



MULTI-TENANT OFFICE BUILDING AVAILABLE FOR SALE

6515 S Rural Rd | Tempe, AZ 85283

MATT ZACCARDI
D: 480.966.7625
M: 602.561.1339
mzaccardi@cpi.az.com

KATY HAUG
D: 480.623.2328
M: 816.808.7347
khaug@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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



About the Property

ADDRESS	6515 S Rural Rd Tempe, AZ 85283
BUILDING SIZE	±20,390 SF
SALE PRICE	\$4,500,000.00 (\$220.69 PSF)
NOI	\$116,104.96
YEAR FORWARD NOI	\$116,104.96 (6/1/25 - 5/31/26)
EXPENSES	\$6.68/SF
YEAR BUILT	2006
ZONING	R-O
PARKING RATIO	4/1,000
# OF STORIES	2 (Elevator and Stair Access)
TENANCY	Multiple

Floor plan of Suite 104, a total of ±2,481 SF. The plan includes several offices, a reception area, restrooms, and a conference room. The central area is labeled SUITE 104 ±2,481 SF LEASED BY: Galaxy LENDING GROUP.

Rooms and Dimensions:

- OFFICE 8'0"x10'0"
- OFFICE 20'5"x10'0"
- RECEP 10'8"x15'3"
- OFFICE 16'3"x11'7"
- OFFICE 11'0"x11'7"
- OFFICE 11'0"x11'7"
- OFFICE 11'0"x11'7"
- OFFICE 11'4"x8'0"
- IT 10'4"
- RESTROOM
- CONF
- RESTROOM

IT
5'0"X9'0"

OFFICE
17'0"X12'0"

OFFICE
17'0"X12'0"

OFFICE
12'0"X12'0"

OFFICE/CONF RM
16'0"X12'0"

OFFICE
12'0"X12'0"

OFFICE
12'0"X12'0"

OFFICE
12'0"X12'0"

CONF RM
19'9"X12'0"

LOBBY
15'5"X15'3"

TLT

TLT

BREAK

SUITE 107
±4,588 SF
LEASED BY

A DOT

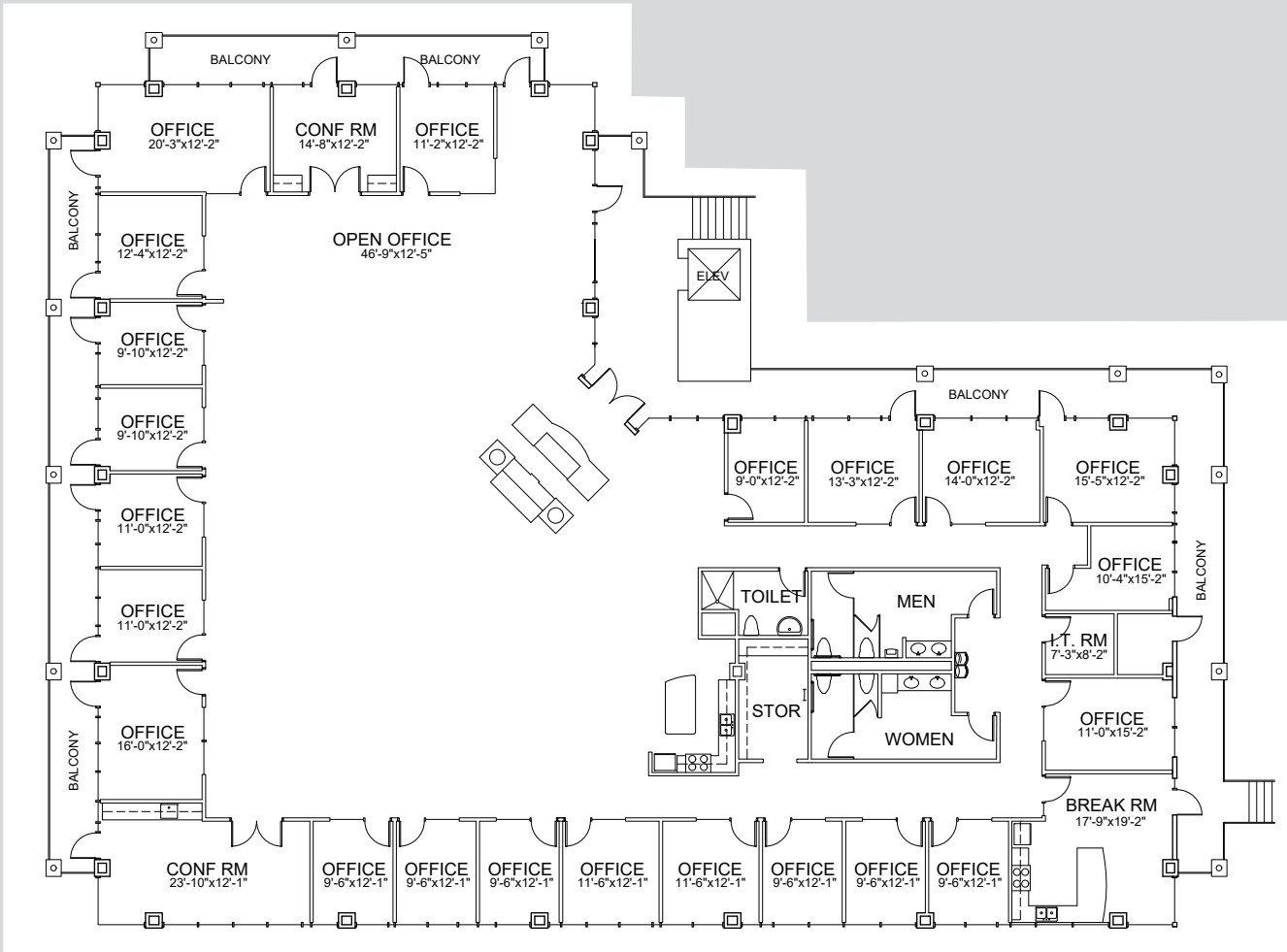
MATT ZACCARDI | O: (480) 966-7625 | C: (602) 561-1339 | MZACCARDI@CPIAZ.COM
KATY HAUG | O: (480) 623-2328 | C: (816) 808-7347 | KHAUG@CPIAZ.COM

SUITE 200 - VACANT

±10,254 SF

Layout includes:

Reception, 22 Offices, 2 Conference Rooms, 2 Break Rooms,
3 Restrooms, 2 Bullpens, 4 IT/Storage Rooms, Balconies



SUITE 200 PHOTOS

6515 S RURAL RD | TEMPE, AZ 85283



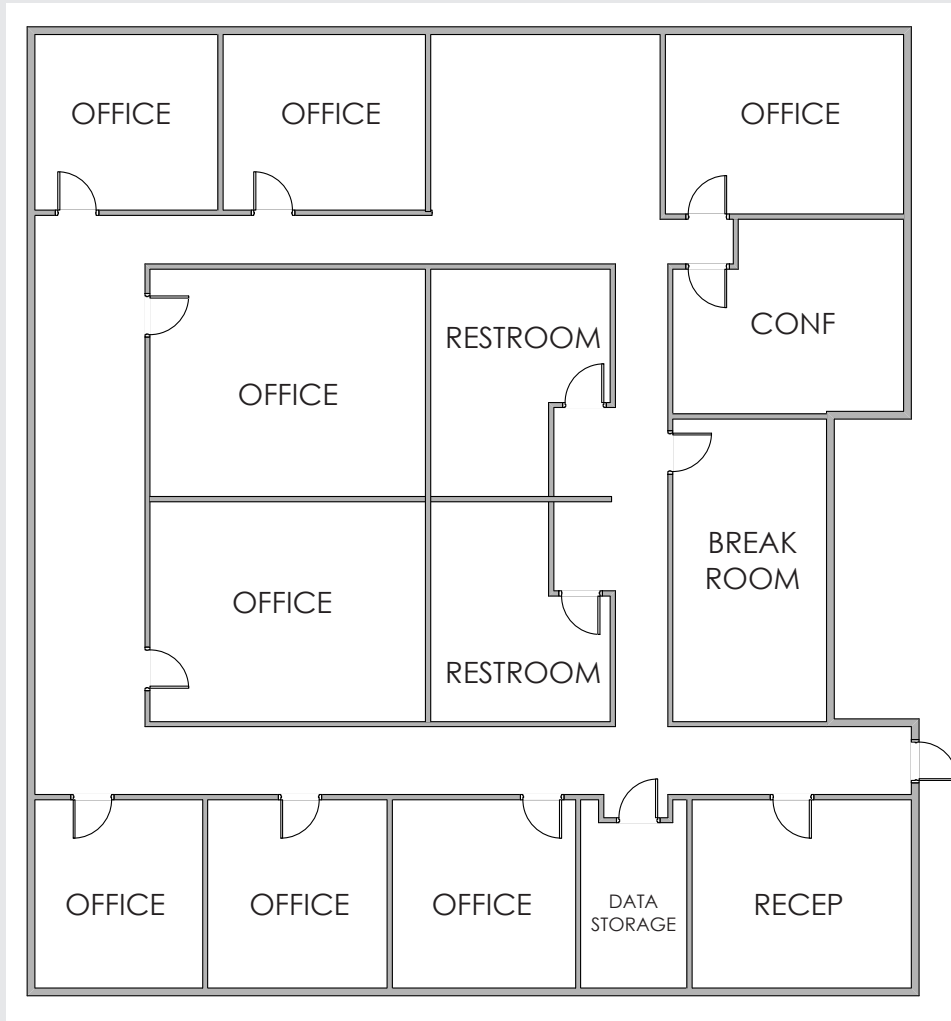
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SUITE 101 - VACANT

±3,000 SF

Layout includes:

Reception, 9 Offices, Conference Room, Break Room,
2 Restrooms, & Data/Storage Room



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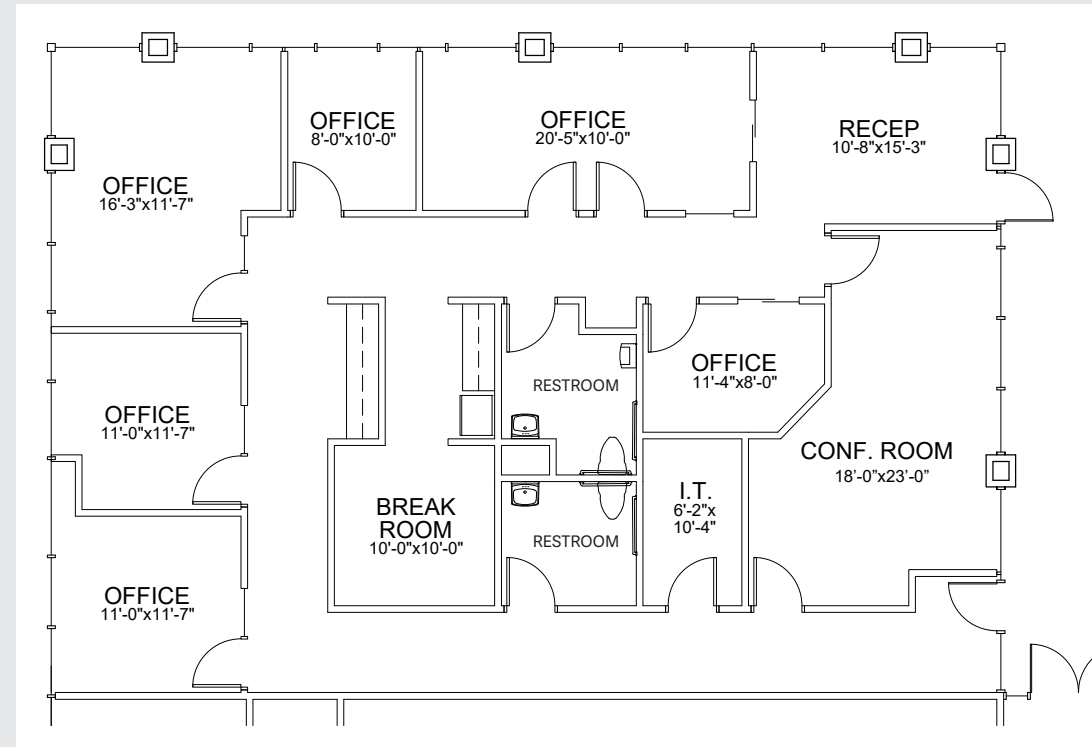
SUITE 104

Galaxy LENDING GROUP

6515 S RURAL RD | TEMPE, AZ 85283

±2,481 SF

TENANT	Galaxy Lending Group, LLC
TENANT WEBSITE	https://galaxylendinggroup.com/
LEASE TYPE	Modified Gross
RENT ROLL	\$4,651.88/mo, \$22.50 MG with 3% Annual Increases
NNN EXPENSES	\$6.68/SF
NOI	\$39,944.16
LEASE EXPIRATION	05/31/30



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SUITE 107

±4,588 SF

TENANT Arizona Department of Transportation

TENANT WEBSITE <https://azdot.gov/home>

LEASE TYPE Modified Gross

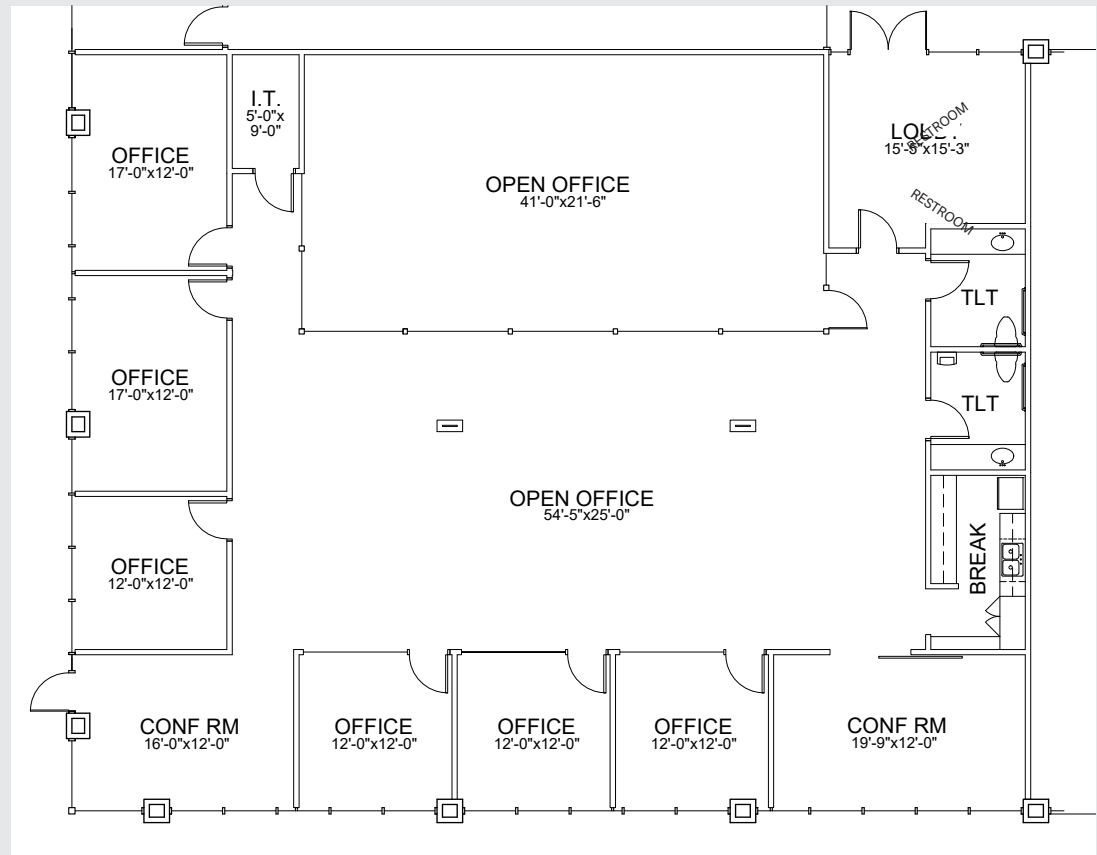
RENT ROLL \$8,793.67/mo, \$23 MG

NNN EXPENSES \$6.68/SF

NOI \$76,160.80

LEASE EXPIRATION 07/31/26

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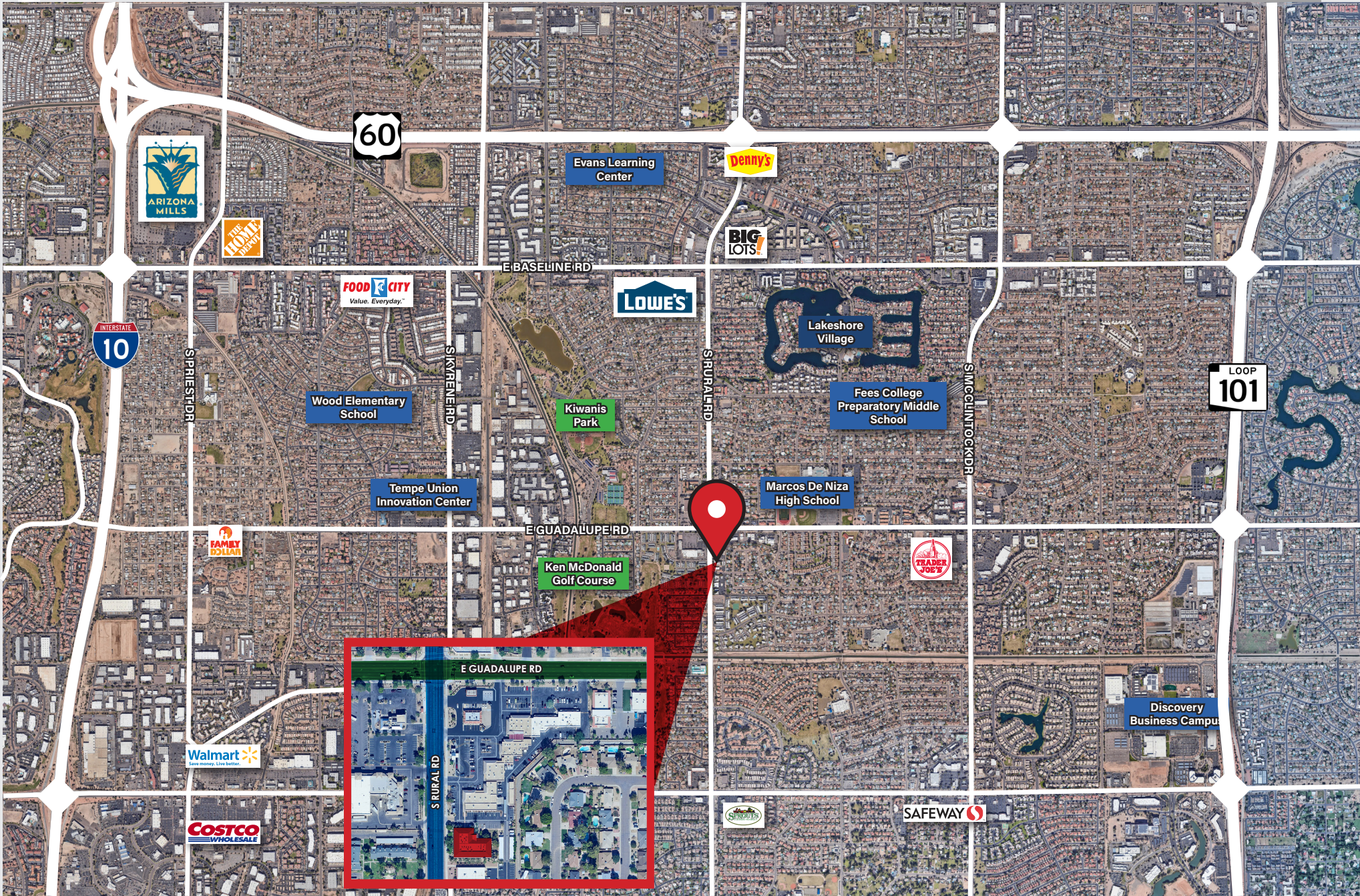
OFFICE BUILDING AVAILABLE FOR SALE

Property Photos



OFFICE BUILDING AVAILABLE FOR SALE

About the Area



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	13,027	75,971	159,053
2029 Population Projection	13,967	81,604	170,931
Annual Growth 2024-29	1.4%	1.5%	1.5%
Median Age	37.1	40.5	39
Bachelor's Degree or Higher	47%	49%	47%
2024 Households	5,429	30,871	64,306
2029 Household Projection	5,827	33,192	69,182
Avg Household Income	\$105,423	\$119,849	\$117,825
Median Household Income	\$86,211	\$95,624	\$92,466
Median Home Value	\$400,743	\$420,198	\$418,317
Median Year Built	1995	1991	1990
Owner Occupied HHs	2,401	20,254	40,454
Renter Occupied HHs	3,426	12,938	28,729
Avg Household Size	2.3	2.4	2.4
Total Consumer Spending	\$178.4M	\$1.1B	\$2.3B
Daytime Employees	12,603	51,159	98,522
Businesses	1,290	4,482	8275

South Tempe/ Ahwatukee Submarket Overview

Vacancy in the South Tempe/Ahwatukee office submarket is 21.3% and has increased 1.8% over the past 12 months. Meanwhile, the rate of increase in the broader Phoenix market was 1.5%.

During this period, there has been 140,000 SF of negative absorption and no net deliveries. Total availability, which includes sublease space, is 21.5% of all inventory.

Space rated 3 Star is the most dominant subtype, with 4.8 million SF in this category. There is 1.4 million SF of 4 & 5 Star space, and 1.2 million SF of 1 & 2 Star space.

Rents are around \$28.00/SF, which is a 3.1% increase from where they were a year ago. In the past three years, rents have increased a cumulative 16.8%. This submarket is slightly more affordable than Phoenix as a whole, where average rents are \$29.00/SF.

-COSTAR 2024

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06/19/25