

RETAIL/RESTAURANT SALE/LEASE



Hard Corner Pad with Drive-thru Available

2001 • 2009 East Osborn Road | Phoenix, AZ 85016

LAND & BUILDING AVAILABILITY:

- Multiple Building Options
 - *Retrofit Existing ±3,986 SF Building, and/or*
 - *Build-to-suit ±1,500 SF on Hard Corner, or*
 - *Complete Demo & Build-to-suit Both Parcels*
- ± 23,664 Total Land SF
- Parcel No: 119-23-134B & 119-23-135
- Drive-thru Potential
- Zoned C1, City of Phoenix
- Infill opportunity with great traffic counts & strong residential density
- Can be leased separately or together
- **SALE PRICE: \$825,000**



Exclusive Contact:

**Competitive Lease Rates,
Call for Details!**

Matt McOmber
D: 480.634.2321
M: 480.275.0227
mmcomber@cpiaz.com

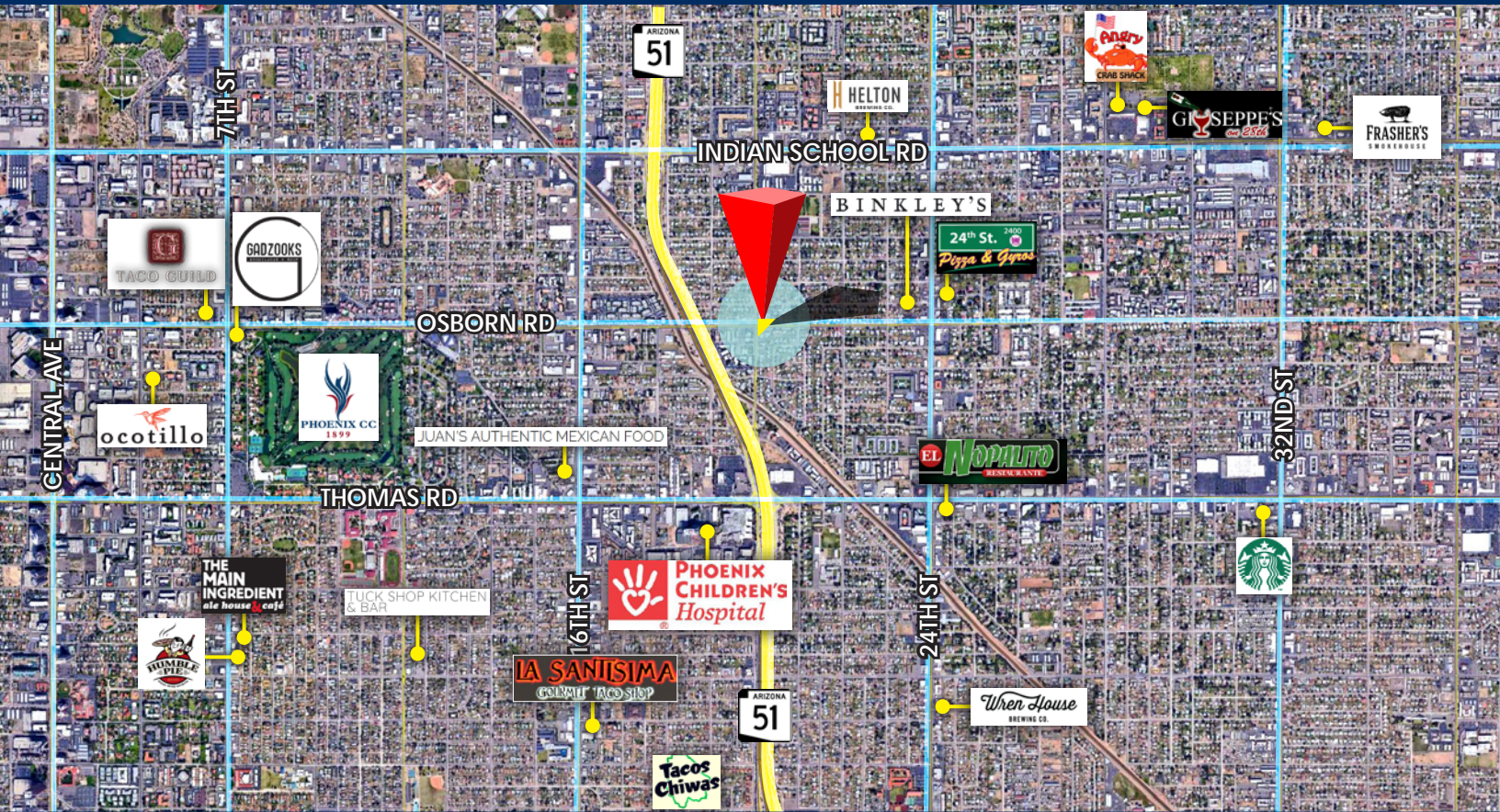


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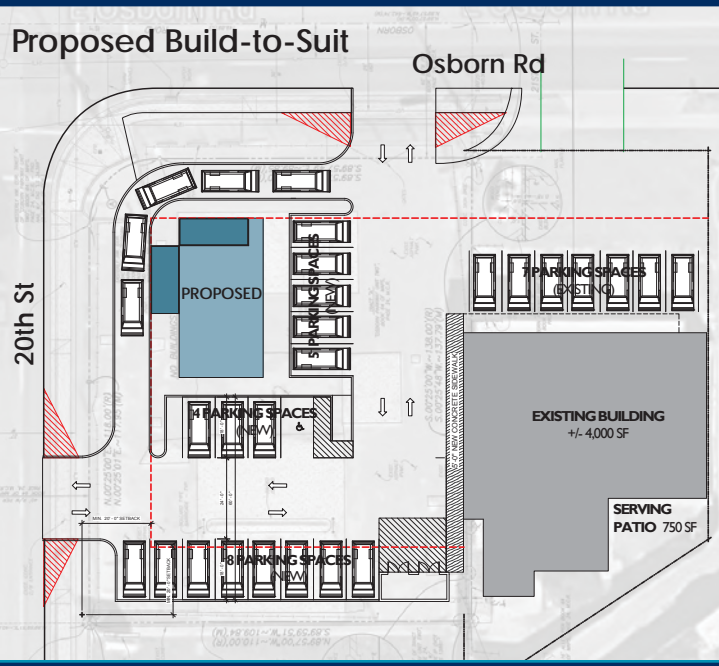
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

NEIGHBORHOOD AMENITIES



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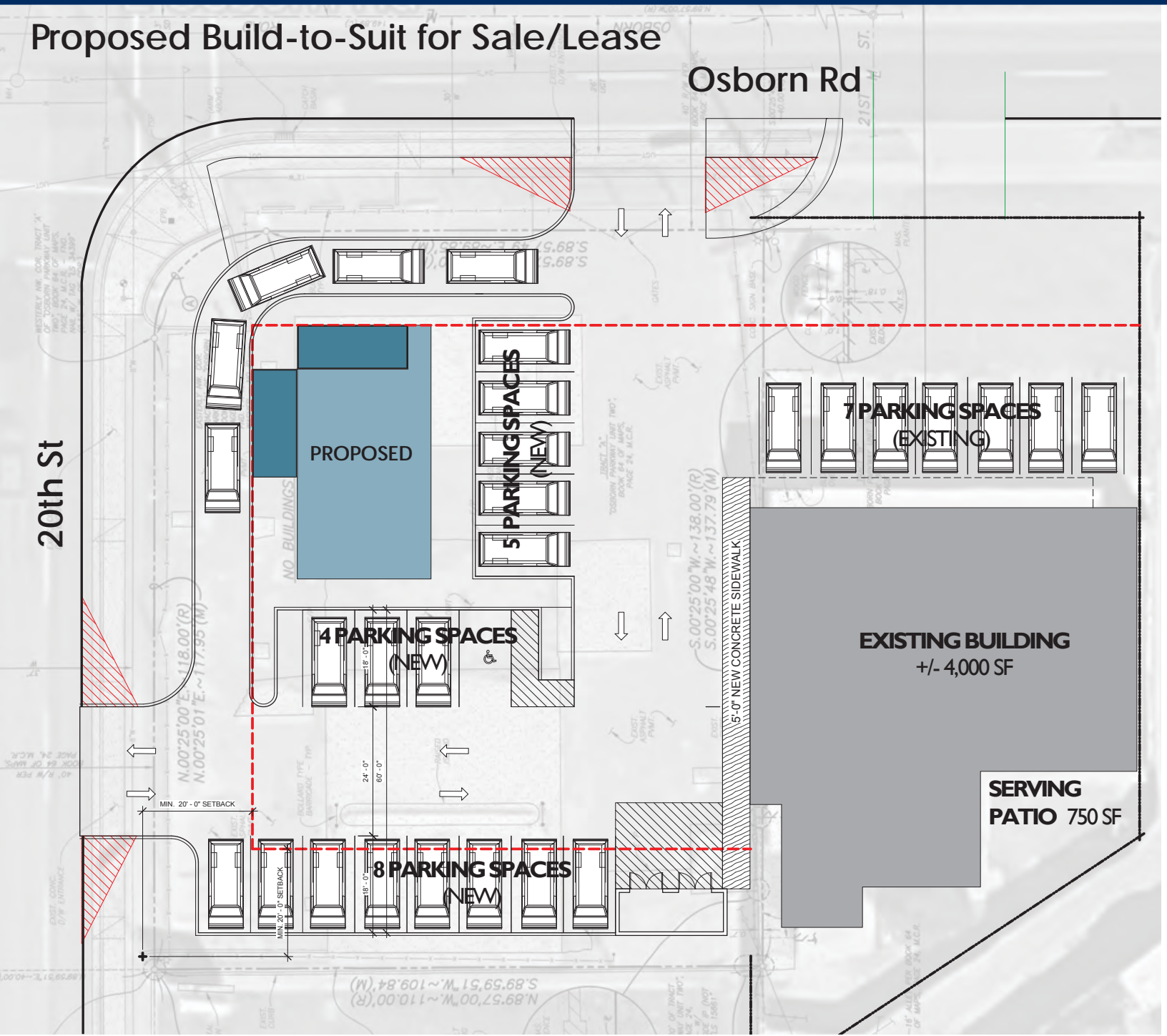
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about 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. Effective 01 28 19



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Proposed Build-to-Suit for Sale/Lease



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