



FOR SALE/LEASE | MEDICAL/PROFESSIONAL

CROSSROADS PROFESSIONAL VILLAGE

2151 E Baseline Rd Units 110-112, Tempe, AZ 85283

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF:	
Sale Price:	\$200 SF
Lease Rate:	N/A
Building Size:	3,518 SF
Zoning:	PCC-1
Cross Streets:	SWC Price & Baseline Rds

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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LOCATION OVERVIEW

Incredible location at the convergence of the US-60 & 101 Freeways. The Crossroads Professional Village consists of seven buildings with units ranging in size from 1,025 SF to 5,000 SF. Within 1.5 Miles of Banner Desert & Cardon Children's Medical Centers.

PROPERTY HIGHLIGHTS

- Available for Lease at \$18/SF NNN (Includes \$25 SF TI Allowance) or For Sale at \$200 SF
- 1,022 - 3,518 SF Gray Shell Units
- Unit 110 - 1,022 SF; Unit 111 - 1,022 SF; Unit 112 - 1,474 SF (Suites May Be Combined)
- Incredible Location at the Convergence of the US-60 & 101 Freeways
- Building and Monument Signage Available
- Covered Parking Available
- Within 1.5 Miles of Banner Desert & Cardon's Children Medical Center

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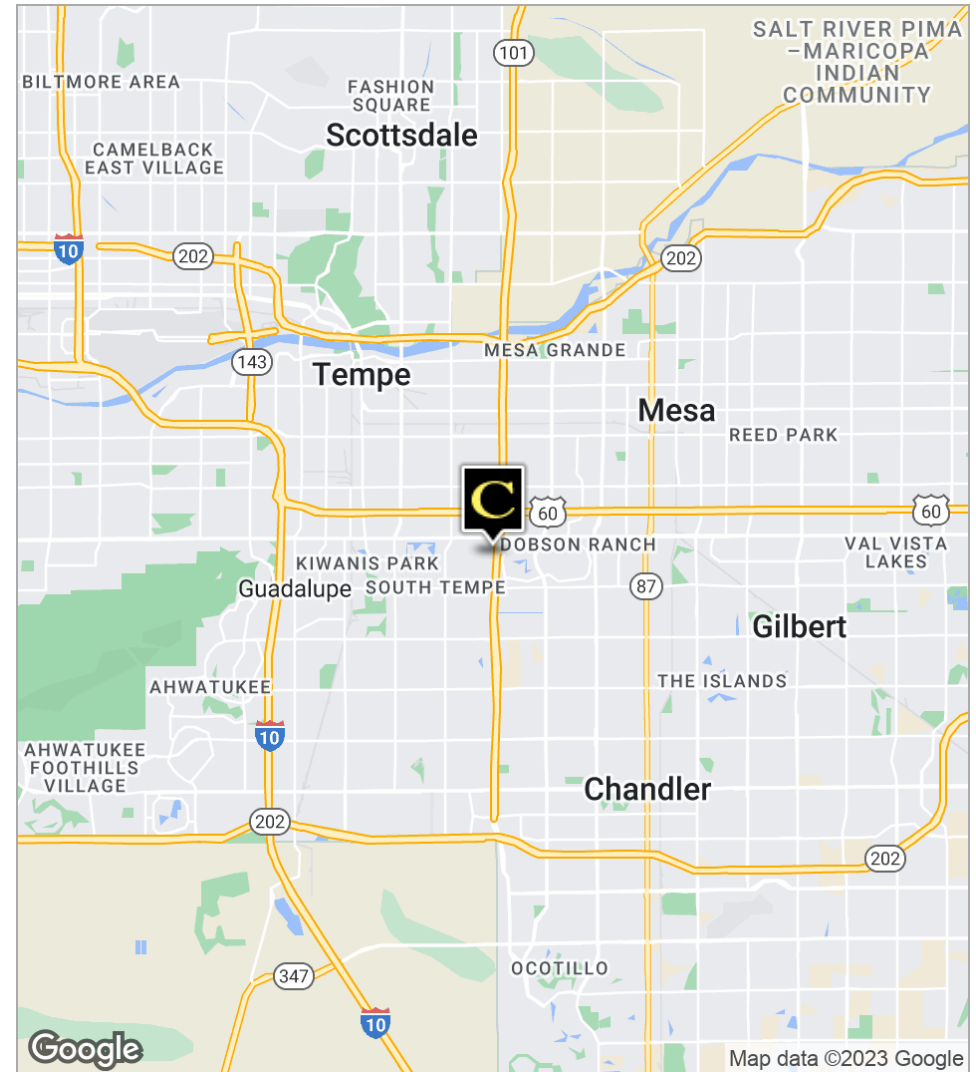
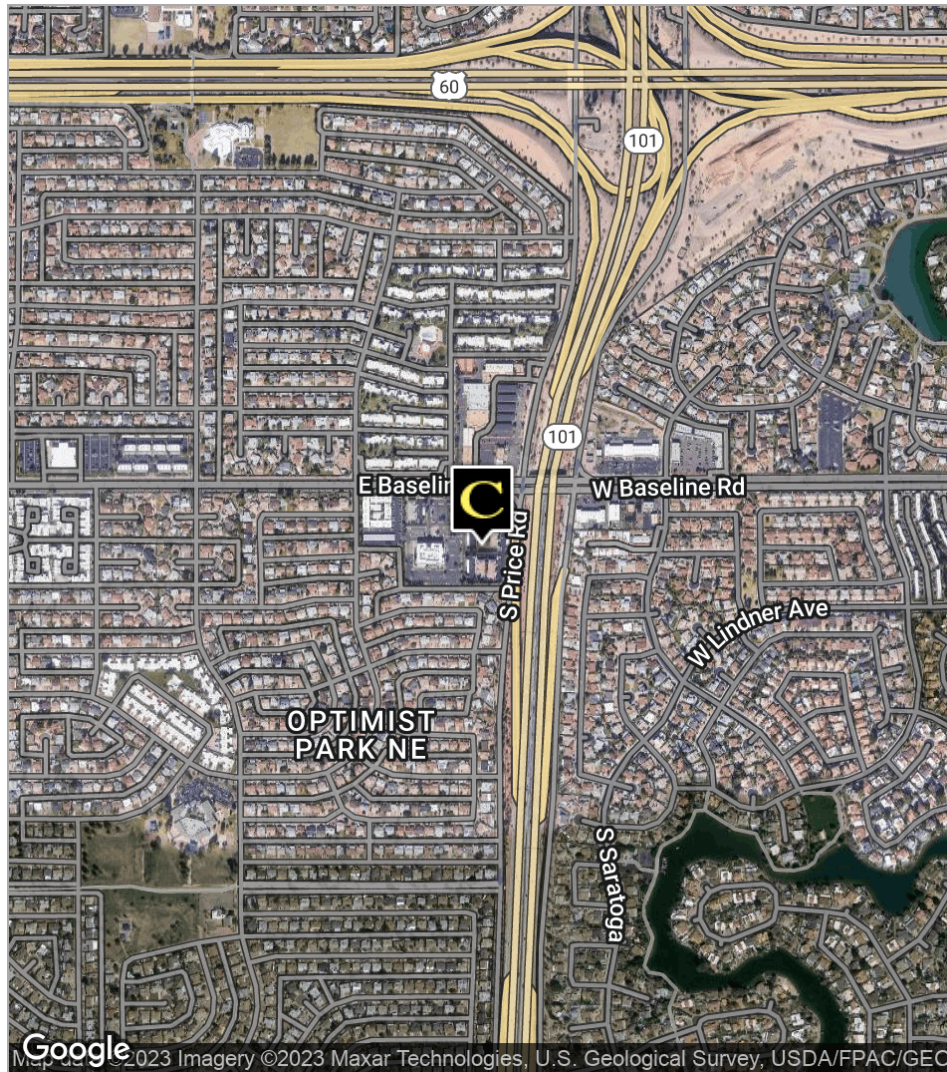
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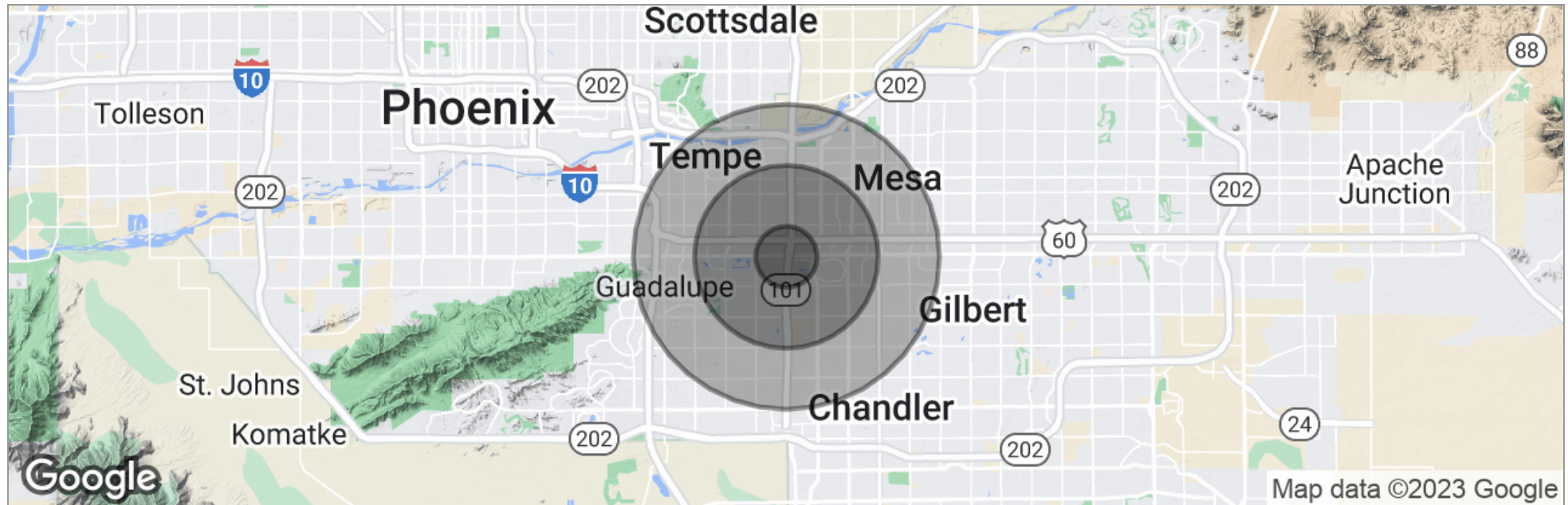
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	1 Mile	3 Miles	5 Miles
Total Population	13,826	140,454	371,109
Population Density	4,401	4,968	4,725
Median Age	40.1	33.3	31.3
Median Age (Male)	38.0	32.4	30.6
Median Age (Female)	41.9	34.0	32.1
Total Households	5,424	58,242	143,541
# of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$84,177	\$64,846	\$64,479
Average House Value	\$267,564	\$234,292	\$240,465

* Demographic data derived from 2020 ACS - US Census

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