

±1,250 SF CLASS C BUILDING AVAILABLE FOR LEASE

SINGLE TENANT RETAIL/INDUSTRIAL ZONED C-3

E BROADWAY RD FRONTAGE EASY ACCESS TO I-17 FREEWAY

EXCLUSIVE CONTACT

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

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properlies, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

Valleywise Health Medical Center Amazon Fulfillment Center Lewis Center Glendale Scottsdale 60 101 87 **Phoenix** Mesa Tolleson **Tempe** 60 202 101 Gilbert Chandler 202

RETAIL/INDUSTRIAL SPACE AVAILABLE FOR LEASE

PROPERTY OVERVIEW

Lease Rate - \$2,200 IG

C-3 Zoning

±1,250 SF Building with Fenced and Paved Yard

New Canopy Shade Structure

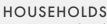
5% Commission to Procurring Broker for Leases Signed Before November 15, 2020

DEMOGRAPHICS

POPULATION 12,603 (1M)

105,611 (3M)

255,608 (5M)



3,592 (1M) 30,227 (3M)

77,572 (5M)



\$43,095 (3M)

\$45,780 (5M)





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