

**FOR SALE**  
**1705 W. RUBY DRIVE, BLDG C**  
TEMPE, ARIZONA



## FEATURES

- 38,225 SF Freestanding Building
- Constructed in 2007
- 15,342 SF Office Showroom
- 22,883 SF Warehouse, EVAP Cooled
- 24' Clear Height
- 150 Car Parking
- RCC Zoning- City of Tempe
- 5 Position Truckwell
- 7 Roll Up Truck Doors
- Attractive Landscaping
- Property Tax: \$49,500 (\$0.11/SF)
- Sales Price: \$10,900,000 (\$285 SF)

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This building was constructed in 2007 and is located in Emerald Center in Tempe, AZ. The building is located in a 160,000 SF retail and office development called Emerald Design Center. The building has a condominium layout and features RCC-1, City of Tempe (Retail Commercial Center) zoning. Among the tenants/owners in the project are Aveda Institute, C2 Tach Indoor Shooting Range, Barbeque Island, Brooklyn Bedding, Mattress RX, and Adair Custom Homes. The buildings were constructed by LGE Design Build and are concrete tilt construction. Ashley Home Furnishings and Main Event Entertainment are located just to the south and the only IKEA store in Arizona is directly across the street. Also located in Emerald Center nearby is Dicks Sporting Goods, Total Wine, Guitar Center, Lifetime Fitness, Texas Roadhouse Restaurant, Mattress Firm, Starbucks, and White Castle Hamburgers. Monument Signage is available on Interstate 10 with over 150,000 cars per day visibility. The current occupant of the buildings can relocate within six to twelve months after close of escrow. Total CAM changes are approximately \$3.50/SF per year.

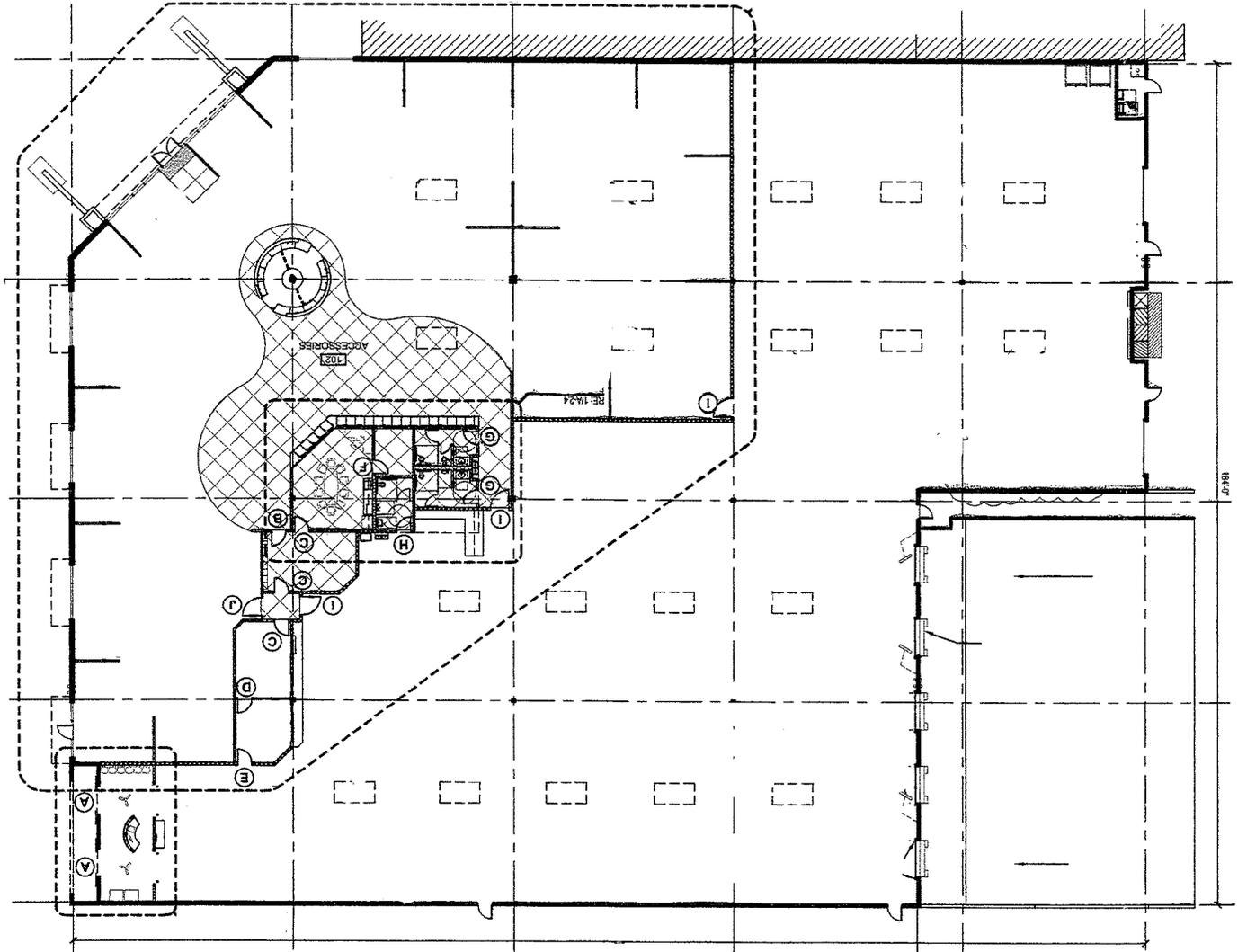
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1 MILE      3 MILE      5 MILE

	2024 Population	7,536	100,612	247,303
	2024 Households	3,668	42,884	100,501
	2024 Median Household Income	\$91,027	\$94,310	\$95,999
	2024 Average Household Income	\$116,557	\$127,809	\$127,522
	2024 Total Housing Units	3,196	42,518	98,876
	2024 Total Daytime Population	18,377	127,613	269,990

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Phase 1

- #1 Pro Fit Mattress
- #2 AZ All Stars
- #3 Phoenix Hot Tubs/Swim Spas
- #4A Diamond Back Billiards
- #4B Bridal Salon
- #5A Walt's T.V.
- #5B Paranoia
- #6 Arizona Leather

Phase 2

BUILDING A

- #101 Paddy O' Furniture
- #104 POS Corp.
- #106 Kettle Heroes
- #108 Devoted Guardians
- #110 Legendary Music/Cinema

BUILDING B

- #101 Steiners Furniture
- #104 Haven Furniture
- #106 BBQ Island

BUILDING C

- #101 Salt Creek Furniture Store

BUILDING D

- #101/02 Aveda Institute
- #106/08 CZ Tactical Indoor Shooting Range

BUILDING E

- #101 Brooklyn Bedding
- #104 Brooklyn Bedding
- #106 Comfort Zone Furniture

BUILDING F

- #101 Adair Custom Homes
- #104 Television Outlet
- #106 THAT! Furniture

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