

FOR LEASE

±1,307 TO ±4,125 SF
RETAIL SPACES
AVAILABLE FOR LEASE
IN TEMPE, AZ

PECAN GROVE CENTER

655 W. WARNER RD &
8830 S. KYRENE RD
TEMPE, AZ 85284

±25,943 VPD



MATT ZACCARDI
D: 480.966.7625
M: 602.561.1339
mzaccardi@cpiaz.com

KATY HAUG
D: 480.623.2328
M: 816.808.7347
khaug@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, 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 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.

04/24/26

About the Property

ADDRESS	655 W. Warner Road & 8830 S. Kyrene Road Tempe, AZ 85284
BUILDING SIZE	±69,155 SF
LAND PARCEL SIZE	±5.75 AC (±250,306 SF)
YEAR BUILT	1989
ZONING	PCC-2, City of Tempe
APN	301-60-991
SUBMARKET	Tempe
TENANCY	Multi-Tenant Retail

RETAIL SPACE AVAILABLE FOR LEASE

Property Photos



RETAIL SPACE AVAILABLE FOR LEASE

Property Photos



Availability

655 W WARNER ROAD

SUITE	SF	TENANT	LEASE RATE	WEBSITE	LAYOUT	DIMENSIONS
101-103	±4,125	Leased		----		
104	±1,845	Leased		----		
105/106	±2,277	Red Wing Shoe Store		redwingshoes.com		
107	±1,300	Farmer's Insurance		farmers.com		
110	±1,300	ATL Wings		atlwings.com		
111	±1,300	Pecan Grove Veterinary Hospital		pecangrovevet.com		
112	±1,300	On Target Staffing LLC		ontargetstaffingllc.com		
114	±1,300	Hachi Ramen		Yelp Page		
115	±1,300	Da Tang Foot Spa		datangfootspa.com		
116	±1,300	Marvelous Nails & Spa		marvelousnailsspaaz.com		
117	±1,300	Hot Wok		hotwoktempe.com		
119	±1,300	VACANT (Available 6/30/26)	\$16 PSF/YR NNN*	----	Demising wall in the rear of the suite with a small back office & rest room	
120/121	±2,570	VACANT	\$16 PSF/YR NNN*	----	Wide open space, roll up door, 220 outlet, 1 rest room	
123	±2,210	Massage 90210		massageyc.com		
125	±1,300	Faces Skate Shop		facesskateshop.com		

***NNNs \$4.50 PSF/YR**

Availability

575 W WARNER ROAD

SF	TENANT	WEBSITE	LAYOUT	DIMENSIONS
±25,387	Goodwill	goodwillaz.com		

8820 S KYRENE ROAD

SF	TENANT	WEBSITE	LAYOUT	DIMENSIONS
±4,500	Medicine for Business & Industry	mbiclinics.com		

8830 S KYRENE ROAD

STE	SF	TENANT	LEASE RATE	WEBSITE	LAYOUT	DIMENSIONS
101	±1,559	Spaghetti Shark Restaurant		-----		
102	±1,007	Doggy Daze		doggydazeaz.com		
103	±1,307	Smart Fit Alteration		smartfitalterations.com		
104	±1,307	VACANT	\$18 PSF/YR NNN*	-----	2 Restrooms, utility room	Room 1: 7x8, Room 2: 7x8, Room 3: 7x8, Room 4: 7x7, Room 5: 7x8, Room 6: 8x10, Room 7: 8x36
105	±2,628	Hit Locker		-----	Boxing, Gym & Training Facility	
106	±3,835	Barro's Pizza		barrospizza.com		

***NNNs \$4.50 PSF/YR**

Site Plan



About the Area



Tempe Retail Leasing Trends

At \$25.00/SF, the average asking rent offers a discount to Phoenix, though prime locations near Downtown Tempe and ASU can command steeper price tags. Rent growth finished 2023 at the highest level on record but has been decelerating throughout the year. Over the past 12 months, the average asking rent increased 6.2% and expectations are for further easing into 2025.

Tempe's large population of students and young professionals has made the first-ring suburb one of the most vibrant and dynamic areas in metropolitan Phoenix. Tempe is home to Arizona State University, the largest university in the country, where 56,600 students were enrolled at the main campus in fall 2024. The university, along with an attractive quality of life, provides the area with a deep pool of talented labor and healthy demographics that support spending at local retailers as well as the area's long-term economic outlook

Historically, the submarket's vacancy rate has trended about 160 basis points below the market-wide level, but a string of move-outs in 2019 and 2020 has caused vacancy and space availability to be on par with or above Phoenix overall. PickleMall opened its inaugural location at the Arizona Mills shopping mall last summer, taking a 104,000-SF space formerly occupied by At Home. The sizable move-in helped compress vacancy to 6.0%, compared to the high-8% range in late 2020.

-COSTAR DECEMBER 2024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	9,368	109,893	259,218
2029 Population Projection	10,014	118,013	278,707
Annual Growth 2024-29	1.4%	1.5%	1.5%
Median Age	43.2	38.9	37.5
Bachelor's Degree or Higher	60%	47%	43%
2024 Households	3,541	44,891	104,233
2029 Household Projection	3,786	48,258	112,178
Avg Household Income	\$162,147	\$115,638	\$106,580
Median Household Income	\$140,062	\$91,968	\$106,580
Median Home Value	\$507,824	\$402,433	\$385,498
Median Year Built	1993	1989	1986
Owner Occupied HHs	2,932	27,907	63,203
Renter Occupied HHs	854	20,351	48,975
Avg Household Size	2.6	2.4	2.4
Total Consumer Spending	\$165.2M	\$1.6B	\$3.6B
Daytime Employees	7,476	62,931	75,954
Businesses	468	4,385	5,711