

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	<table><tr><td>Suite 101</td><td>±2,195 SF</td></tr><tr><td>Suite 110</td><td>±4,395 SF</td></tr><tr><td>Suite 114</td><td>±2,802 SF</td></tr><tr><td>Suite 117</td><td>±195 SF</td></tr></table>	Suite 101	±2,195 SF	Suite 110	±4,395 SF	Suite 114	±2,802 SF	Suite 117	±195 SF
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# Building Floor Plan



  
Not to Scale

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# 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

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



# Tenant Profile



## OAKWOOD HOMES

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

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



# Demographics

2023

POPULATION

3 mile radius

159,446

5 mile radius

348,413

10 mile radius

1,170,941

AVG HOUSEHOLD INCOME

\$88,976

\$95,337

\$103,951

MEDIAN AGE

30.9

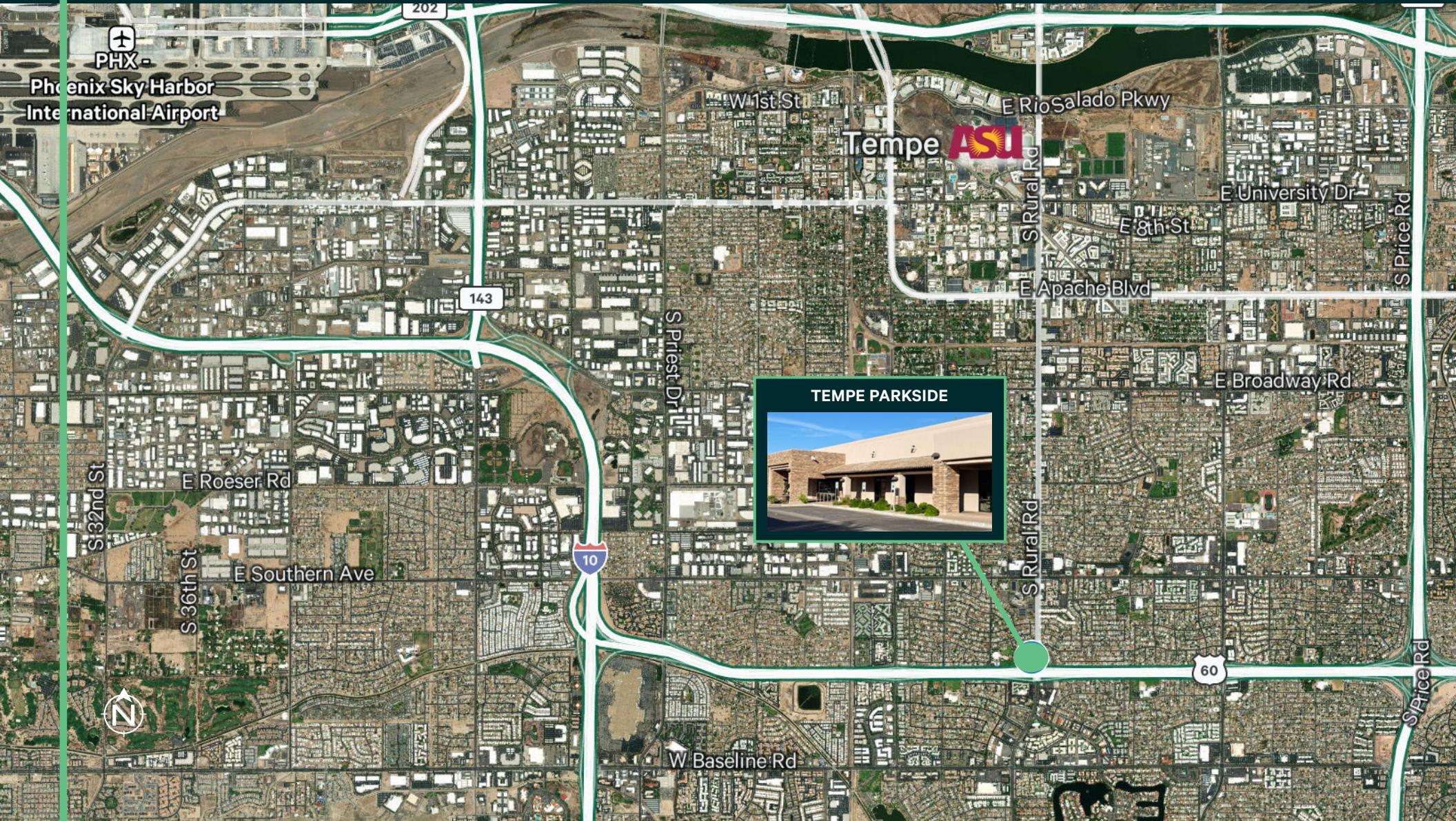
32.7

34.3

TRAFFIC COUNTS

Rural Rd ±39,118 VPD Superstition Fwy SR-60 ±214,321 VPD

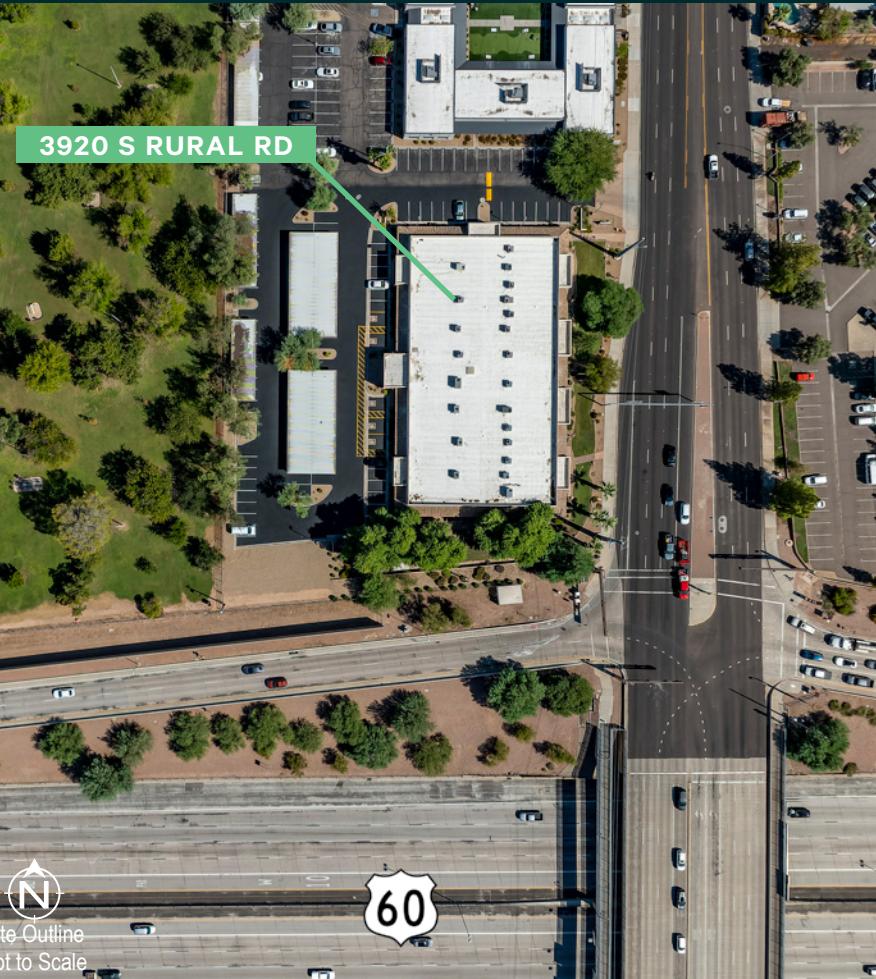
Source: ESRI, ADOT



# OFFICE BUILDING AVAILABLE FOR SALE

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

3920 S RURAL RD



## Contact:



**PHILIP WURTH, CCIM**

+1 602 369 9261

[philip.wurth@cbre.com](mailto:philip.wurth@cbre.com)

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