

THE SHOPS AT EMERALD- FOR SALE OR LEASE

1746 W. RUBY DR. STE. 108 TEMPE, ARIZONA

FOR SALE OR LEASE



12,000 SF A/C SHOWROOM

FEATURES:

- Condominium/showroom building
- Adjacent to IKEA Home Furnishings
- 71,982 SF project on 5.8 acres
- Fully Air Conditioned
- Freeway visibility & signage
- 1/4 mile to I-10 & Warner exit
- Grade level loading (common truckwell)
- 18' clear height inside building
- Parking ratio 4:1000 (covered parking available)
- Tilt construction and attractive landscaping
- Large showroom windows
- Lease Rate: 11,000/Month Gross (.90/SF)
- Sales Price: \$1,595,000 (133.00/SF)



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Phase 1

- #1 Furniture Affair
- #2 La Casona Custom Furniture
- #3 Watts T.V. Appliance
- #4A Painted With Oil
- #4B Casa Decor - Santa Fe
- #5A Casa Decor
- #5B Sleep America
- #6 Arizona Leather

Phase 2

BUILDING A

- #101 Thingz
- #104 POS Corp.
- #106 Diamondback Billards
- #108 Mattress RX
- #110 Audio Visual Showroom

BUILDING B

- #101 SOLD
- #104 Rug Store
- #106 La Casona

BUILDING C

- #101 Aspen Home Furniture

BUILDING D

- #101/02 Aveda Institute
- #106/08 CZ Tactical Indoor Shooting Range

BUILDING E

- #101 R&S Mattress
- #104 R&S Mattress
- #106 Comfort Zone Furniture

BUILDING F

- #101 BBQ Island
- #104 BBQ Island
- #106 Salt Creek Office Furniture

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