



MULTI-TENANT OFFICE BUILDING AVAILABLE FOR SALE

6515 S Rural Rd | Tempe, AZ 85283

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COREFAC INTERNATIONAL

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OFFICE BUILDING AVAILABLE FOR SALE



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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

FIRST FLOOR

SUITE 101, 104, 107: $\pm 10,195$ SF

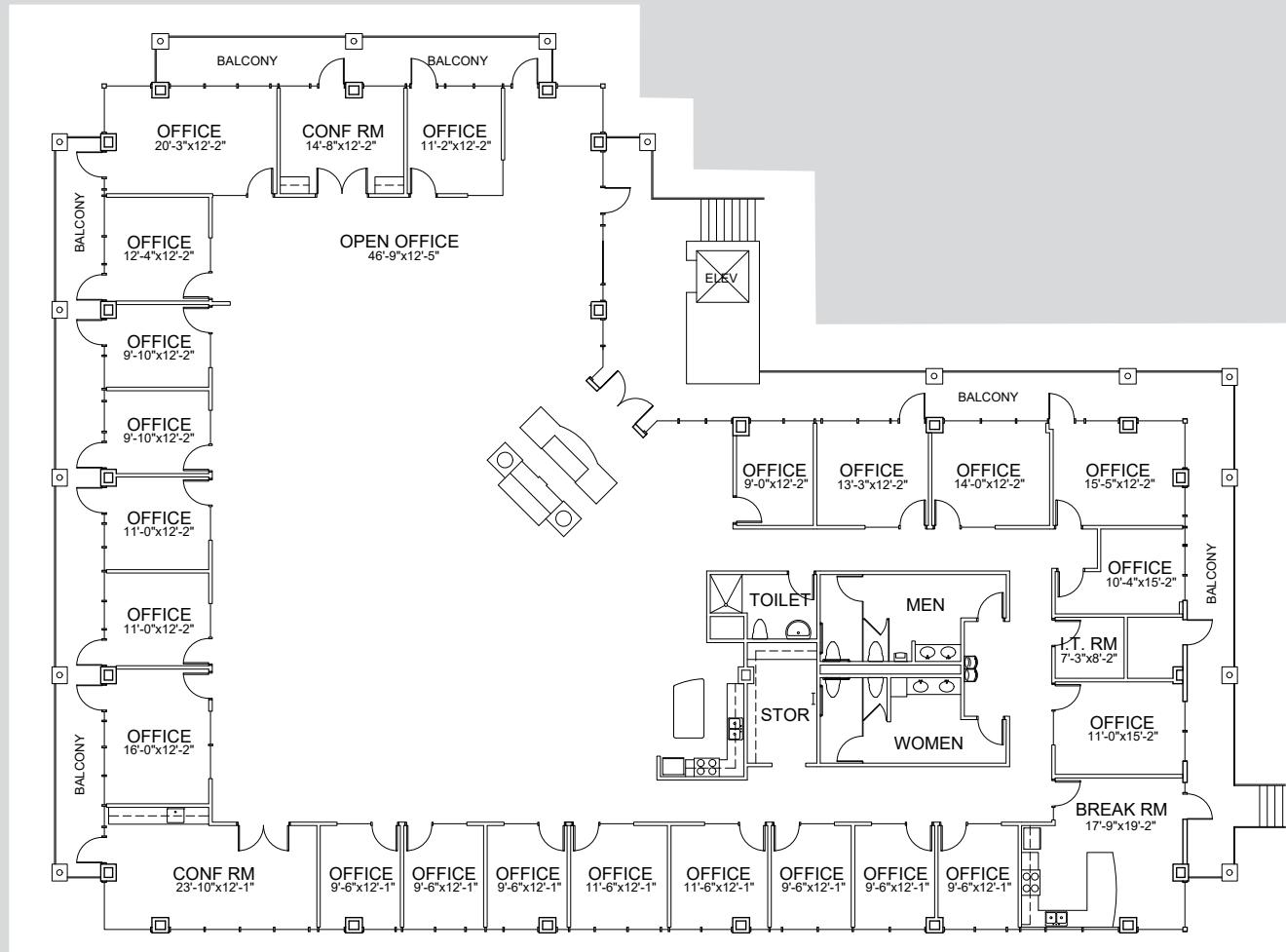


SUITE 200 - VACANT

±10,254 SF

Layout includes:

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



6515 S RURAL RD | TEMPE, AZ 85283

SUITE 200 PHOTOS

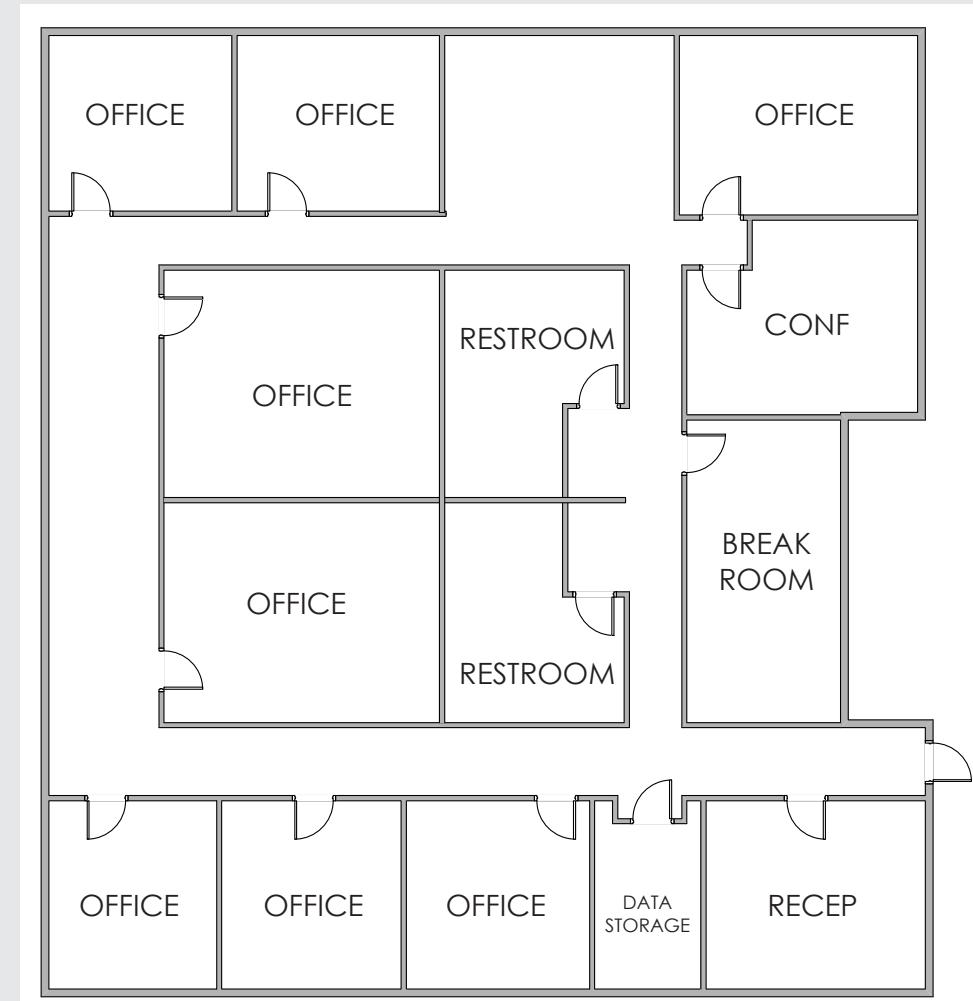
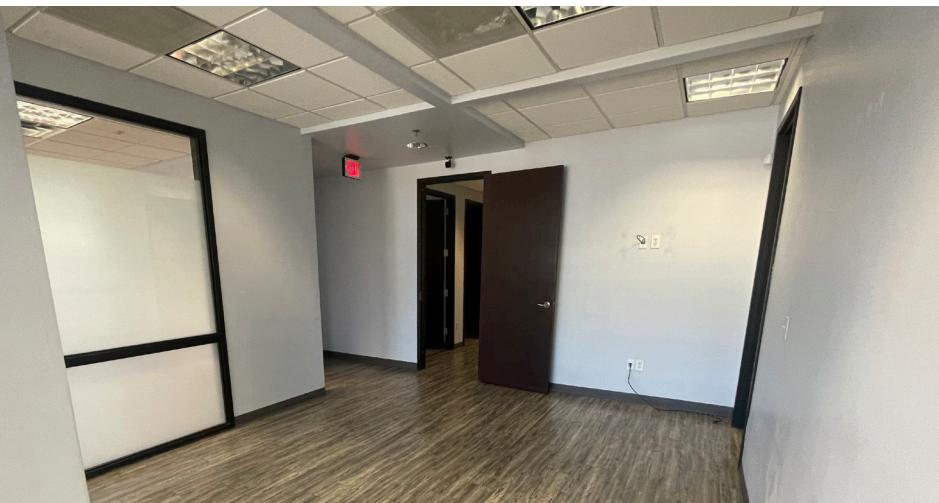


SUITE 101 - VACANT

±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

±2,481 SF

6515 S RURAL RD | TEMPE, AZ 85283

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

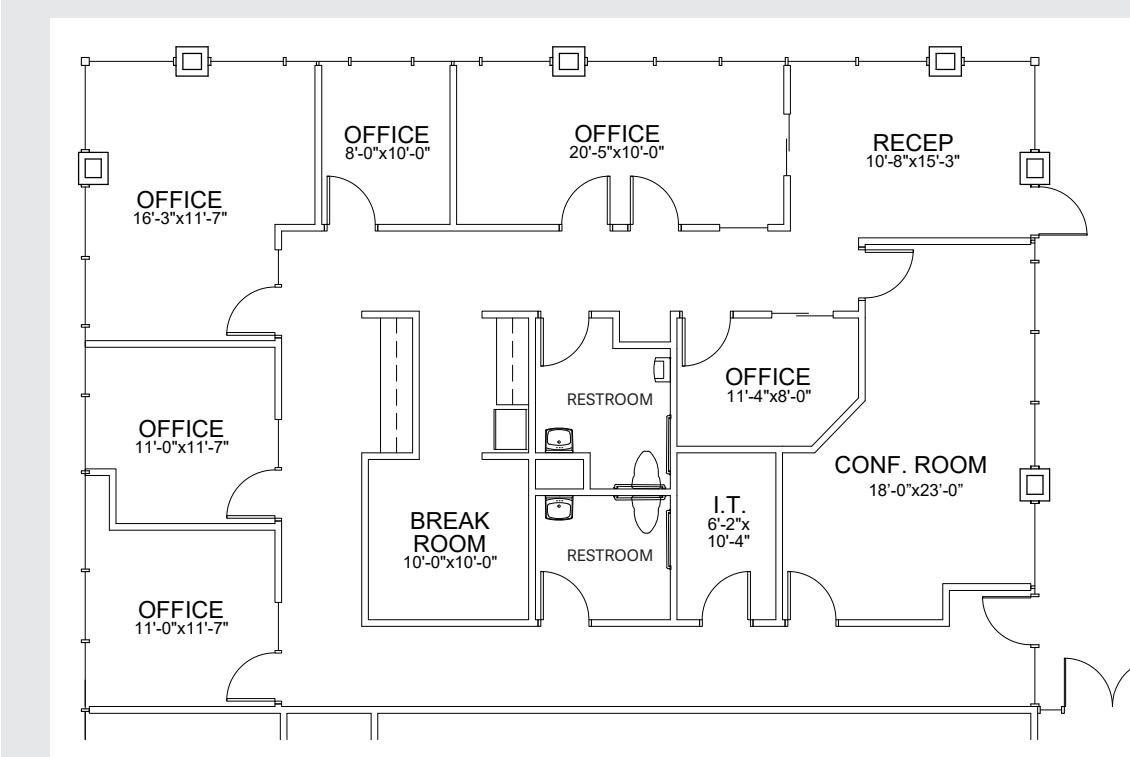
\$6.68/SF

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

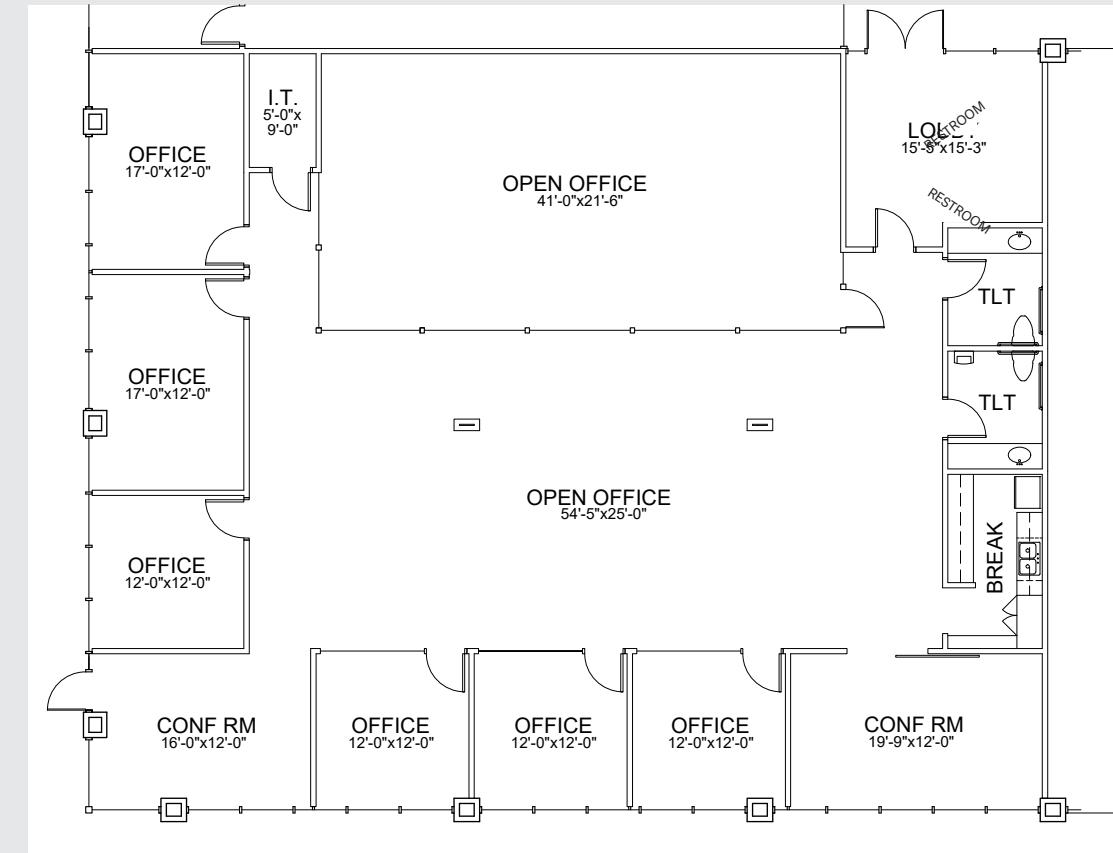
\$6.68/SF

NOI

\$76,160.80

LEASE EXPIRATION

07/31/26



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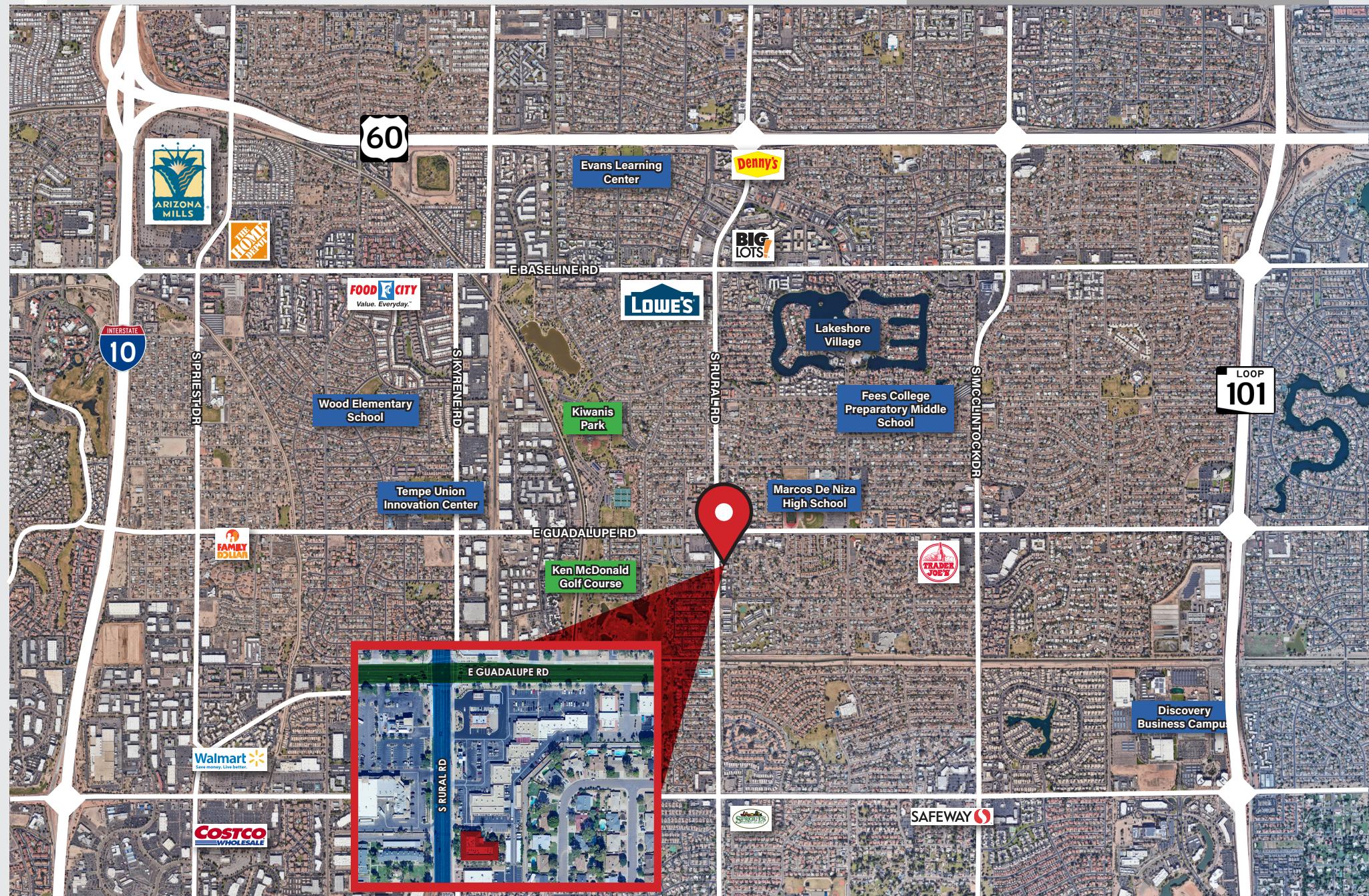
OFFICE BUILDING AVAILABLE FOR SALE

Property Photos



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About the Area



DEMOCRAPHICS	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