



LASER DRIVE INDUSTRIAL COMPLEX
AVAILABLE FOR SUBLEASE

16548 E LASER DR | FOUNTAIN HILLS, AZ 85268

EXPIRES DECEMBER 31, 2026



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

INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE

SUITE 6 & 7

±4,146 SF (Divisible to ±2,073 SF)

Lease Rate \$0.95 PSF MG

- 2 (16' x 10') Oversized Motorized Roll-Up Doors
- Previously a Commercial Kitchen
- Includes Walk-In Cooler



SUBLEASE THROUGH DECEMBER 31, 2026



For More Information, Please Contact
an Exclusive Listing Agent:

Dallin Pace
D 480.522.2774
M 480.815.8275
dpace@cpiaz.com

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. 02.24.26

 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected, 

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AREA OVERVIEW

FOUNTAIN HILLS, AZ

Fountain Hills offers a lifestyle that attracts a skilled and motivated workforce. Residents enjoy stunning views, year-round outdoor recreation, diverse dining, and an excellent quality of life.

This sought-after location allows you to draw from a talented pool of professionals who appreciate a balanced work-life environment.

Fountain Hills is known for its entrepreneurial spirit and supportive business climate, ensuring your venture has the resources to thrive.



- Unmatched Work-Life Balance**
Desert beauty, outdoor adventures, vibrant community
- Skilled & Motivated Workforce**
Attracts top talent seeking exceptional lifestyle
- Strategic Location**
Easy access to Scottsdale, Phoenix, and major highways
- Entrepreneurial Hub**
Supportive environment for innovation and growth

- Cost-Effective Operations**
Lower business costs than neighboring cities
- Tax-Friendly Climate**
Favorable tax structure benefits bottom line
- Dynamic Community**
Diverse dining, events, and strong community spirit
- Growth Potential**
Expanding population and economic opportunities

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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	2,377	20,107	36,199
2029 Population Projection	2,655	22,327	39,865
Annual Growth 2020-2024	+6.6%	+5.3%	+3.6%
Median Age	63.0	62.1	59.6
Bachelor's Degree or Higher	48%	48%	48%
2024 Households	1,122	9,838	16,595
2029 Household Projection	1,254	10,947	18,321
Avg Household Income	\$138,854	\$125,088	\$134,854
Median Household Income	\$107,127	\$95,307	\$101,785
Median Home Value	\$657,205	\$646,779	\$654,369
Median Year Built	1995	1994	1994
Owner Occupied HHs	1,148	8,467	15,129
Renter Occupied HHs	106	2,480	3,192
Avg Household Size	2.1	2	2.2
Total Consumer Spending	\$47.7M	\$382.8M	\$680.9M
Daytime Employees	1,236	8,009	14,738
Businesses	276	1,338	2,518



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