

# FOR SUBLEASE

10855 N TATUM BOULEVARD  
SUITE A700  
PHOENIX, AZ 85028

LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
WORKSPACE  
REAL ESTATE SERVICES

**LEASE RATE:** Oct. 1, 2022-Sep. 30, 2023 - \$38.19 PSF NNN  
Oct. 1, 2023-Sep.30, 2024 - \$39.34 PSF NNN  
Oct. 1, 2024-Sep. 30, 2025 - \$40.52 PSF NNN

**AVAILABLE SF:** ±1,509 SF Former Dental Lab

**ZONING:** C-1

**JOIN THESE TENANTS:**



## PROPERTY HIGHLIGHTS:

- 1,509 SF Endcap Available for Sublease
- Shopping Center is Anchored by Petsmart, Ross and Walgreens
- Over 82,000 VPD at the intersection with over 214,800 population within a 5-mile radius
- Median HH Incomes over \$123,000 within a 5-mile radius



**Danielle Davis**, Partner  
ddavis@levrose.com  
480.294.6017

**Branden Mondragon**, Advisor  
bmondragon@levrose.com  
480.289.4234

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53%

WALK-ABILITY



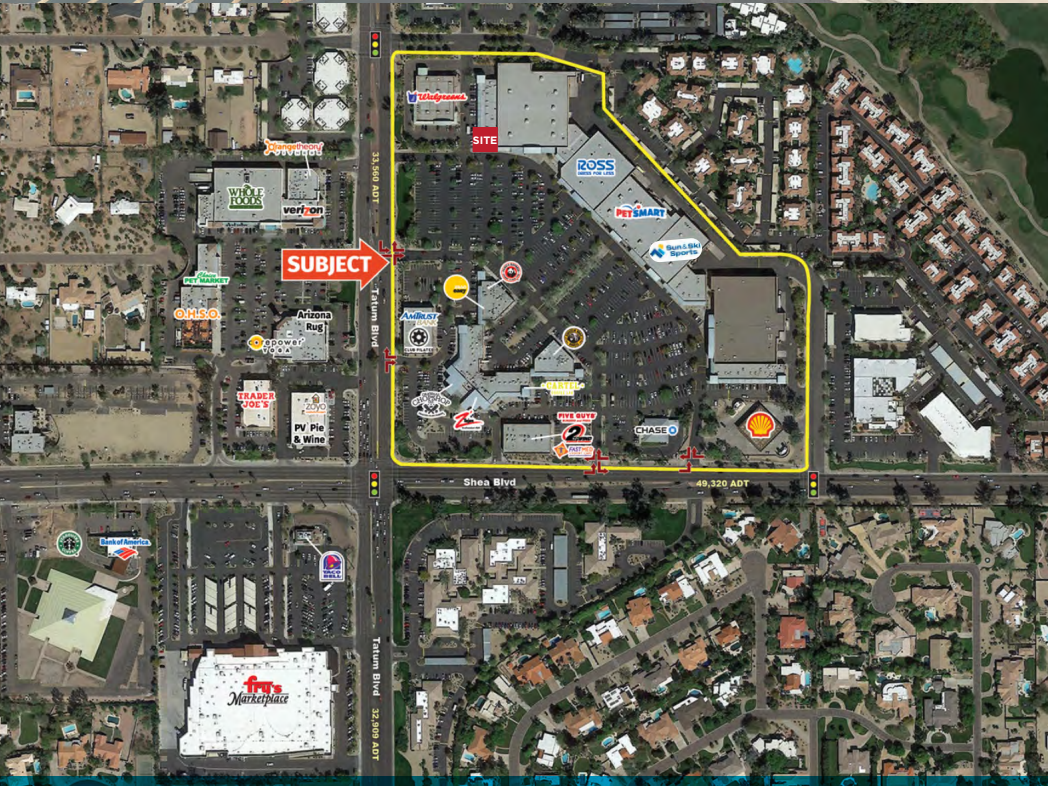
45%

OF POPULATION  
HAS BACHELOR'S  
DEGREE OR  
HIGHER



223K

CURRENT  
POPULATION OF  
RESIDENTS WITHIN  
5 MILES



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