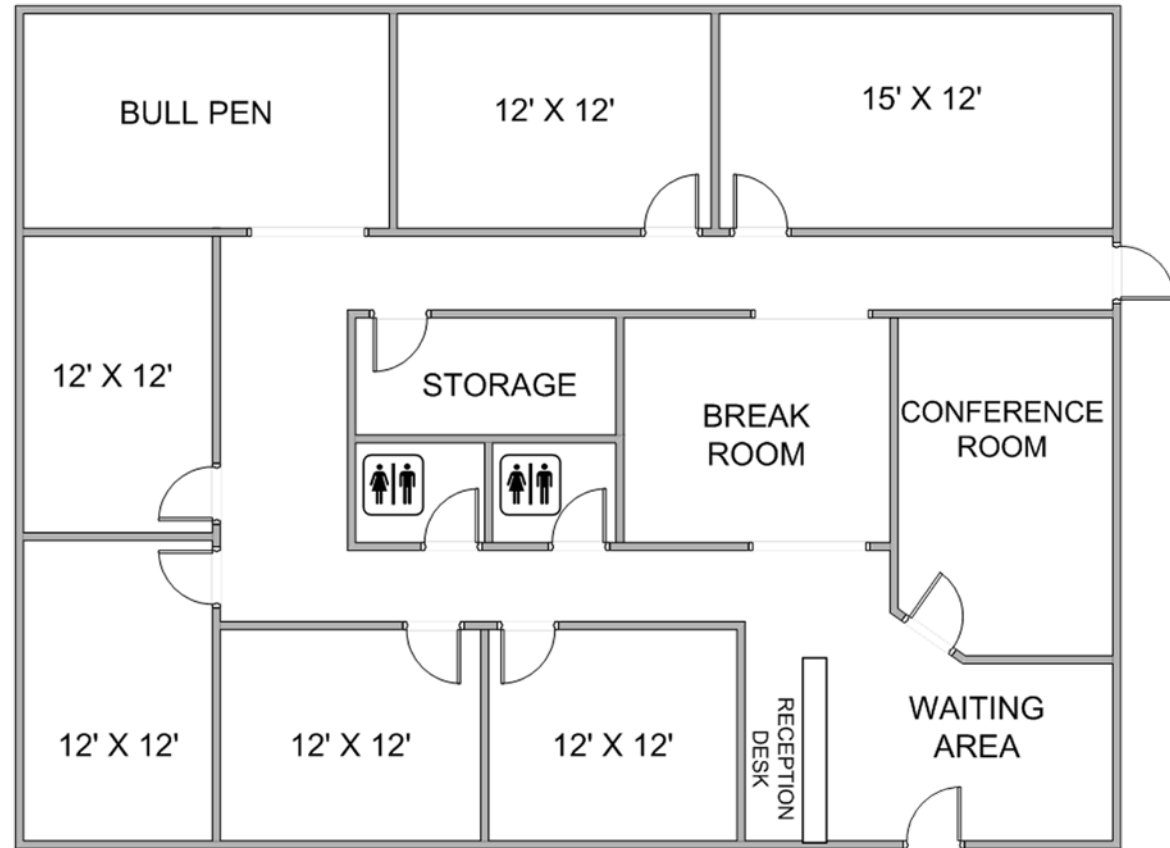
FOOTHILLS PROFESSIONAL VILLAGE

Property Features

Building Size	±5,004 SF
Available	Suite 143
Suite Size	±2,516 SF
Lease Rate	\$18.50/SF/Year (NNN)
Building Type	Office Condo
Location	S 40th St & E Frye Rd
Zoning	C-O
Year Built	2002
Specs	Reception, 6 Offices, 2 Restrooms, Conference Rooms, Break Room, Bull Pen
Parking Ratio	5/1,000

Location Benefits

- Easy Access to the US-202



EXCLUSIVE LISTING AGENT:

LANGDON BRIDGES

OWNER/AGENT

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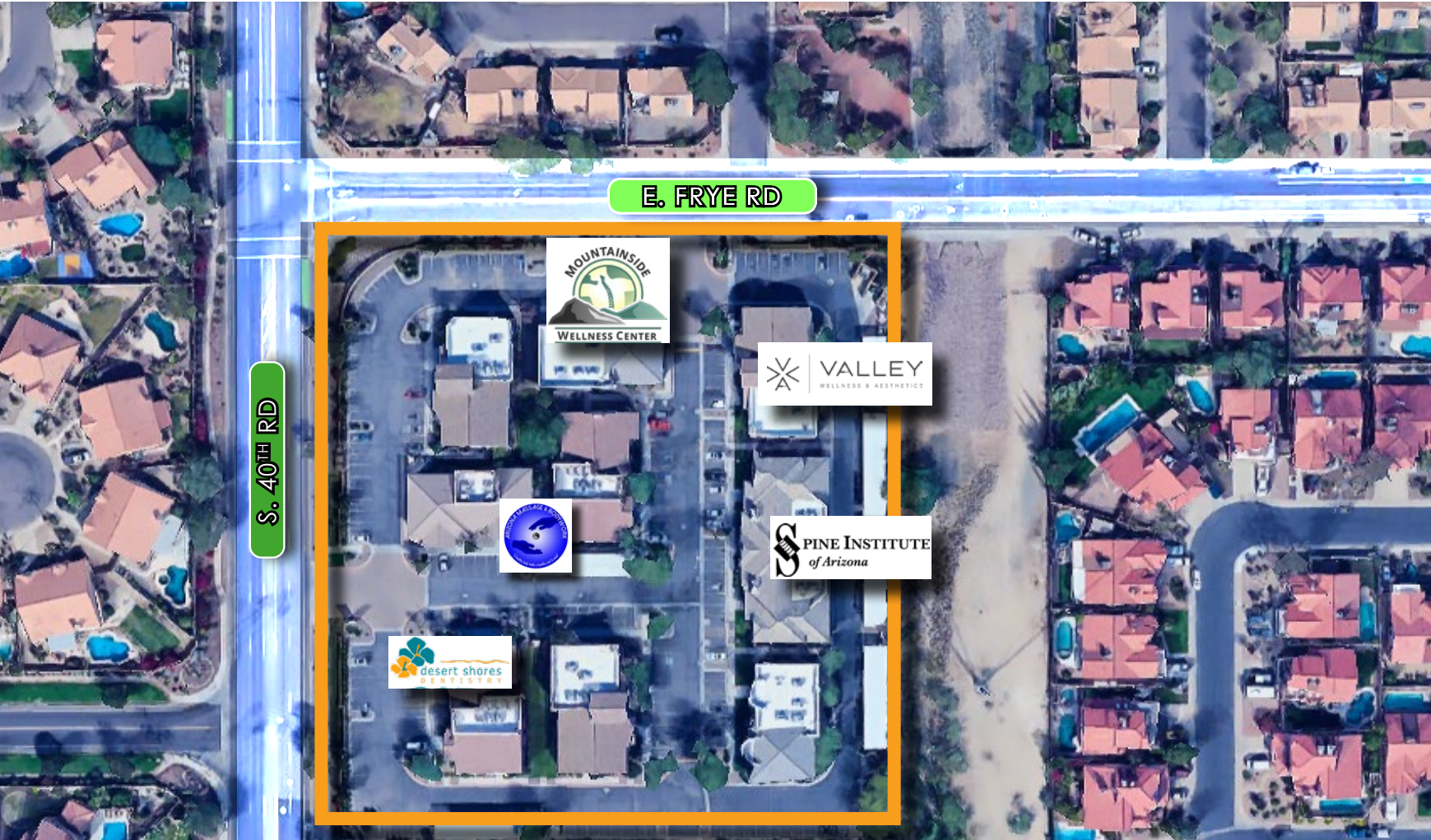


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FOOTHILLS PROFESSIONAL VILLAGE SITE PLAN



**EXCLUSIVE
LISTING AGENT:**

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Location & Demographics

HOUSEHOLD INCOME	5 Min	10 Min	15 Min
<\$15,000	4.7%	4.7%	5.5%
\$15,000-\$24,999	1.5%	2.6%	2.9%
\$25,000-\$34,999	4.2%	3.4%	3.8%
\$35,000-\$49,999	6.4%	7.2%	7.9%
\$50,000-\$74,999	12.0%	12.6%	14.8%
\$75,000-\$99,999	13.9%	12.3%	13.0%
\$100,000-\$149,999	19.7%	19.5%	20.4%
\$150,000-\$199,999	14.5%	14.7%	13.1%
\$200,000+	23.1%	23.0%	18.6%

KEY FACTS

Population	28,354	100,222	361,543
Daytime Population	22,330	118,481	425,784
Employees	17,726	59,133	209,857
Households	11,101	40,862	147,344
Average HH Size	2.53	2.44	2.44
Median Age	40.7	41.6	38.4

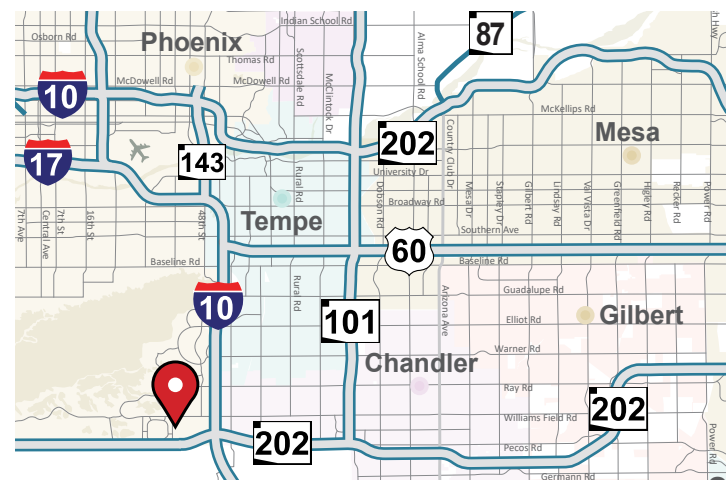
HOUSING FACTS

Median Home Value	525,565	534,954	494,455
Owner Occupied %	65.0%	66.8%	60.3%
Renter Occupied %	35.0%	33.2%	39.7%
Total Housing Units	11,667	42,801	155,214

INCOME FACTS

Median HH Income	\$116,111	\$115,976	\$103,830
Per Capita Income	\$59,217	\$62,598	\$55,703
Median Net Worth	\$395,013	\$440,216	\$287,721

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Area Map



FOOTHILLS PROFESSIONAL VILLAGE