

MULTI-TENANT MEDICAL OFFICE | FOR SALE | OWNER USER / INVESTMENT



# Tempe Parkside

3920 S Rural Rd | Tempe, AZ 85282

**CBRE**

3920 S Rural Rd is ideally situated for an owner user who can occupy up to 9,587 SF of vacant space with stabilized income on the balance of the property.

Project Highlights

- 2024 property enhancements include: new exterior and interior paint throughout, upgraded lighting, resealed and restriped parking lot and additional parking spaces.
- Single-story garden office upgraded throughout with marble flooring and natural-stone accents
- Lushly landscaped exterior with shaded garden area
- Monument signage available
- Great location directly off US-60 Superstition Fwy
- Convenient access to St Lukes Hospital Campus, Arizona State University and Sky Harbor International Airport
- Nearby shopping and dining amenities

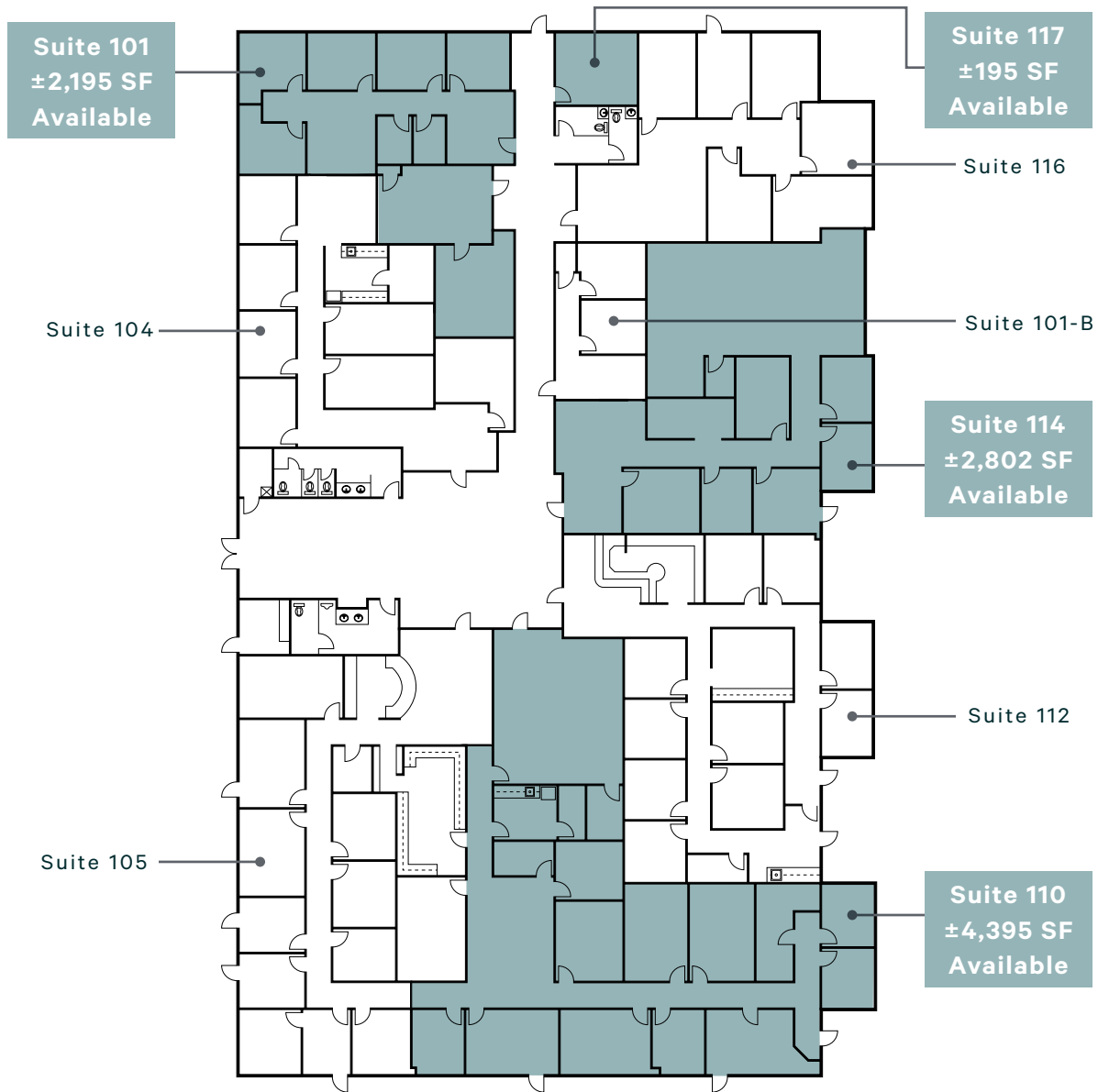


Offering Summary

SALE PRICE	\$3,950,000   \$187.72/SF	
PROJECT SIZE	±21,070 SF	
YEAR BUILT	2003 Refurbished 2024	
PARKING	5.26/1,000	
OCCUPANCY	55%	
ASSESSOR TAX PARCEL ID	133-41-644	
2025 ESTIMATED NOI	\$103,194.14	
ZONING	RO, City of Tempe	
CURRENT AVAILABILITY	Suite 101	±2,195 SF
	Suite 110	±4,395 SF
	Suite 114	±2,802 SF
	Suite 117	±195 SF



# Building Floor Plan



TEMPE PARKSIDE | 3920 S Rural Rd | Tempe, AZ 85282



# Tenant Profile



Golden Heartland LLC is a compassionate agency providing home and social services to individuals with developmental disabilities, focusing on empowerment and support to help them thrive. Their mission is to bridge the gap between individuals, families, and communities by hiring skilled and trained personnel to cater to their needs. With a vision to be the leading home/social service agency, Golden Heartland LLC aims to provide excellent services and support to enable individuals to live fulfilling lives, acquire skills, and participate in their communities.

## LEASE INFORMATION

<b>Suite Size:</b>	3,597 SF
<b>Lease Term:</b>	2 years
<b>Lease Commencement:</b>	7/1/25
<b>Lease Expiration:</b>	10/31/32
<b>Renewal Rights</b>	Two (2), Three-year options at prevailing market rate
<b>Lease Type:</b>	Full Service
<b>Base Rent:</b>	\$25.00 per SF
<b>Total Monthly Income:</b>	\$7,493.75



Balance Staffing is a staffing agency established in 1997, dedicated to connecting top talent with exceptional employers. The company emphasizes a partnership approach, considering job seekers as unique individuals and companies as business partners. They specialize in various sectors including Light Industrial, Manufacturing/ Production, Accounting and Finance, Administrative, Engineering, Human Resources, and IT. The agency is committed to enhancing both organizational talent and career opportunities.

## LEASE INFORMATION

<b>Suite Size:</b>	1,891 SF
<b>Lease Term:</b>	3 years
<b>Lease Commencement:</b>	7/17/19
<b>Lease Expiration:</b>	6/30/26
<b>Lease Type:</b>	Full Service
<b>Base Rent:</b>	\$24.00 per SF
<b>Total Monthly Income:</b>	\$3,782.00



Ellie Mental Health offers a unique and comfortable environment for mental health therapy services, focusing on personalized and compassionate care. They aim to eliminate barriers to treatment by providing various customized counseling options, including individual, couples, family, grief, trauma-informed, and EMDR therapy. The clinic emphasizes a judgment-free space to enable clients to be authentic and receive the support they need.

## LEASE INFORMATION

Suite Size:	3,226 SF
Lease Term:	10 years
Lease Commencement:	1/11/23
Lease Expiration:	5/31/33
Lease Type:	Full Service
Base Rent:	\$21.15 per SF
Total Monthly Income:	\$5,576.42





Oakwood Homes is a Berkshire Hathaway company that builds value-packed and efficient new homes across Colorado, Utah, and Arizona. The company emphasizes higher standards in construction, community enrichment, and a transparent home-buying experience. Oakwood Homes is committed to providing attainable homes for people at every stage of life, incorporating smart design, energy efficiency, and quality finishes. Oakwood Homes stands out for its superior product, value, and community integration.

## LEASE INFORMATION

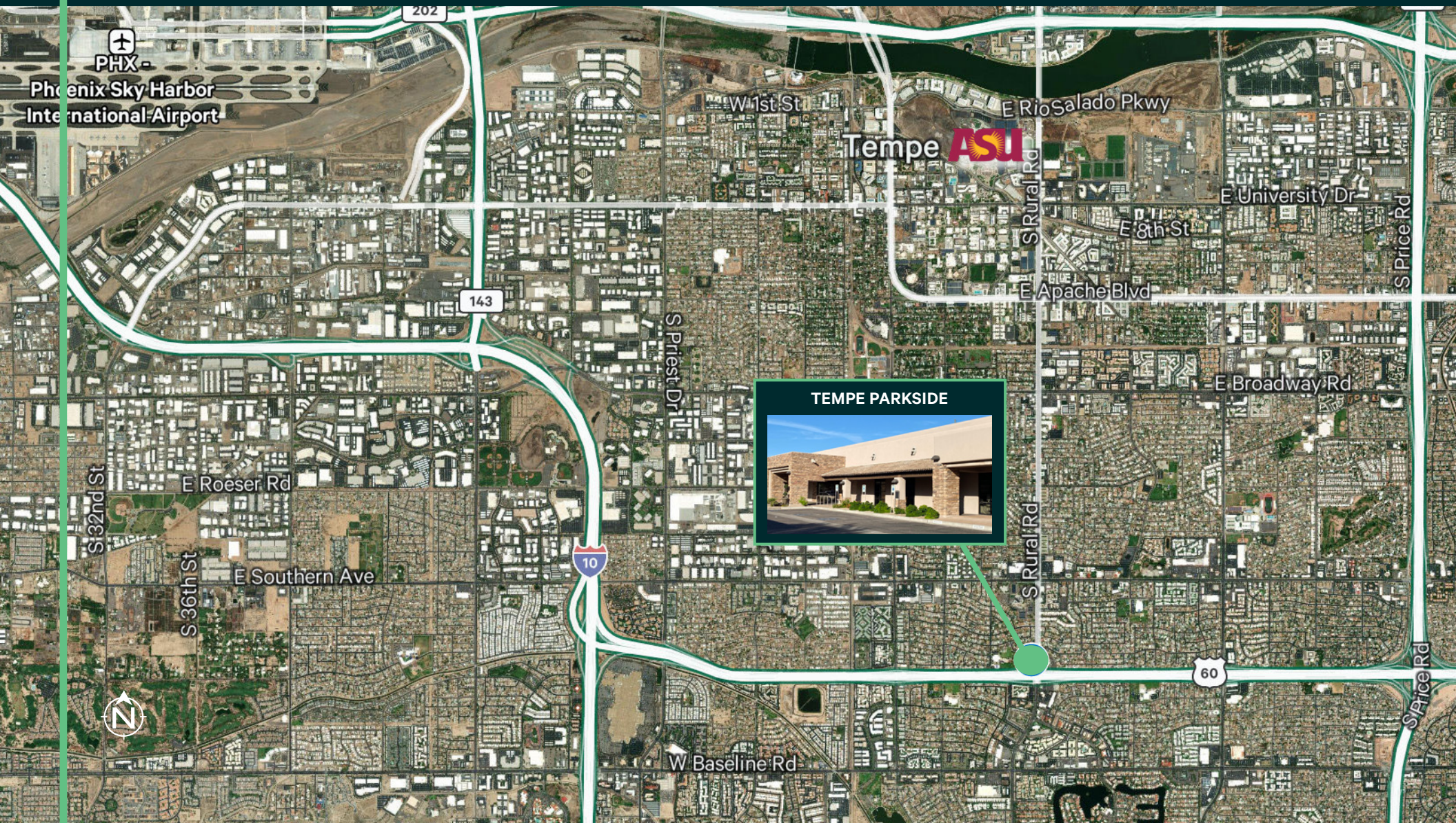
Suite Size:	2,219 SF
Lease Term:	2 years
Lease Commence- ment:	6/1/24
Lease Expiration:	5/31/26
Renewal Rights	One (1), Five-year option at continued 3% annual increases
Lease Type:	Full Service
Base Rent:	\$23.50 per SF
Total Monthly Income:	\$4,345,54



# Demographics

	3 mile radius	5 mile radius	10 mile radius
2023			
POPULATION	159,446	348,413	1,170,941
AVG HOUSEHOLD INCOME	\$88,976	\$95,337	\$103,951
MEDIAN AGE	30.9	32.7	34.3
TRAFFIC COUNTS	Rural Rd ±39,118 VPD Superstition Fwy SR-60 ±214,321 VPD		

Source: ESRI, ADOT

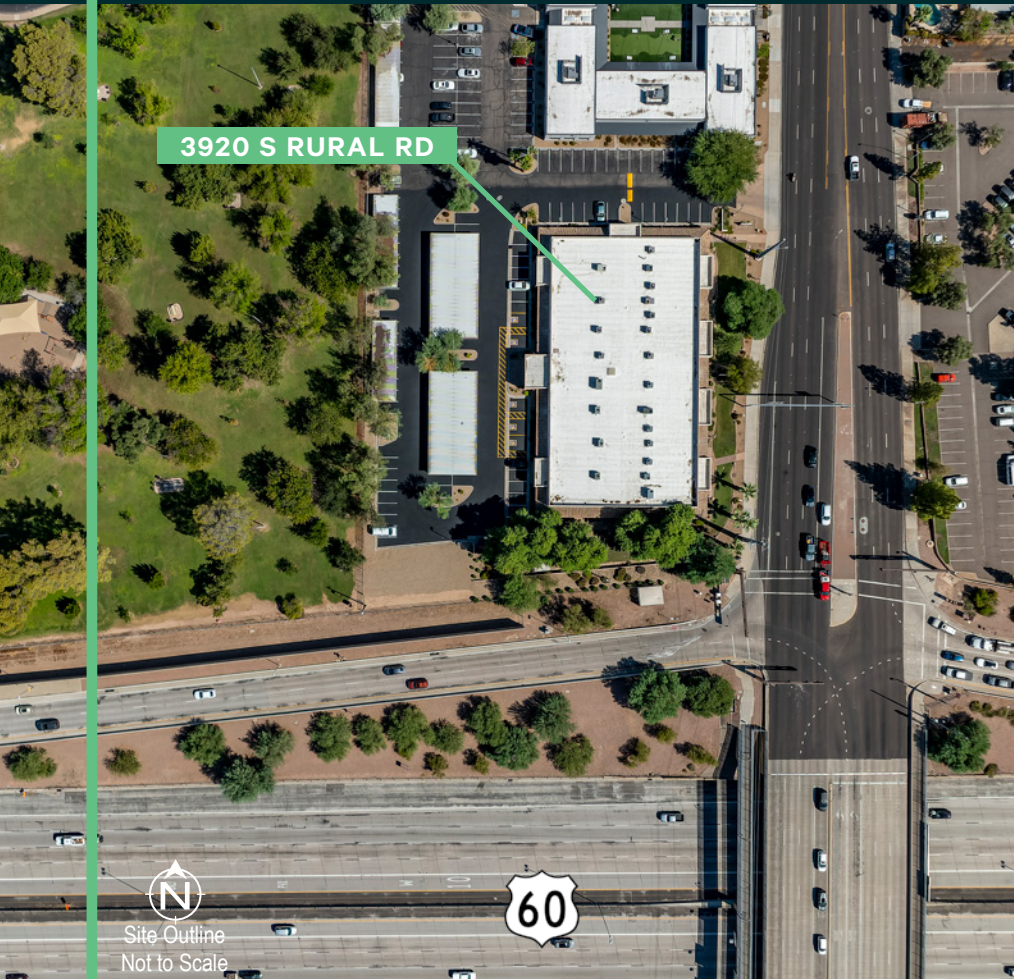


TEMPE PARKSIDE



# OFFICE BUILDING AVAILABLE FOR SALE

TEMPE PARKSIDE | 3920 S RURAL RD | TEMPE, AZ 85282



Contact:



**PHILIP WURTH, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**