



FOR SALE/LEASE | MEDICAL/PROFESSIONAL

# CROSSROADS PROFESSIONAL VILLAGE

2153 E Baseline Rd Units 118, Tempe, AZ 85283

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



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

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## PROPERTY SUMMARY

<b>Available SF:</b>	1,989 SF
<b>Sale Price:</b>	\$200 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Building Size:</b>	1,989 SF
<b>Zoning:</b>	PCC-1
<b>Cross Streets:</b>	SWC Price & Baseline Rds

## 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
- 1,989 SF Gray Shell Unit
- 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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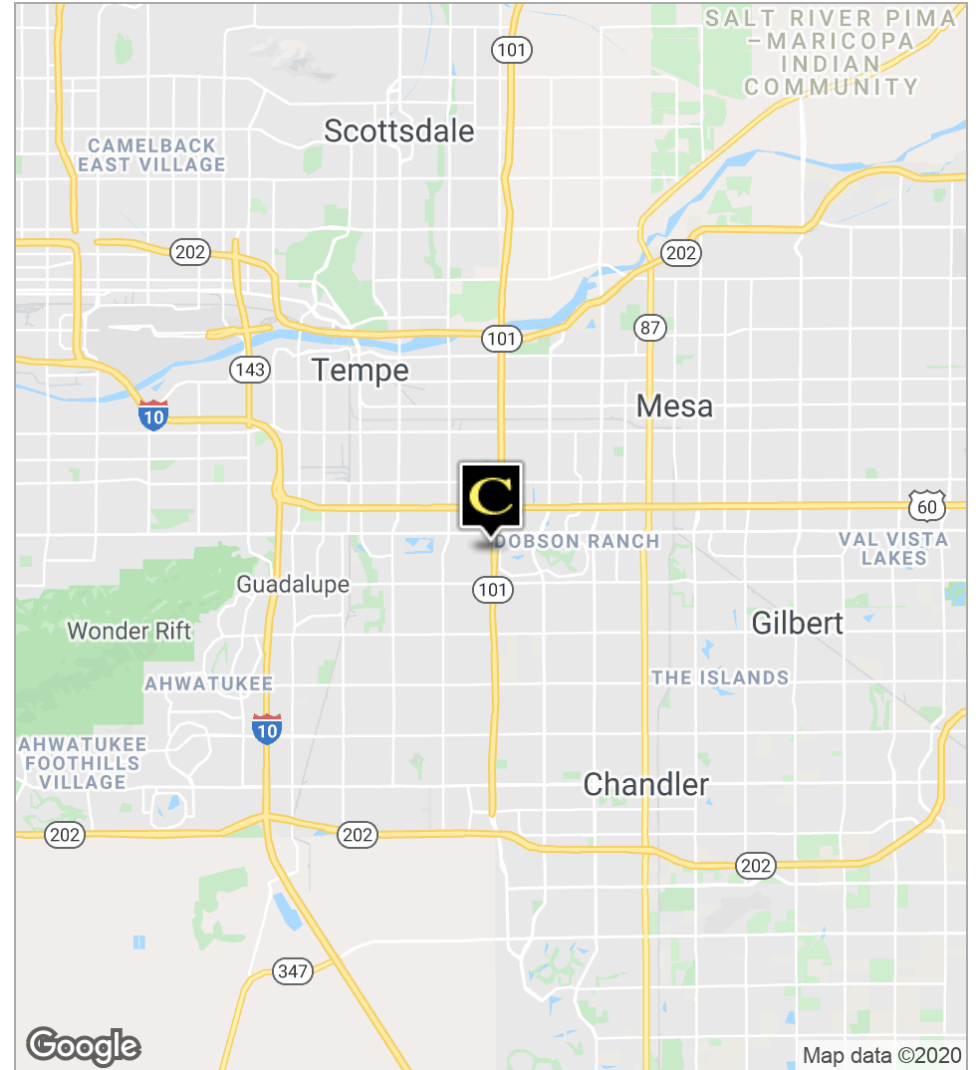
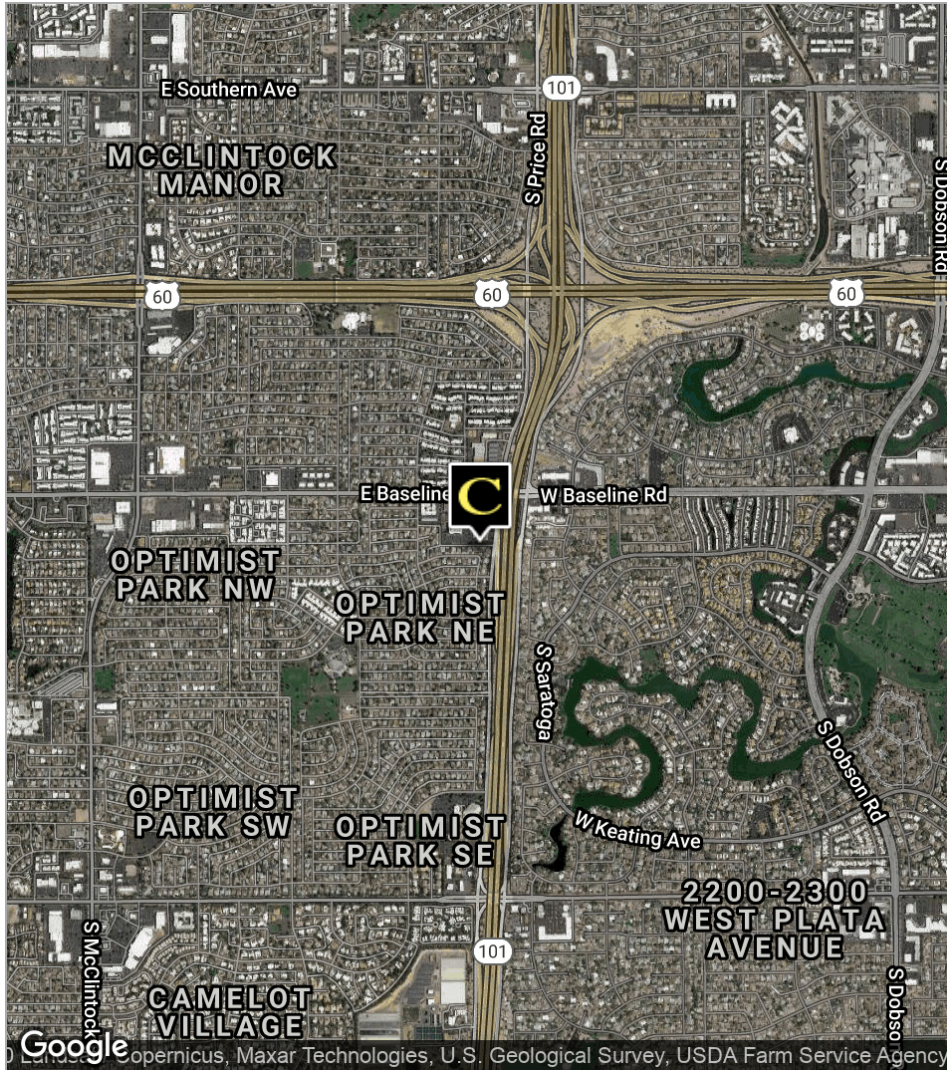
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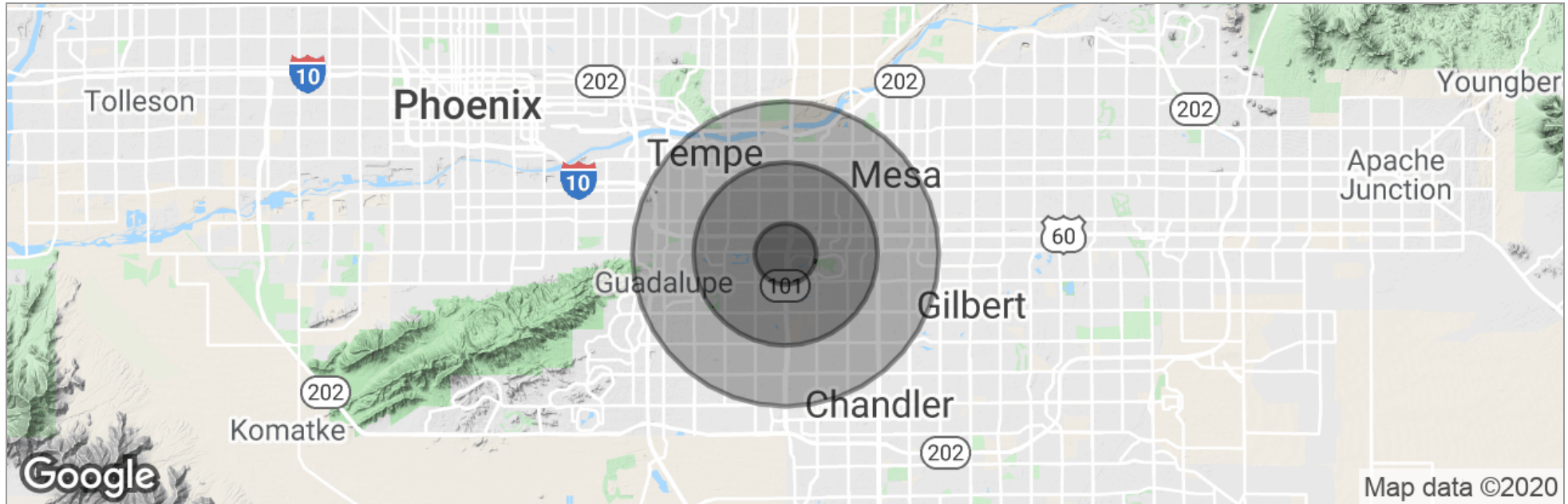
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# Crossroads Professional Village

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	1 Mile	3 Miles	5 Miles
Total Population	13,862	140,342	372,282
Population Density	4,412	4,964	4,740
Median Age	40.0	33.4	31.4
Median Age (Male)	38.0	32.4	30.6
Median Age (Female)	41.8	34.1	32.2
Total Households	5,440	58,130	144,014
# of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$84,417	\$65,309	\$64,745
Average House Value	\$268,767	\$234,853	\$240,777

\* Demographic data derived from 2010 US Census