



NATIONAL
ADVISORY
TEAM

| SUBLEASE OPPORTUNITY

8350 W. LOWER BUCKEYE RD

Suite 101 • Phoenix, AZ 85353

1,898 SF RETAIL

\$28.00 / SF • NNN

2ND-GEN VET / MEDICAL

Tanner Gregory • Dan McClure

KW Commercial — National Advisory Team

| THE SPACE

1,898 SF OF TURNKEY VET / MEDICAL BUILD-OUT

RENTABLE AREA 1,898 SF · Suite 101

SUBLEASE RATE **\$28.00 / SF · NNN**

PRIOR USE **Veterinary clinic (2nd-gen)**

CONFIGURATION **Reception · exam rooms · treatment**

FRONTAGE **Storefront glass · monument signage**

The existing plan carries a glassed reception counter, private exam and office rooms, and a rear treatment room with plumbing drops in place — an incoming operator inherits the infrastructure rather than paying to build it.



| LOCATION & TRADE AREA

SOUTHWEST PHOENIX DAILY-NEEDS CORRIDOR

The suite sits on Lower Buckeye Road near 83rd Avenue, inside the Phoenix-Tolleson growth corridor — dense residential rooftops alongside a large industrial employment base, with limited small-bay service retail serving both.

ROOFTOPS

Established single-family neighborhoods on both sides of Lower Buckeye, with continued residential delivery pushing west toward Tolleson and Avondale.

DAYTIME BASE

One of metro Phoenix's largest industrial and distribution employment concentrations sits along the I-10 corridor immediately north.

ACCESS

Minutes to I-10 and Loop 202 South Mountain via 83rd and 91st Avenues, with surface parking at the door.

CO-TENANCY

Neighborhood service and convenience retail in the center, drawing steady repeat traffic from the surrounding residential ring.

| Trade-area demographics and traffic counts pending the current CoStar pull.





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SUBLEASE TERMS

\$28.00 / SF NNN • 1,898 SF

\$28.00

ASKING RATE / SF NNN

\$53K

ANNUAL BASE RENT

AS-IS

DELIVERY CONDITION

IMMEDIATE

OCCUPANCY

TERM

Through the balance of the prime lease. Direct extension available subject to landlord consent.

BUILD-OUT

Existing veterinary / medical improvements convey in place — reception, exam rooms, treatment plumbing.

CONSENT

Sublease subject to landlord approval of the subtenant's use and financial covenant.

TANNER GREGORY

Oklahoma Divisional Leader - National Advisory Team

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DAN MCCLURE

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Information contained herein is from sources deemed reliable but is not guaranteed. All rates, terms, and dimensions are approximate and subject to change or prior lease. Prospective subtenants should verify all information independently.