

FOR LEASE | OFFICE

# FORMER PHYSICAL THERAPY OFFICE

1972 E Baseline Rd Ste 103, Tempe, AZ 85283

TJ Zaharis Partner & Designated Broker | 480.610.2400 | [tj@coberealestate.com](mailto:tj@coberealestate.com)



[coberealestate.com](http://coberealestate.com)



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## VIRTUAL TOUR

### PROPERTY SUMMARY

|                |                                                            |
|----------------|------------------------------------------------------------|
| Available SF:  | 1,702 SF                                                   |
| Lease Rate:    | \$18.95 SF/yr (NNN)                                        |
| Building Size: | 4,544 SF                                                   |
| Zoning:        | RO                                                         |
| Distance To:   | US-60: 0.9 Miles<br>Loop-101: 0.5 Miles<br>I-10: 3.8 Miles |

### PROPERTY OVERVIEW

This property features a thoughtfully designed buildout, offering a reception area, multiple offices, a break room, restroom, and spacious open area. Situated just minutes from Loop 101, this location provides convenient accessibility for both clients and employees. Moreover, the property boasts high visibility with monument signage on Baseline and Country Club Way.

### PROPERTY HIGHLIGHTS

- Build Out Includes: Reception, Office, Break Room, Restroom, and Open Area
- Minutes from Loop 101
- Monument Signage on Baseline and Country Club Way
- Great exposure at 25,827 VPD

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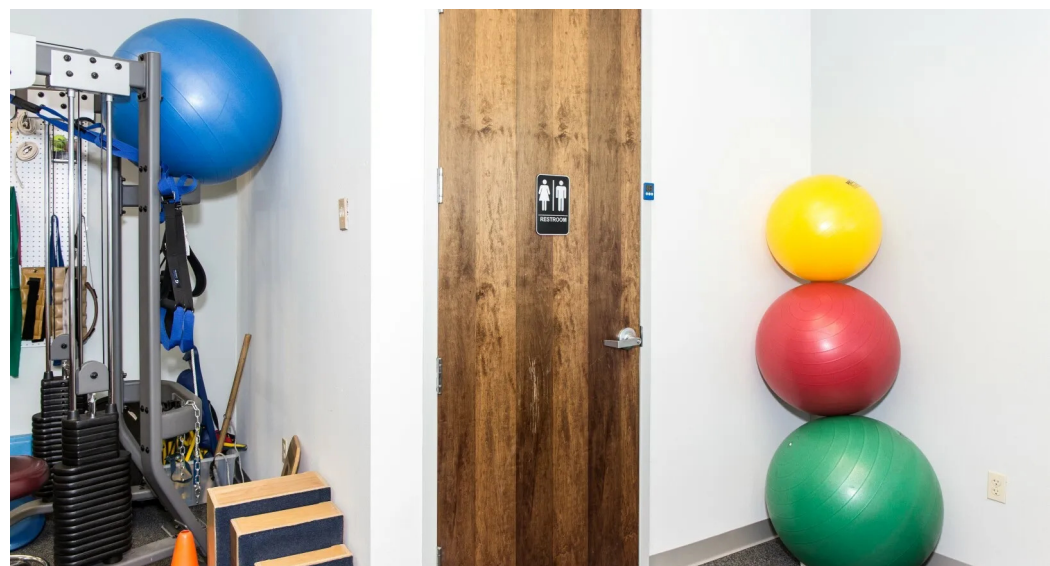




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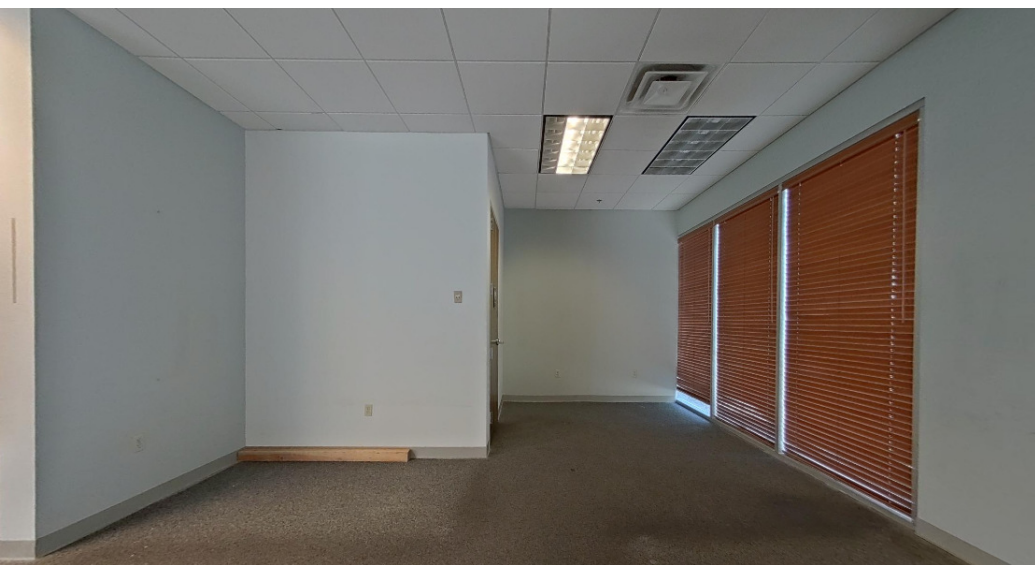




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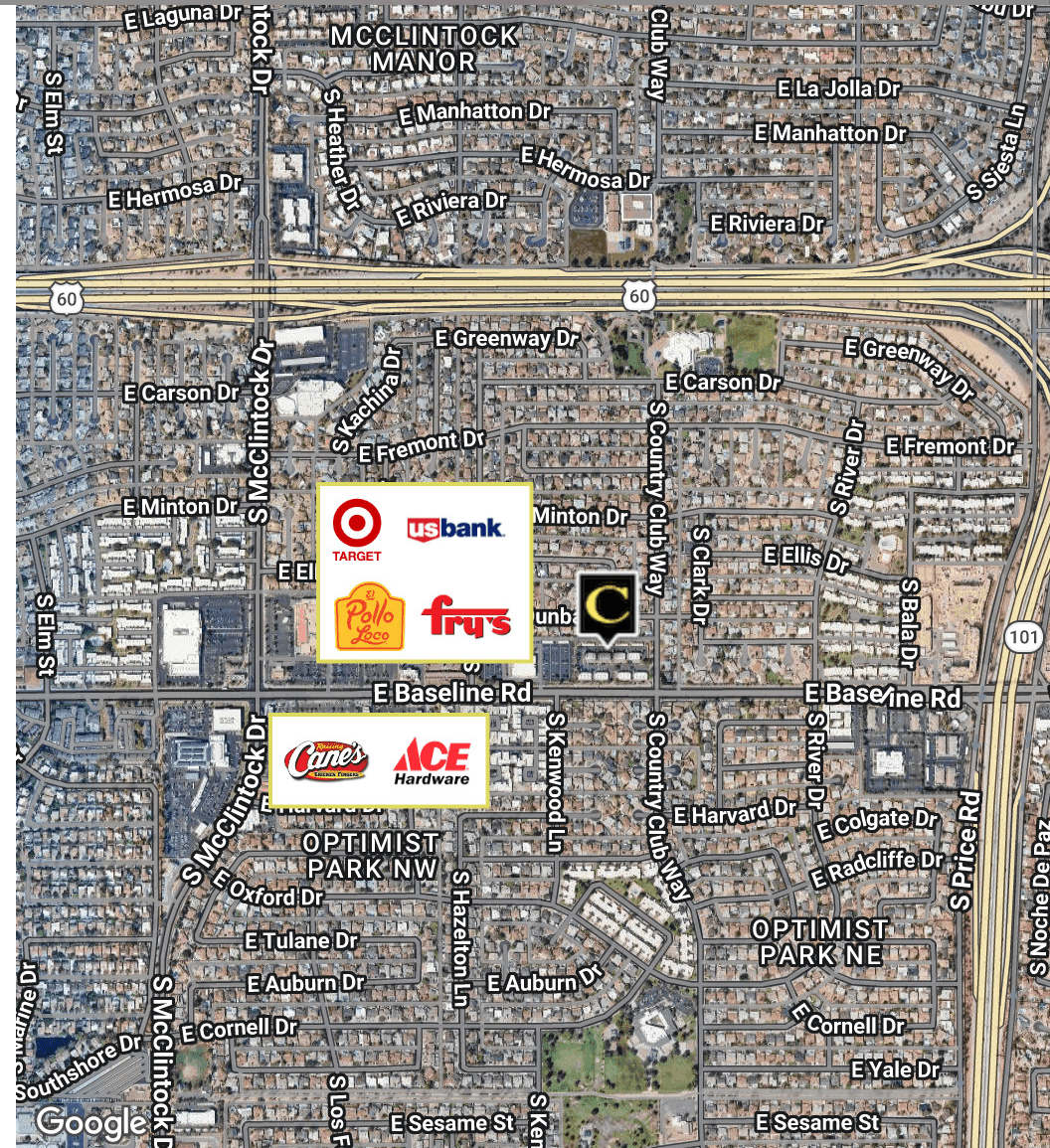
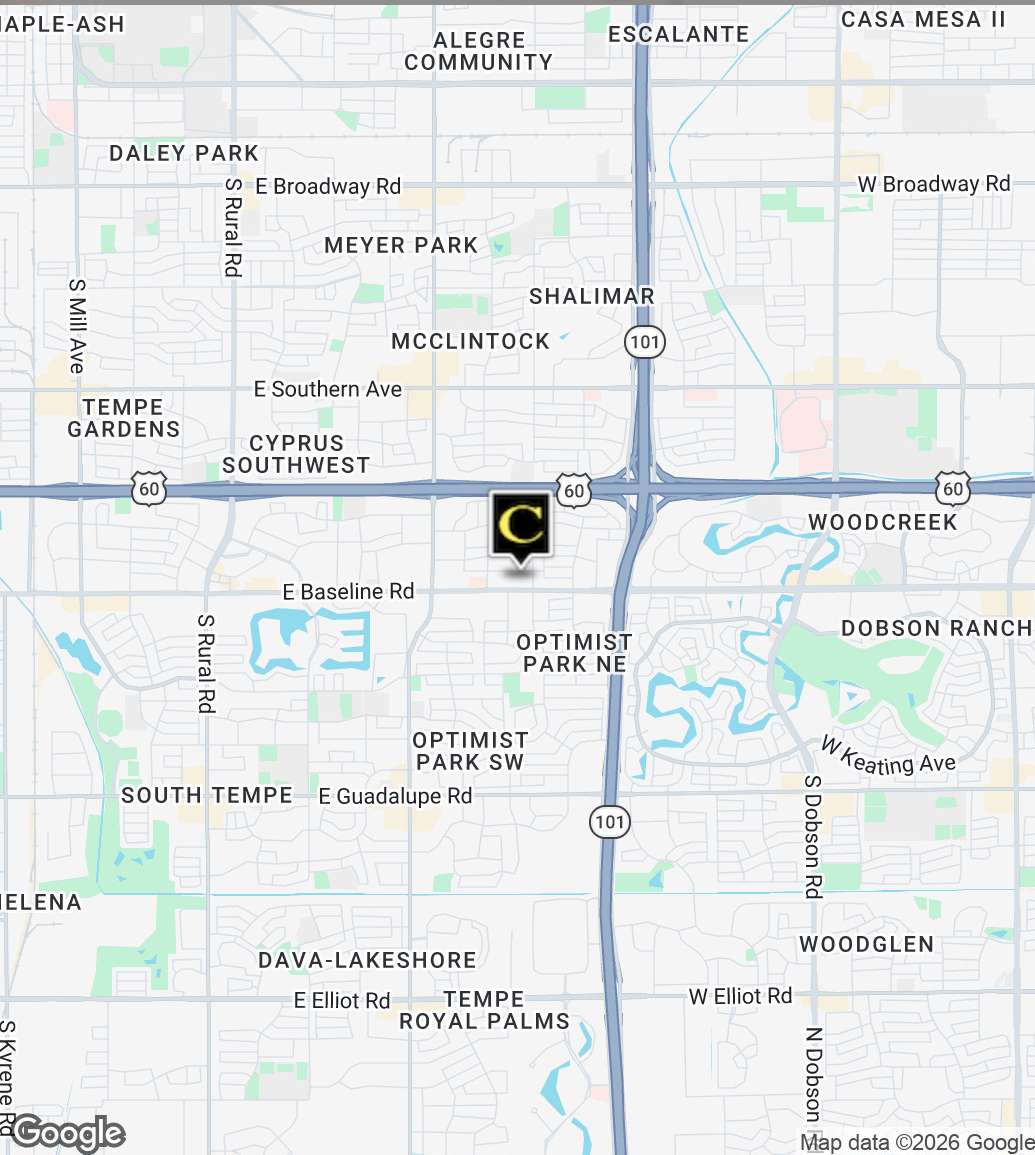




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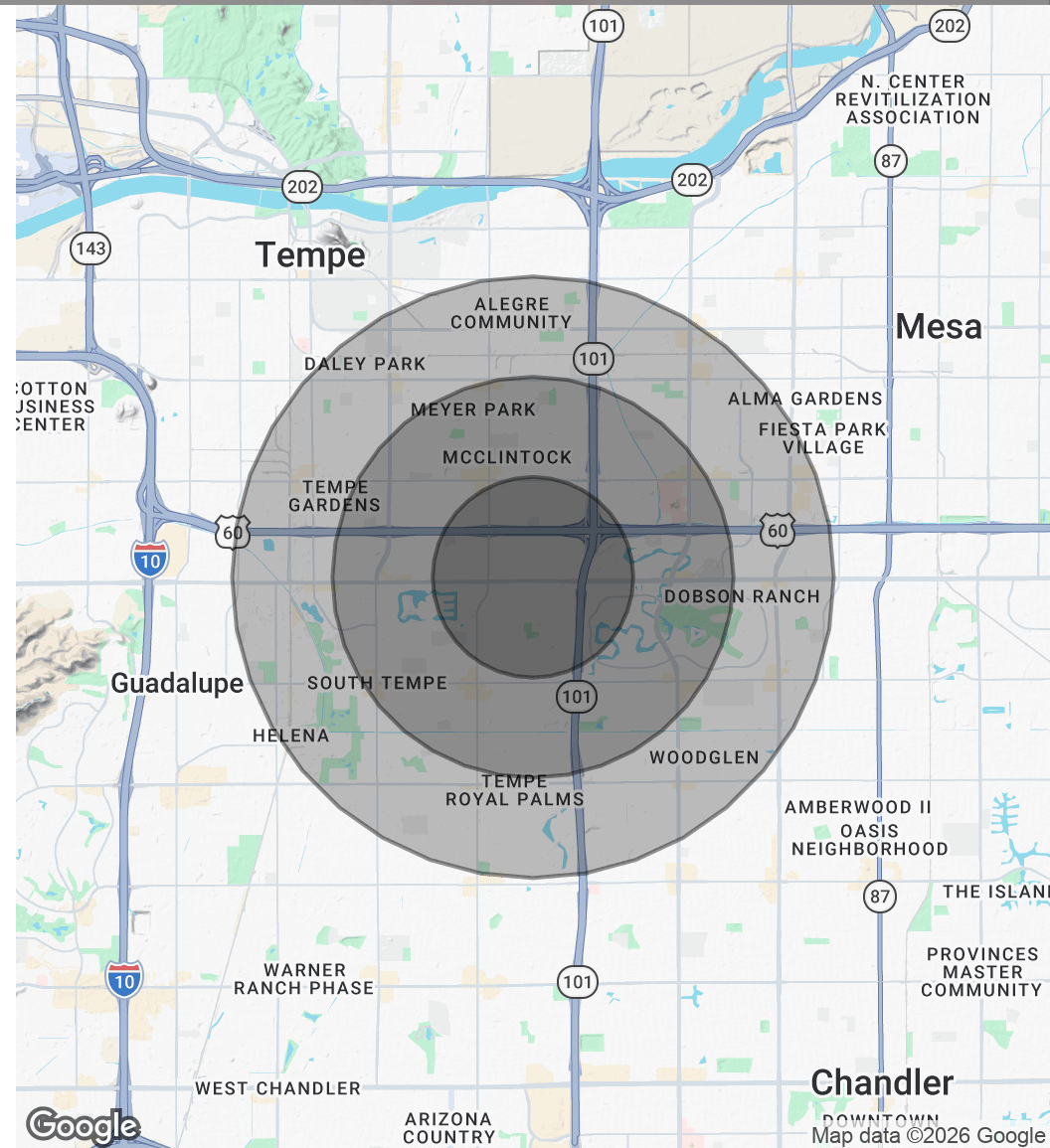
## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 14,855 | 64,292  | 169,389 |
| Average Age          | 41     | 40      | 37      |
| Average Age (Male)   | 40     | 39      | 36      |
| Average Age (Female) | 43     | 42      | 38      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,852     | 26,656    | 70,843    |
| # of Persons per HH | 2.5       | 2.4       | 2.4       |
| Average HH Income   | \$121,286 | \$109,353 | \$91,898  |
| Average House Value | \$473,908 | \$463,372 | \$397,736 |

2020 American Community Survey (ACS)



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