



# 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. CORFAC

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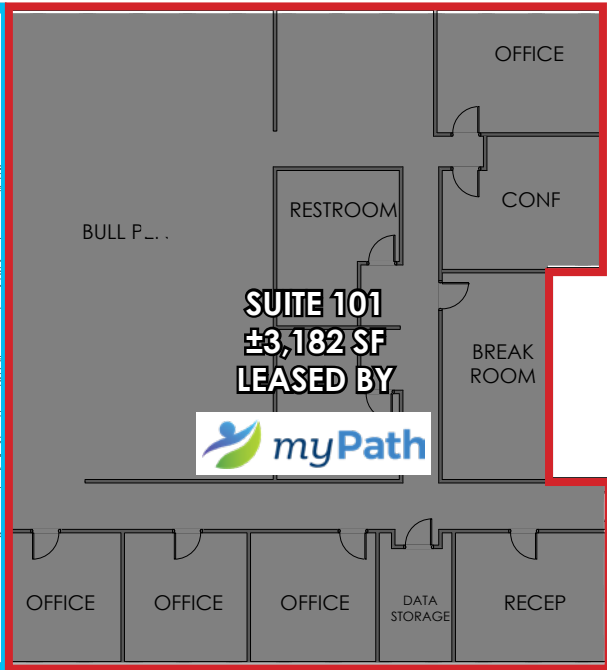
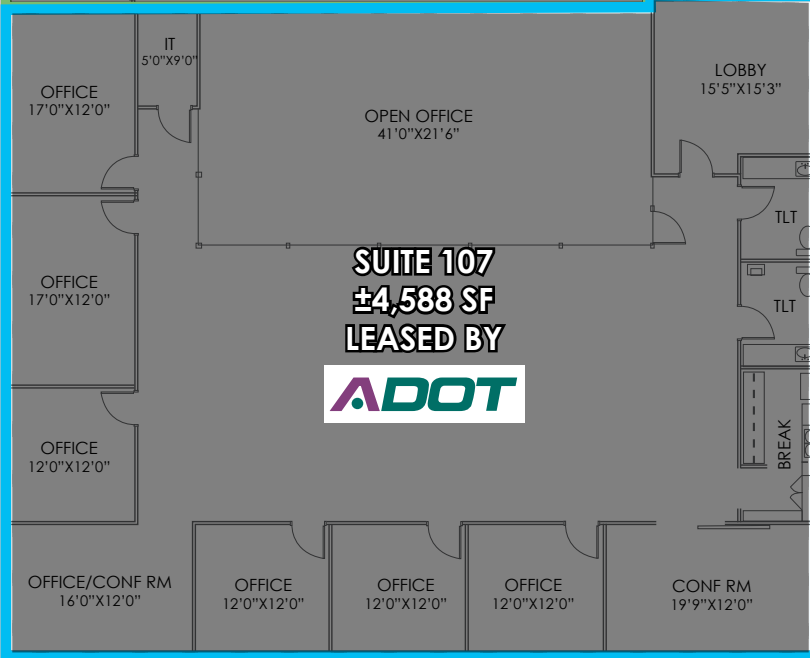
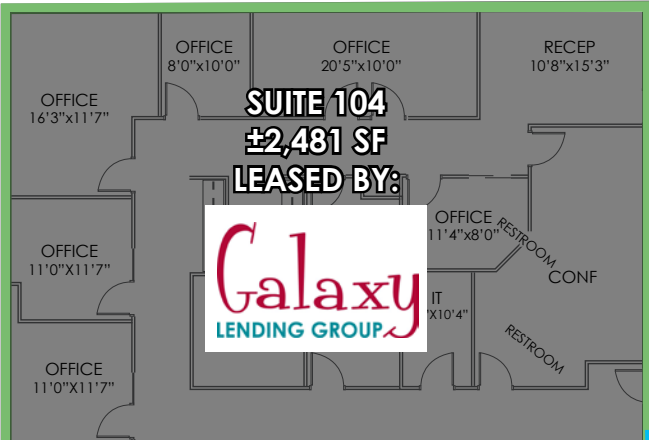
# About the Property

ADDRESS	6515 S Rural Rd Tempe, AZ 85283
BUILDING SIZE	±20,390 SF
SALE PRICE	\$4,350,000.00 (\$220.69 PSF)
NOI	\$175,688.47
EXPENSES	\$4.79/SF
YEAR BUILT	2006
ZONING	R-O
PARKING RATIO	4/1,000
# OF STORIES	2 (Elevator and Stair Access)
TENANCY	Multiple

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, 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. 03/24/26

# FIRST FLOOR

SUITE 101, 104, 107: ±10,195 SF

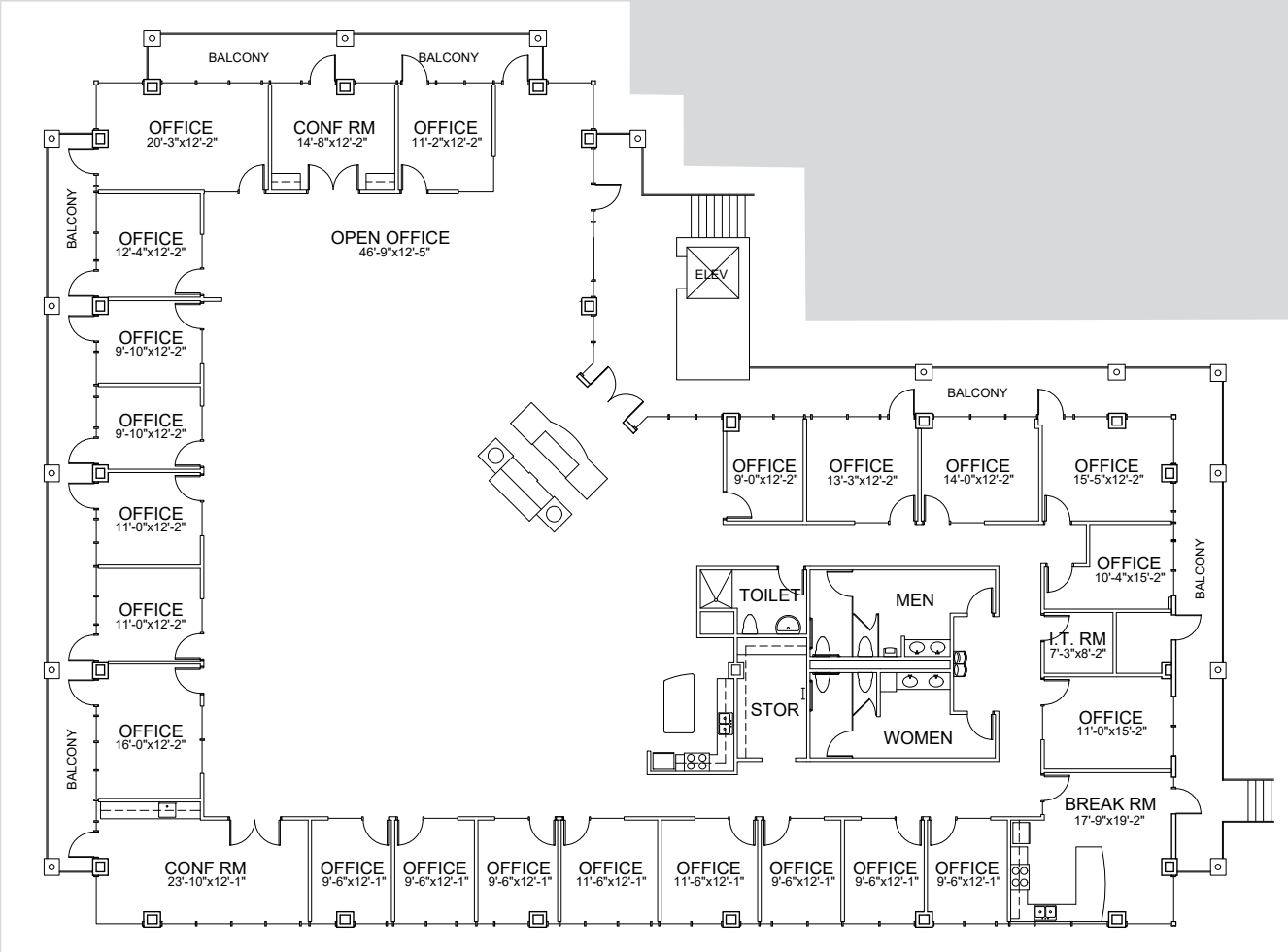


# SUITE 200 - VACANT

±10,254 SF

Layout includes:

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



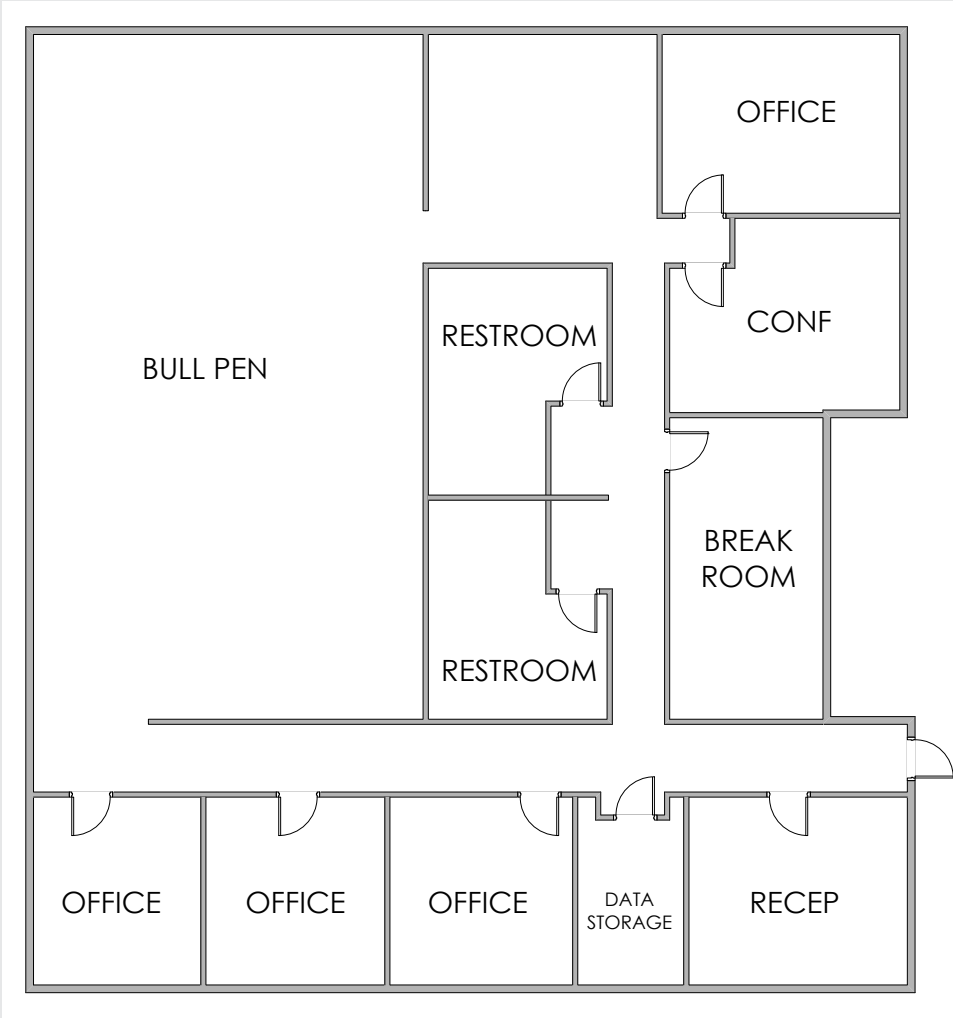
# SUITE 200 PHOTOS



# SUITE 101

±3,182 SF

<b>TENANT</b>	My Path ABA
<b>LEASE TYPE</b>	Modified Gross
<b>RENT ROLL</b>	\$22.00 MG with 3% Annual Increases
<b>NNN EXPENSES</b>	\$4.79/SF
<b>NOI</b>	\$54,762.22
<b>LEASE EXPIRATION</b>	06/30/33



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# SUITE 104



6515 S RURAL RD | TEMPE, AZ 85283

±2,481 SF

**TENANT** Galaxy Lending Group, LLC

**TENANT WEBSITE** <https://galaxylendinggroup.com/>

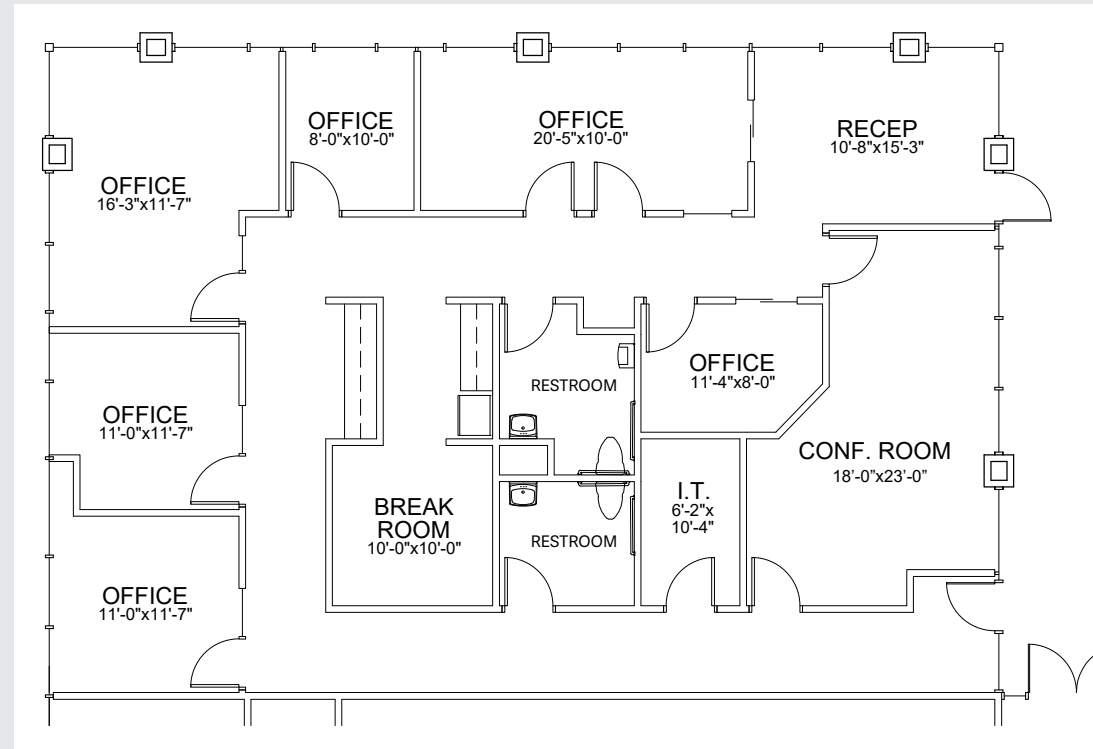
**LEASE TYPE** Modified Gross

**RENT ROLL** \$4,651.88/mo, \$22.50 MG with 3% Annual Increases

**NNN EXPENSES** \$4.79/SF

**NOI** \$43,939.57

**LEASE EXPIRATION** 05/31/30

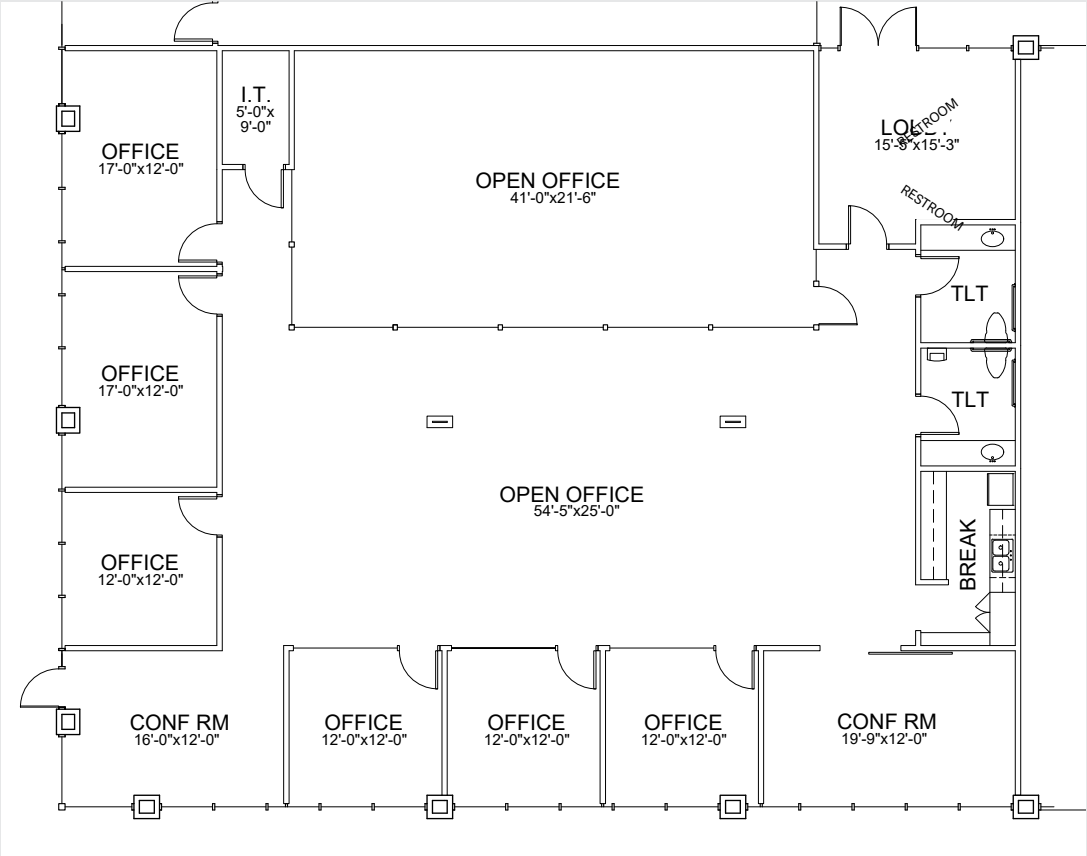


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# SUITE 107 **ADOT**

**±4,588 SF**

<b>TENANT</b>	Arizona Department of Transportation
<b>TENANT WEBSITE</b>	<a href="https://azdot.gov/home">https://azdot.gov/home</a>
<b>LEASE TYPE</b>	Full Service
<b>RENT ROLL</b>	\$8,793.67/mo, \$23 FS
<b>NNN EXPENSES</b>	\$6.22/SF
<b>NOI</b>	\$76,986.68
<b>LEASE EXPIRATION</b>	01/31/27



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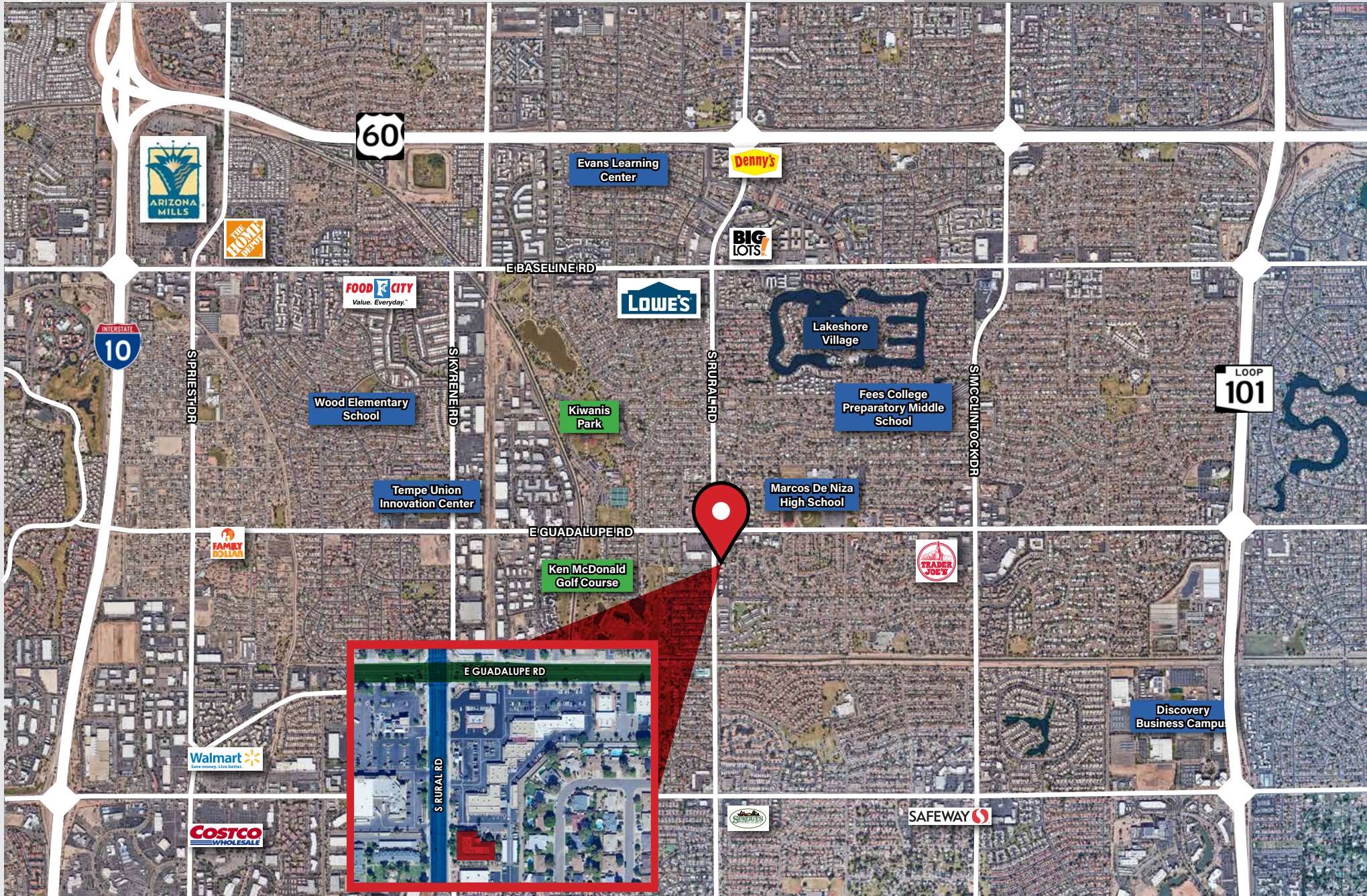
OFFICE BUILDING AVAILABLE FOR SALE

# 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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