



WARNER VILLAGE CONDOMINIUMS

8747 S Priest Dr | Tempe, AZ 85284

SUITE 102

FOR SALE & LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

ADDRESS	8747 S Priest Dr., Tempe, AZ 85284
SUITE#	Suite 102
SUITE SIZE	±1,536 SF
ASKING PRICE	\$560, 640.00
LEASE RATE	\$22.50 PSF NNN
CONDITION	Reception, 4 Offices, Conference Room, Break Room, 1 Restroom
ZONING	C-C
APN#	301-53-230

HIGHLIGHTS

- 10-Minutes drive to Sky Harbor International
- Professional office environment
- Building Signage Available
- Conveniently located near I-10, Loop-202 and Loop-101
- Close to major employment, retail, dining and residential areas



WARNER VILLAGE CONDOS SUITE AVAILABLE FOR SALE OR LEASE

8747 S Priest Dr, Suite 102 presents an excellent opportunity for an office user seeking a professional, well-connected location in South Tempe. The property is part of a 5,912-square-foot, four-unit office condominium project constructed in 2006 and is zoned C-C for commercial use. Suite 102 offers approximately 1,536 square feet of office space and features a functional layout designed for a professional business environment.

The suite includes a welcoming reception area, four private offices, a conference room, break room and restroom. Built-in furniture is available, with additional desks, chairs and other furnishings potentially available, providing a convenient turnkey option for an owner-user or tenant.

LOCATION OVERVIEW

Strategically positioned on South Priest Drive in Tempe, the property benefits from its location within the established South Tempe/Ahwatukee submarket. The surrounding area combines professional office uses with high-quality residential neighborhoods and a strong mix of retail and service businesses.

The property provides convenient regional connectivity through nearby I-10, Loop 101 and Loop 202, allowing employees and clients to efficiently reach Chandler, Ahwatukee, Phoenix, Scottsdale and other East Valley destinations. The location also offers proximity to major retail and entertainment destinations, including Tempe Marketplace, while Arizona State University and the broader Tempe employment base are accessible from the property.

South Tempe's combination of accessibility, established neighborhoods and affluent demographics makes the area particularly attractive for professional, medical, financial, legal, consulting and other office-oriented users.



PROPERTY OVERVIEW

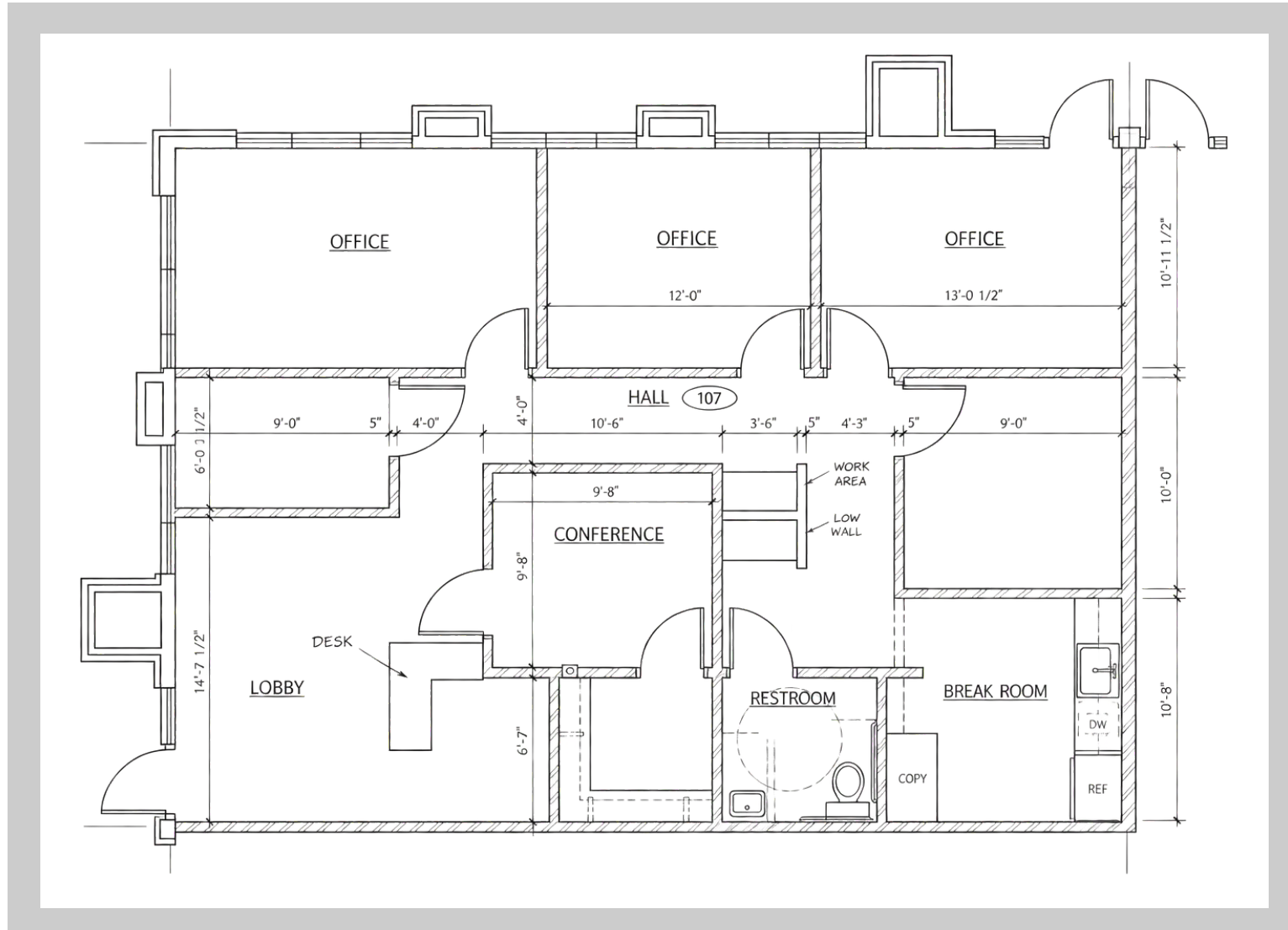
LOCATION OVERVIEW

PROPERTY IMAGES

FLOOR PLAN



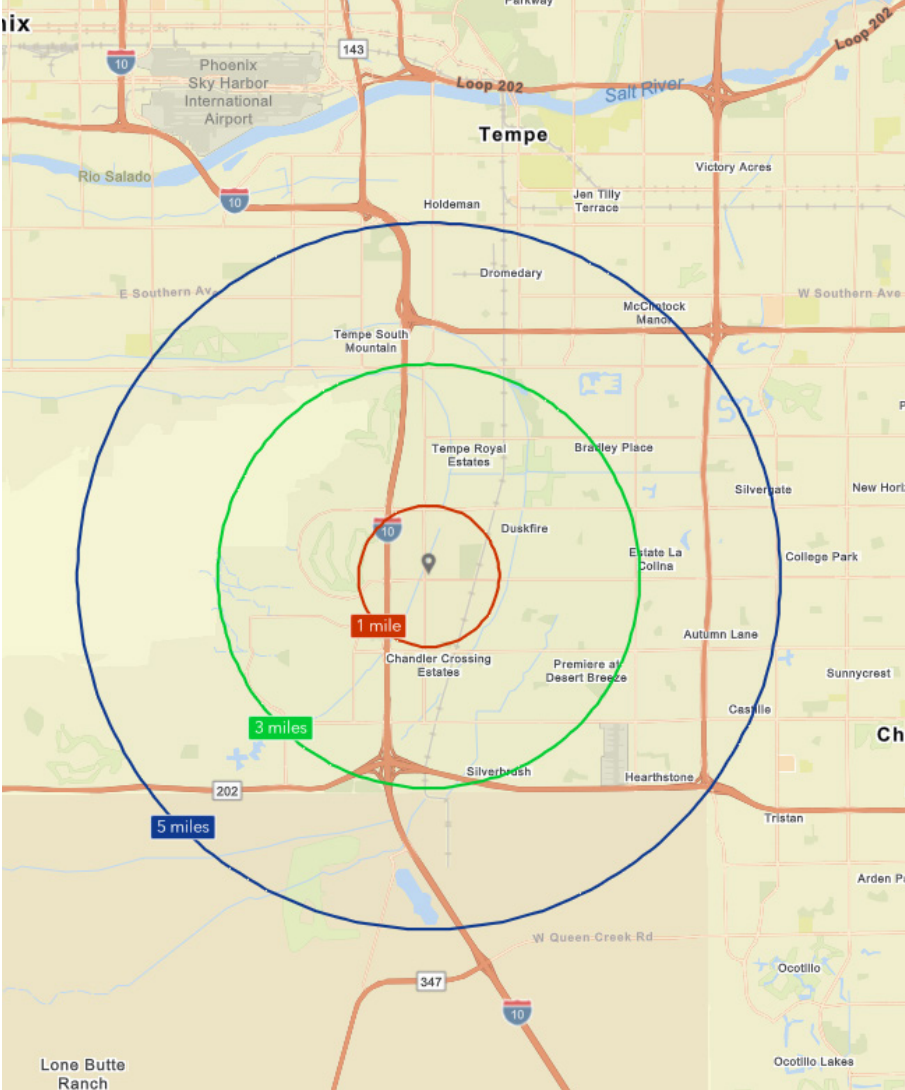
FLOOR PLAN



DEMOGRAPHICS

8747 S Priest Dr | Tempe, AZ 85284

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,047	101,776	242,965
ANNUAL GROWTH 2025 - 2030	0.5%	0.5%	0.6%
2025 HOUSEHOLDS	3,191	42,169	97,323
MEDIAN AGE	38.2	39.3	38.3
BACHELOR'S DEGREE OR HIGHER	55%	47%	43%
AVG HH INCOME	\$126,003	\$124,299	\$124,156
TOTAL CONSUMER SPENDING	\$110.6M	\$1.5B	\$3.5B
DAYTIME EMPLOYMENT	11,970	64,170	133,781
BUSINESSES	784	6,023	13,519
MEDIAN HOME VALUE	\$584,239	\$497,808	\$483,172
MEDIAN YEAR BUILT	1998	1989	1987



5 Mile

2025
Population

242,965



1 Mile

Average
Household Income

\$126,003



5 Mile

Median
Age

38.2



5 Mile

2025
Businesses

13,519





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.

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COMMERCIAL PROPERTIES INC.

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