



## RETAIL/MEDICAL REDEVELOPMENT OPPORTUNITY

# COBBLESTONE PLAZA

12211 N Cave Creek Rd | Phoenix, AZ 85022

This former two-story fitness center features multiple offices, bull pens, open gym area, running track, pool, locker rooms with multiple restrooms, showers, two saunas, and more.

- Retail or medical repurpose building
- Each floor: approximately 17,343 SF
- Demisable floor plan
- Elevator access to 2nd floor
- Great for medical user, fitness center, call center, office, swimming school, charter school, self-storage, or entertainment use
- Quick access to AZ 51 and Loop 101 freeways

YEAR BUILT	1988
BUILDING SIZE	±36,797 SF
LAND SIZE	±3.124 Acres
LEASE RATE	\$8.00/SF, NNN
TERM	Minimum of 5 Years
SALE PRICE*	\$2,500,000 (\$68/SF)
PARKING	7.5:1,000 SF (280 Spaces)
APN	166-14-037J
ZONING	C-2, City of Phoenix

\*Contingent on short sale lender approval

Partnership. Performance.

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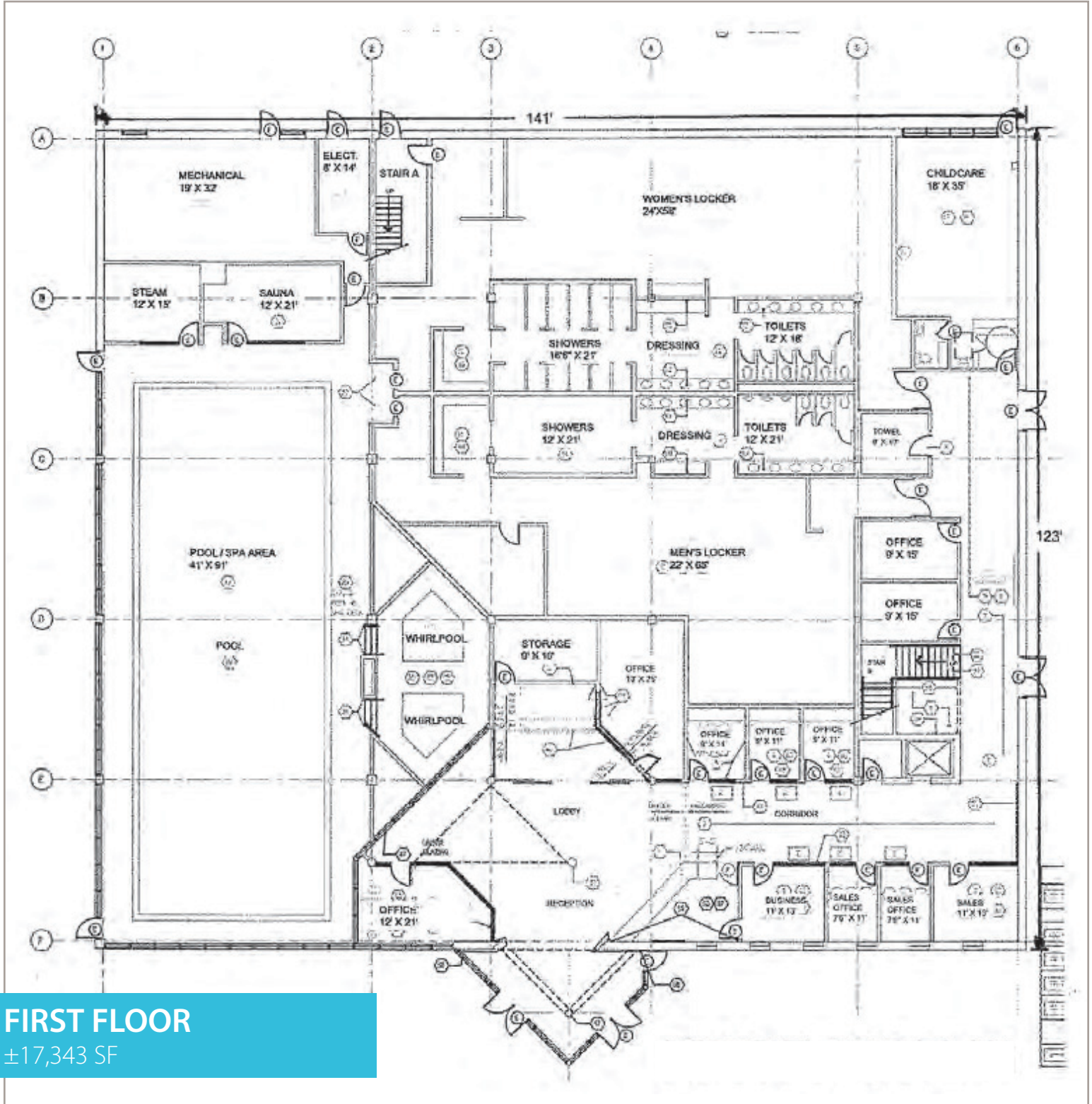
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## PROPERTY PHOTOS



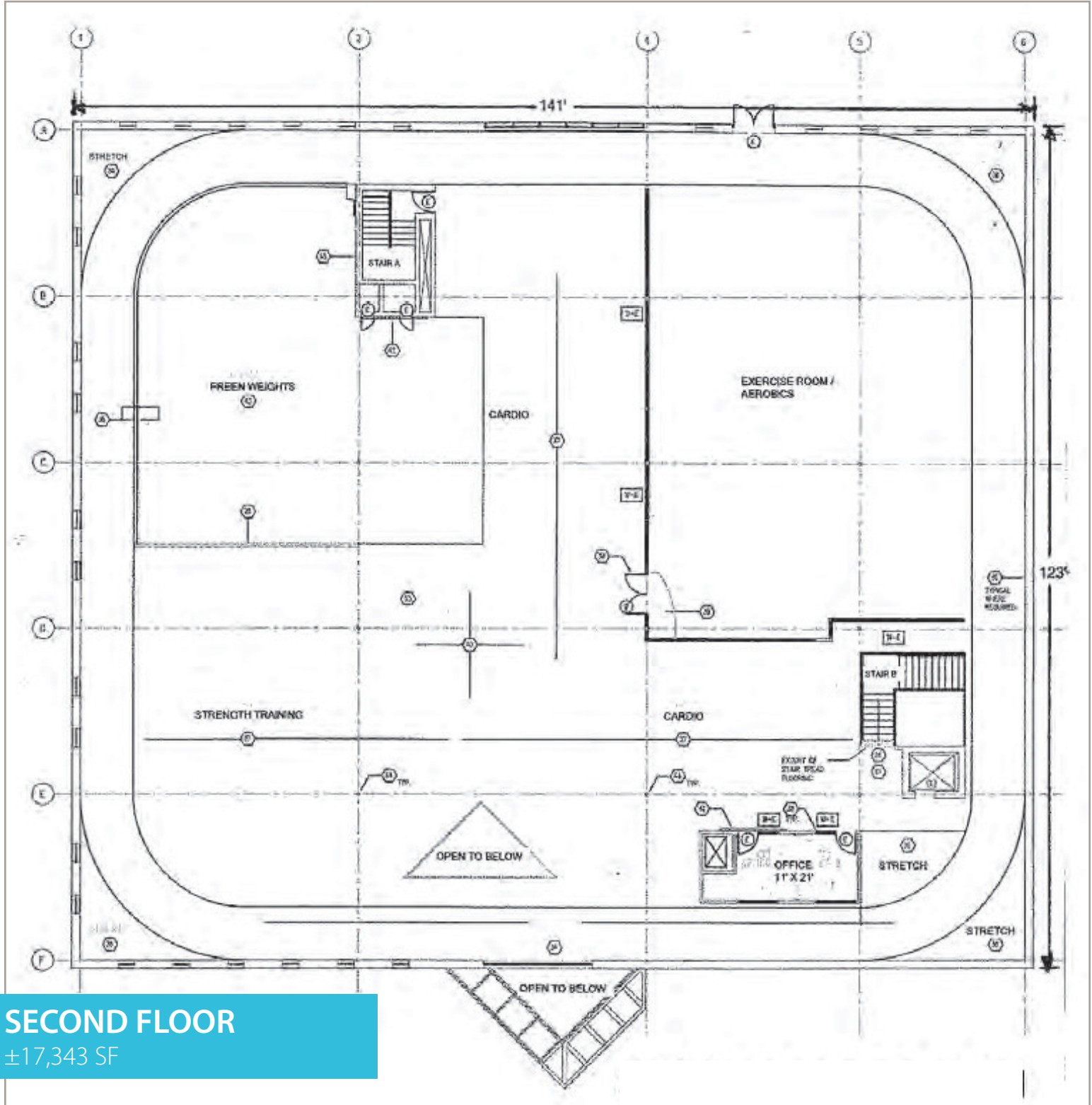
**FLOOR PLANS**



**FIRST FLOOR**

±17,343 SF

## FLOOR PLANS



## SECOND FLOOR

±17,343 SF

## PARCEL AERIAL



## POINT OF INTEREST AERIAL

