



Warner Pointe Plaza | Retail/Office Space

1342 W Warner Road | Tempe, AZ 85284

PRESENTED BY:

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**URBAN POINTE
DEVELOPMENT**

Warner Pointe Plaza

8707 S Priest Dr.. | Tempe, AZ 85284



PROPERTY SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$36.00 SF/Yr.
Lot Size:	49,177 SF
Building Size:	19,643 SF
Building Class:	A
Ceiling Height:	14 Feet*
Year Built:	2007
Zoning:	C2
Market:	Phoenix Metro
Sub-Market:	Tempe
Cross Streets:	S Priest Dr. & W Warner Rd.

AVAILABLE SPACE:

1,800.00 Sq. Ft. of Restaurant Space available! Space is also suitable for Retail, Office or a Mixed-Use space. Currently occupied by Dunkin' Donuts, this suite is located on the bustling corner of Priest and Warner. Less than a mile from the I-10 the plaza is surrounded by commercial businesses, luxury apartments, and a large Honeywell Office with a large industrial park under construction. Located just off of Warner Rd., the drive-thru sees constant traffic throughout the day. Suite B-101 is the west, end-cap of the 1342 Building in Warner Pointe Plaza. The store-front faces south towards Warner Rd. additionally, the drive-thru and west side of the building are both visible and easily accessible from Priest Dr. The space also offers a walk-in cooler, indoor dining area, outdoor/ patio dining area and kitchen. Suite B-101 in Warner Pointe Plaza is premier real estate for drive-thru restaurants in the East Valley.

PROPERTY OVERVIEW:

Warner Pointe Plaza is a bustling shopping complex at the north-east corner of Priest Dr and Warner Road in Tempe, AZ. This vibrant center hosts locations for national retailers such as: Dunkin' Donuts, One Stop Nutrition, and more. Several local favorite eateries also call Warner Pointe home, such as Forefather's Gourmet Cheesesteaks, King of Gyros, and Flame Broiler. Warner Pointe Plaza is owner managed and offers various amenities such as day porter services, power-washing, window cleaning, landscaping and ample parking

LOCATION OVERVIEW:

Warner Pointe Plaza is located in the heart of the rapidly growing Tempe-Ahwatukee market. It is immediately surrounded by the Honeywell Tempe office to the east, large commercial offices for Arizona Tile and Truwest Credit Union to the south and Mark Taylor Luxury Apartments to the south-west. It is located just off Interstate 10 on Warner Road.



FOR LEASE | RETAIL & OFFICE

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LEASE TYPE | NNN
TOTAL SPACE | 1,800 SF
LEASE TERM | Negotiable
LEASE RATE | \$36.00 SF/YR

Address	Suite	Availability	Size	Lease Type	Lease Rate	Description
1342 W Warner Rd. Tempe, AZ	B-101	Space Available After 60 Days Notice	1,800 SF	NNN	\$36.00 SF/YR	Restaurant (End-Cap with Drive-Thru) Could be adapted for Retail/Office/Mixed Use

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1342 W Warner Rd. Tempe, AZ 85284

Suite B101

Retail/Office/Mixed Use Space, 1,800 sq ft, Triple Net Lease, \$36.00 SF/yr



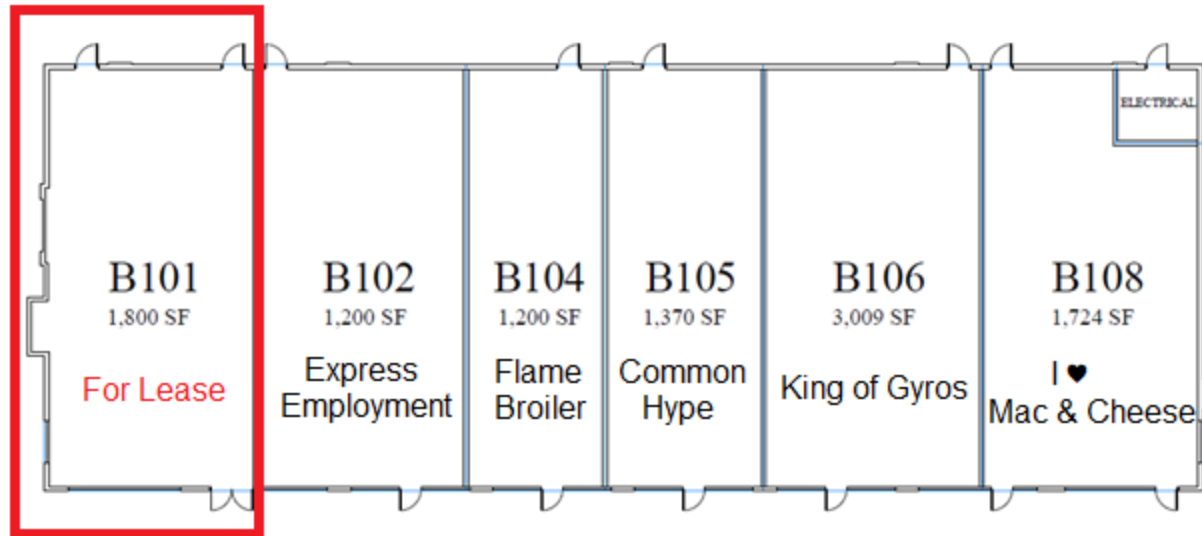
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WARNER VILLAGE | 1342 Square Footage

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Current Tenants

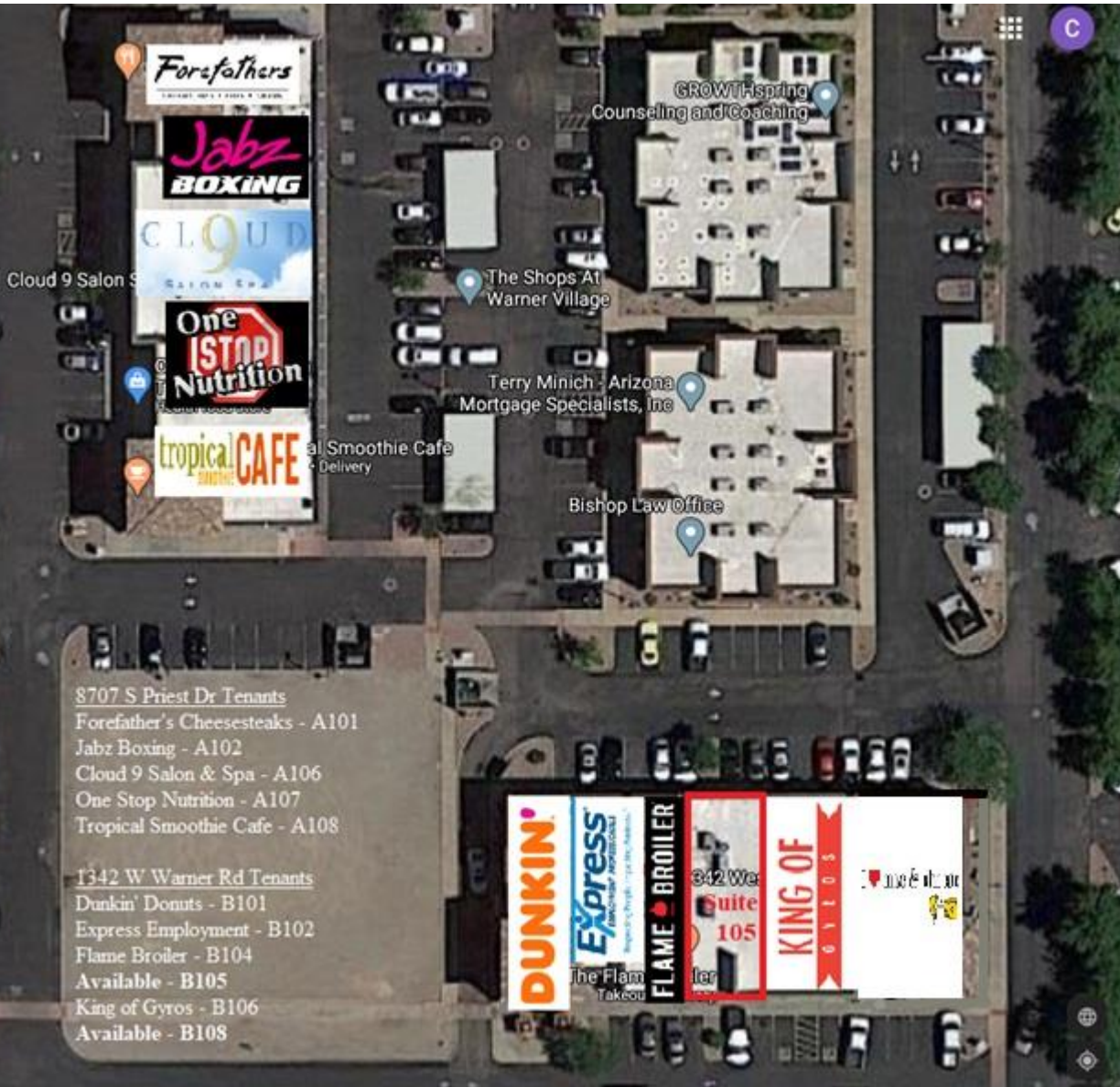
8707 S Priest Drive

- A101 – Forefather's Gourmet Cheesesteaks
- A102 – Taiga Smoke Shop
- A103 – Cloud 9 Spa (High end salon/spa services)
- A104 – One Stop Nutrition (Retail Supplements)
- A105 – Tropical Smoothie Café (smoothie shop)

1342 W Warner Rd.

B101 – **For Lease**

- B102 – Express Employment (Staffing Agency)
- B103 – Flame Broiler (Counter service Asian fare)
- B105 – Common Hype (**Available June 1, 2022**)
- B106 – King of Gyros (Mediterranean fare)
- B108 – I Heart Mac & Cheese



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For More Information, Please contact:

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