

FOR LEASE

½ of Freestanding Building (2000 sf) for Restaurant or Medical Office + Detached Warehouse (1516 sf) for Storage or Ghost Kitchen

📍 2030 E. Elliot Rd, Tempe, AZ 85284

APN: 301-49-822 | Zoning: Industrial



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

Lease Options

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

- Inline space available
- **\$5500/month** + NNN (Approx. \$1,300/month)
- *Front portion with drive-thru is leased.*

2) Detached Storage – 1,512 SF

- **\$1512/month**
- Ideal for storage

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

💰 **Also For Sale:** \$3,750,000

Moon Kyu Choe, Broker/CPA

Sanha LLC

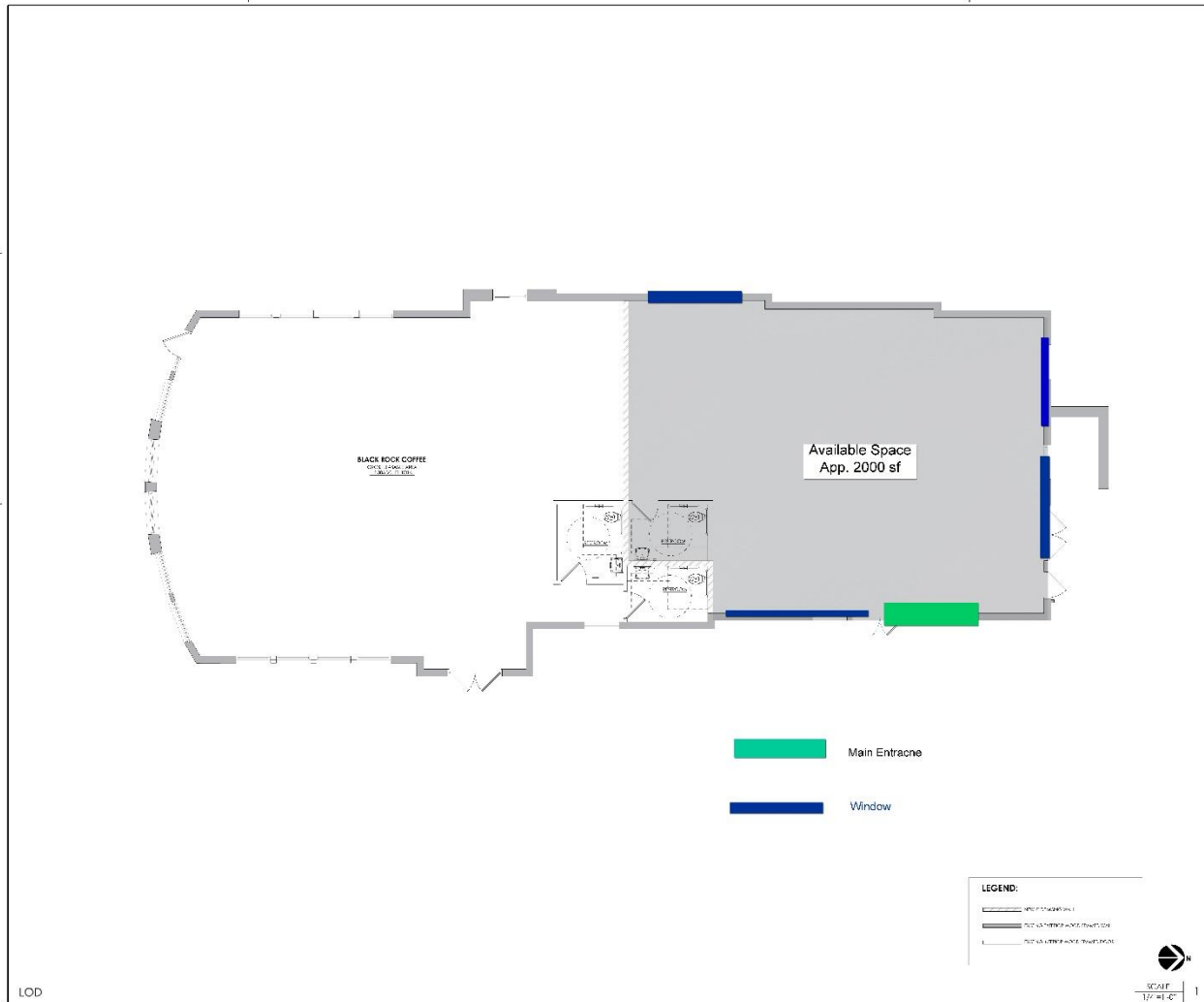
📞 408-359-7070

✉️ moonkyuchoe@gmail.com

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



Dividing Plan.



**TNSI
TEMPE**
2030 E ELLIOT ROAD
TEMPE, AZ 85283



NO.	DATE	DESCRIPTION	BY

2030 E ELLIOT ROAD
TEMPE, AZ 85283

PROJECT:	LOD
DATE:	11/14/17
SCALE:	AS SHOWN
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	LOD

LOD



SCALE
1/8" = 1'-0"

20250904