



GARDEN LAKES PROFESSIONAL PLAZA

4115 N 108TH AVE | PHOENIX, AZ 85037

**PROFESSIONAL OFFICE BUILDING FOR SALE
OWNER/USER WITH INCOME**

SALE PRICE: \$2,500,000 (\$302 PSF)



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INTERNATIONAL

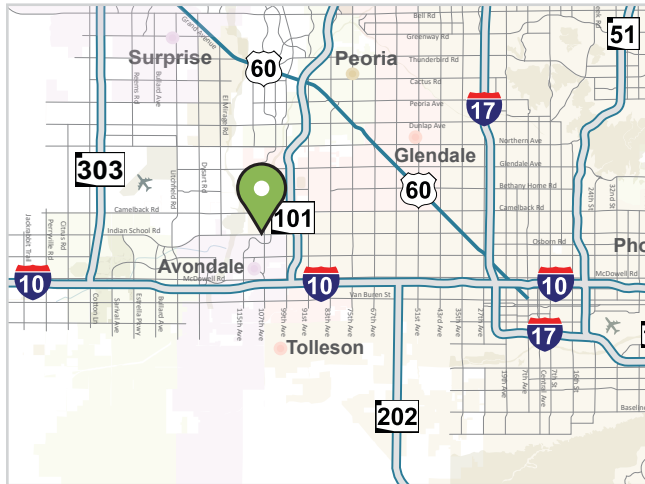
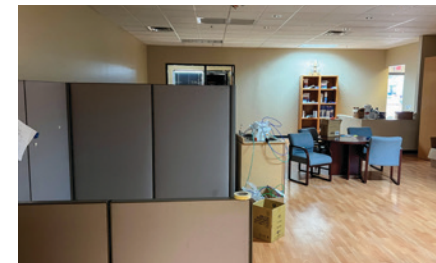
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

ABOUT THE PROPERTY

Property Description	Professional Office Building Owner/User with Income
Location	4115 N 108th Ave Phoenix, AZ 85037
Parcel APN	102-58-644 thru 649
Building Size	±8,276 SF
Street Frontage	W Indian School Rd
Zoning	C-T, City of Phoenix
Parking Ratio	3.96/1,000



\$2,500,000
Sale Price



PRIME OFFICE OWNER/USER WITH INCOME

This 8,276 SF office building presents a prime owner/user with income opportunity. Boasting high-visibility frontage on W Indian School Rd, the property benefits from excellent exposure and accessibility.

Currently, 3,179 SF is leased to a stable tenant, Wells Fargo, providing immediate cash flow. The remaining 5,097 SF of space offers the chance to establish your business in the west Phoenix market.

With its desirable location and established tenant, this property is poised for continued growth and value appreciation.

For More Information, Please Contact
an Exclusive Listing Agent:

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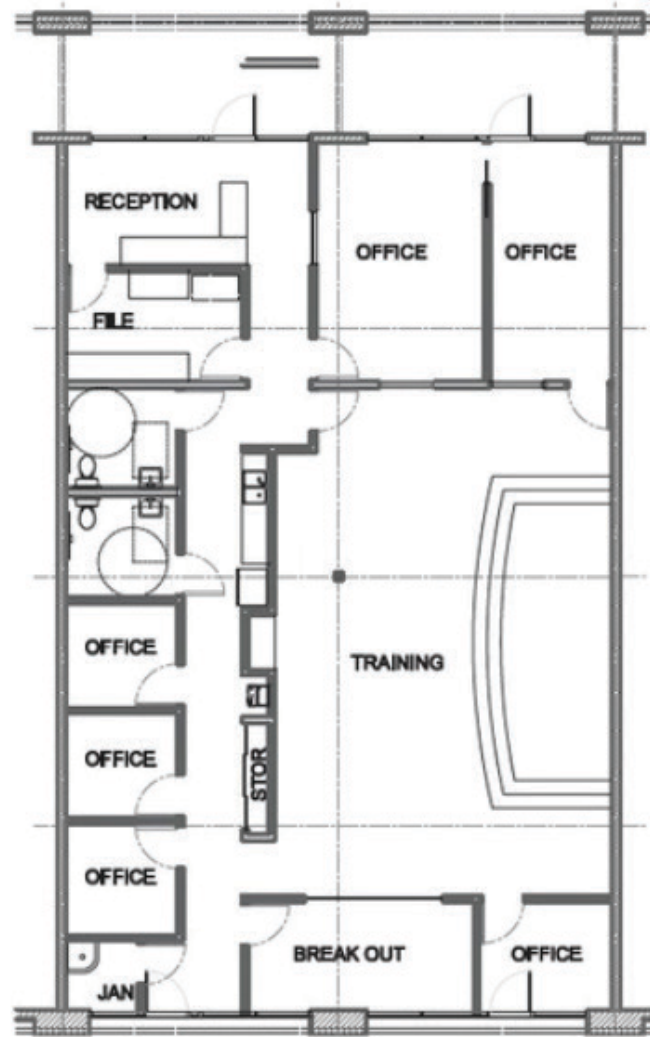
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OWNER/USER SPACE

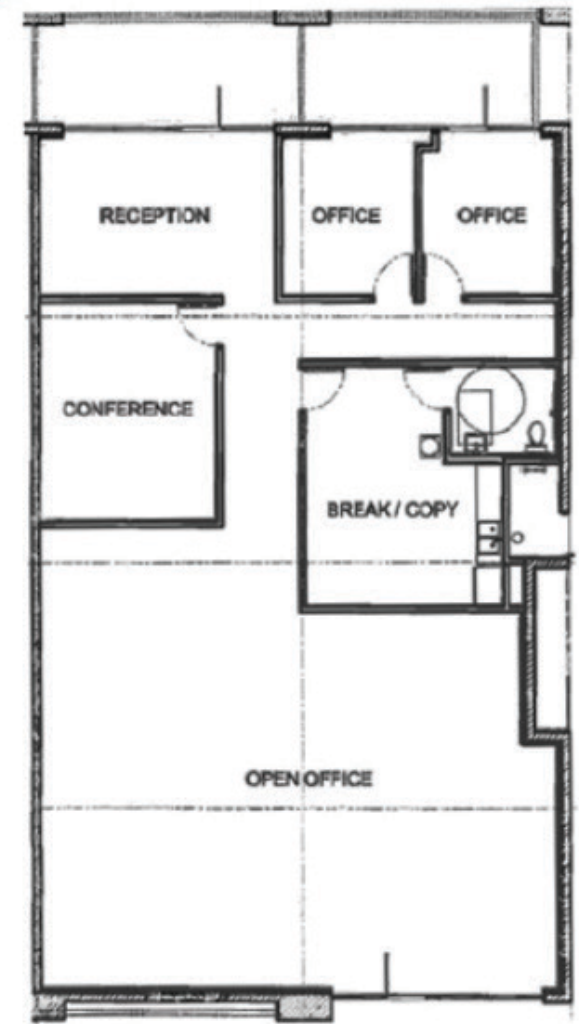
SUITE	SIZE	LAYOUT
103-104	2,582 SF	Reception, 6 Offices, Bull Pen, Break Room, File Room, & 2 Restrooms
103-106	2,515 SF	Reception, 2 Offices, Conference Room, Bull Pen, Break/ Copy Room, & Restroom
Total:	5,097 SF	



SUITE 103/104



SUITE 105/106



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PROPERTY BREAKDOWN

SUITE	TENANT	SIZE
101-102	Wells Fargo	3,179 SF
103-106	Vacant	5,097 SF
Total:		8,276 SF

TENANT OVERVIEW

**WELLS
FARGO**

Wells Fargo is a multinational financial services company and one of the largest banks in the United States.

With a long-standing reputation for stability and financial strength, Wells Fargo is an ideal tenant for commercial properties. Their presence can enhance the property's value and attract other reputable businesses. As a well-established financial institution, Wells Fargo provides a reliable and consistent income stream for landlords, making them a highly desirable tenant in the commercial real estate market.



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AREA OVERVIEW

PHOENIX, AZ

Phoenix is a thriving hub for businesses, making it an ideal location for office investment. As the fifth-largest city in the US, with a population exceeding 4.8 million, Phoenix offers a vast pool of skilled professionals.

The city's strong economic foundation is built on diverse sectors like finance, technology, healthcare, and education, attracting numerous corporations and startups. This vibrant business environment ensures a steady demand for office spaces.

Moreover, Phoenix boasts a high quality of life, with a sunny climate, affordable housing, and a rich cultural scene. These factors contribute to attracting and retaining top talent, making it an attractive location for businesses to establish and expand their operations.

Investing in office spaces in Phoenix allows you to tap into this dynamic market and capitalize on the city's continuous growth and promising future.



Thriving Demographics
5th largest city in the United States

Economic Powerhouse
Dynamic and diverse economy

Strategic Location
Central Location in the Southwest Valley

Office Hub
Attracts top industries (tech, education, etc.)

Development Friendly
Actively welcomes and supports new developments

Tax Advantages
Favorable tax climate compared to other states

Quality of Life
Warm climate, recreation, and vibrant culture

Infrastructure Advantage
Well developed transportation network



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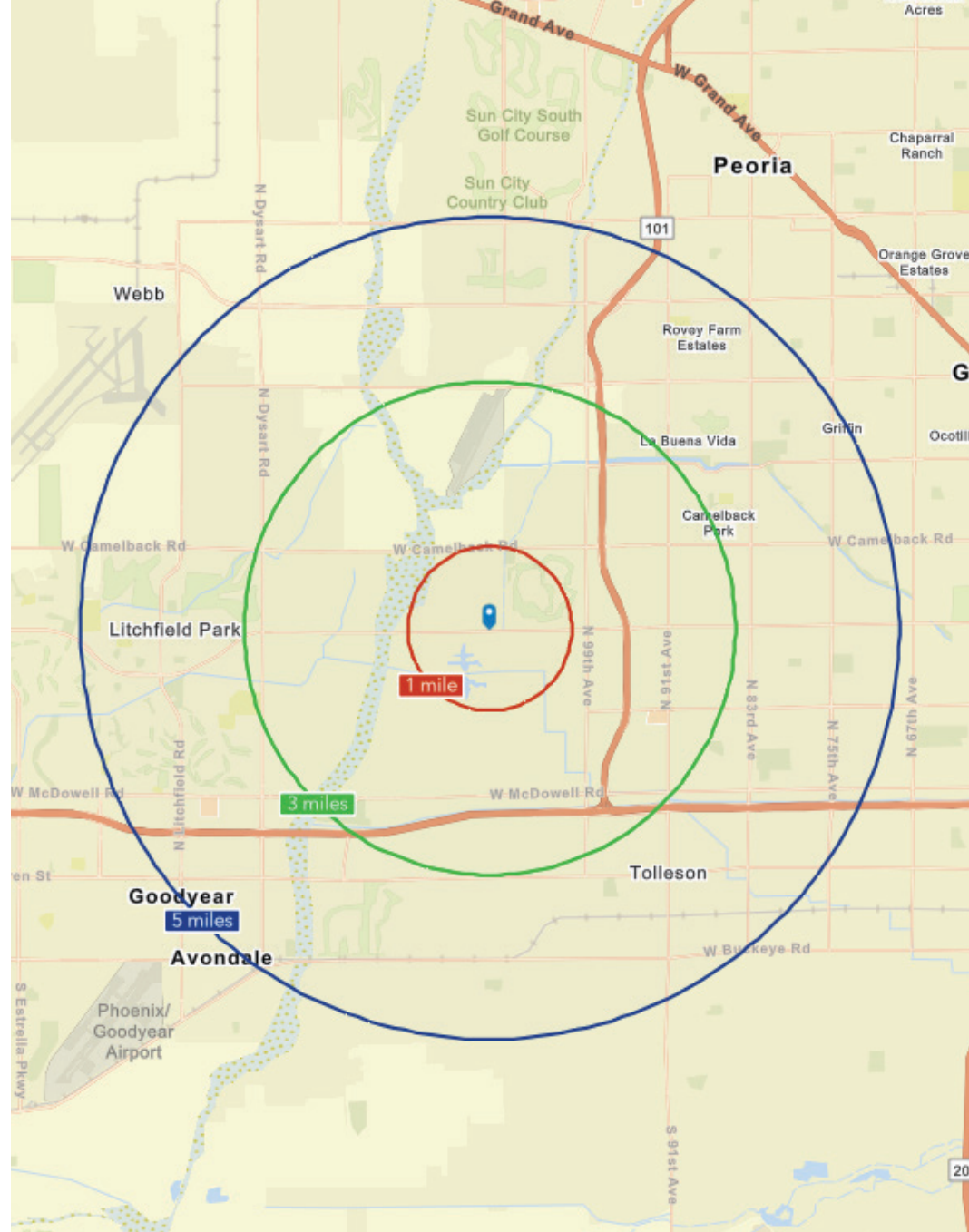


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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	17,685	101,816	293,770
2029 Population Projection	19,025	110,685	318,758
Annual Growth 2020-24	+0.3%	+1.3%	+1.0%
Median Age	33.6	32.7	32.5
Bachelor's Degree or Higher	18%	20%	19%
2024 Households	5,388	31,477	89,839
2029 Household Projection	5,803	34,264	97,651
Avg Household Income	\$87,579	\$90,624	\$90,250
Median Household Income	\$79,543	\$75,521	\$72,629
Median Home Value	\$287,537	\$303,916	\$308,690
Median Year Built	1993	2000	1999
Owner Occupied HHs	3,926	20,244	57,925
Renter Occupied HHs	1,877	14,020	39,726
Avg Household Size	3.2	3.1	3.2
Total Consumer Spending	\$185.4M	\$1.1B	\$3.1B
Daytime Employees	2,008	20,978	76,291
Businesses	344	2,489	8,227



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