



Tempe Office Condo for Sale



Warner Village

8631 S. PRIEST DR. #102, TEMPE, AZ 85284

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

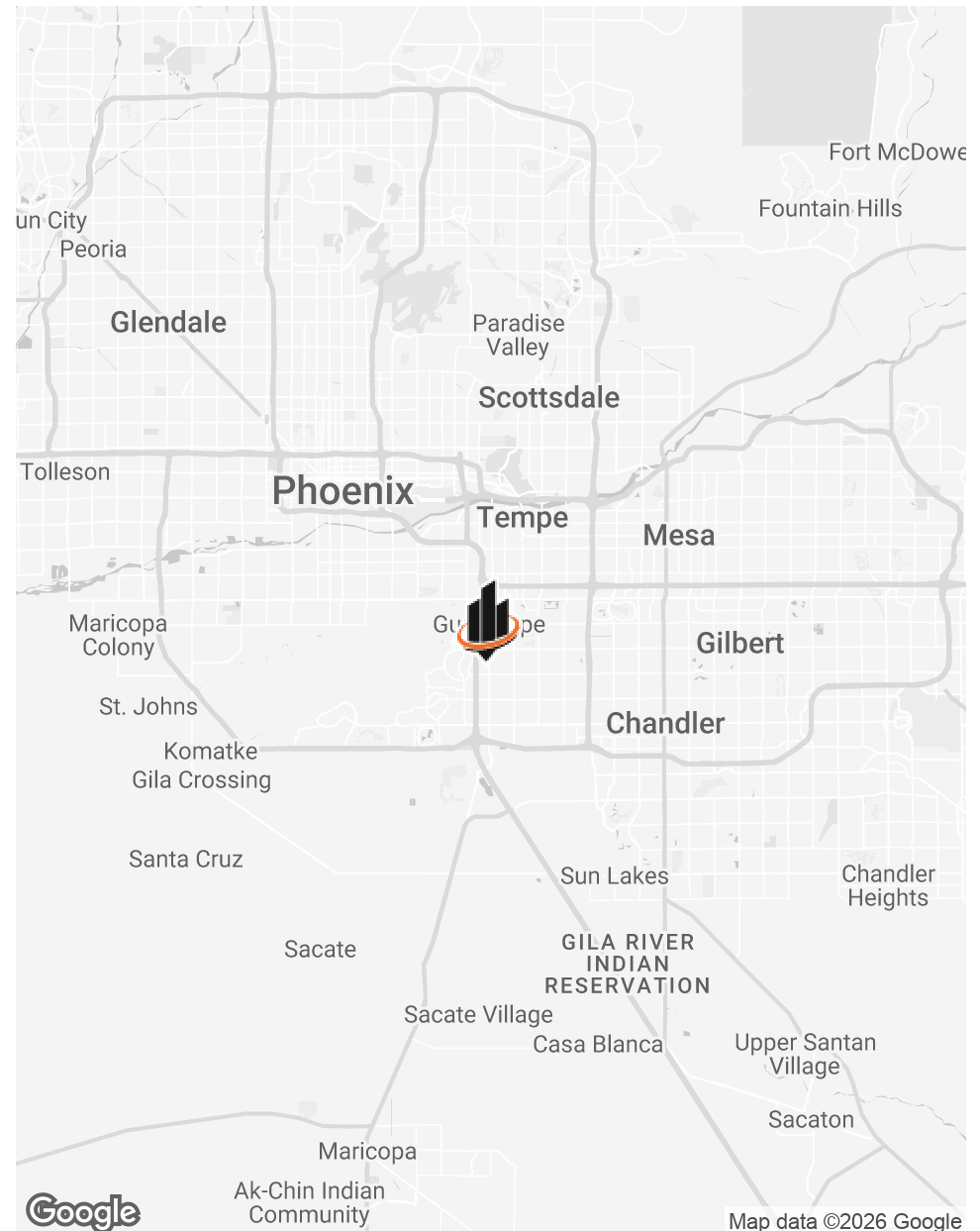
PROPERTY SUMMARY

OFFERING SUMMARY

PRICE:	\$500,000 \$386 PSF
UNIT SIZE:	1,295 SF
APN:	301-53-219
PARKING:	1 covered, reserved parking space
2025 CAM:	\$411.16/Mo.
2025 TAXES:	\$2,718.42

PROPERTY HIGHLIGHTS

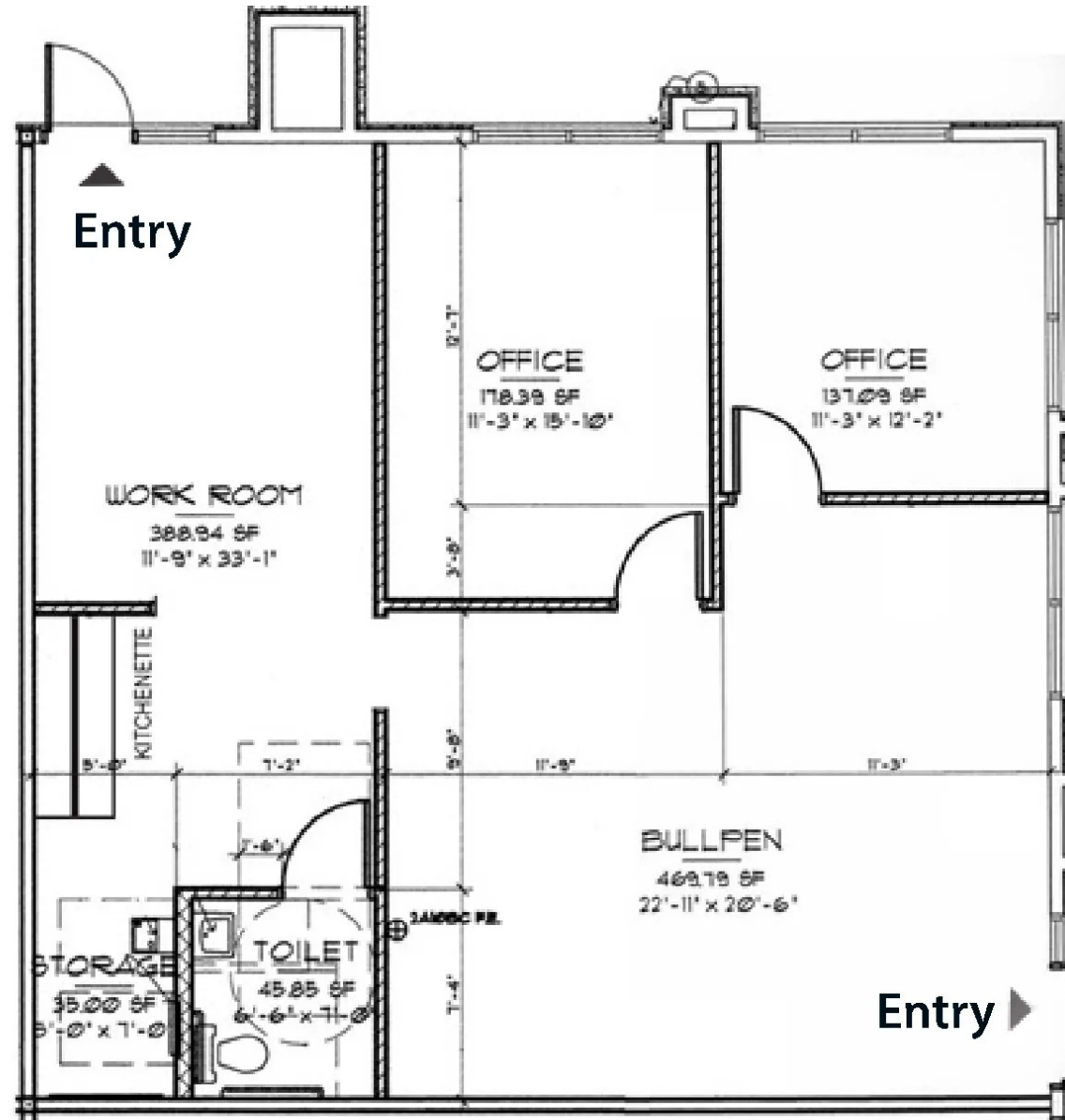
- Move In Ready Office Condo For Sale
- Highly functional administrative office layout
- 1 covered, reserved parking spaces
- Extremely well located in Tempe near Emerald Design Center
- Convenient I-10 Freeway accessibility
- Surrounded by numerous retail amenities



ADDITIONAL PHOTOS



FLOOR PLAN

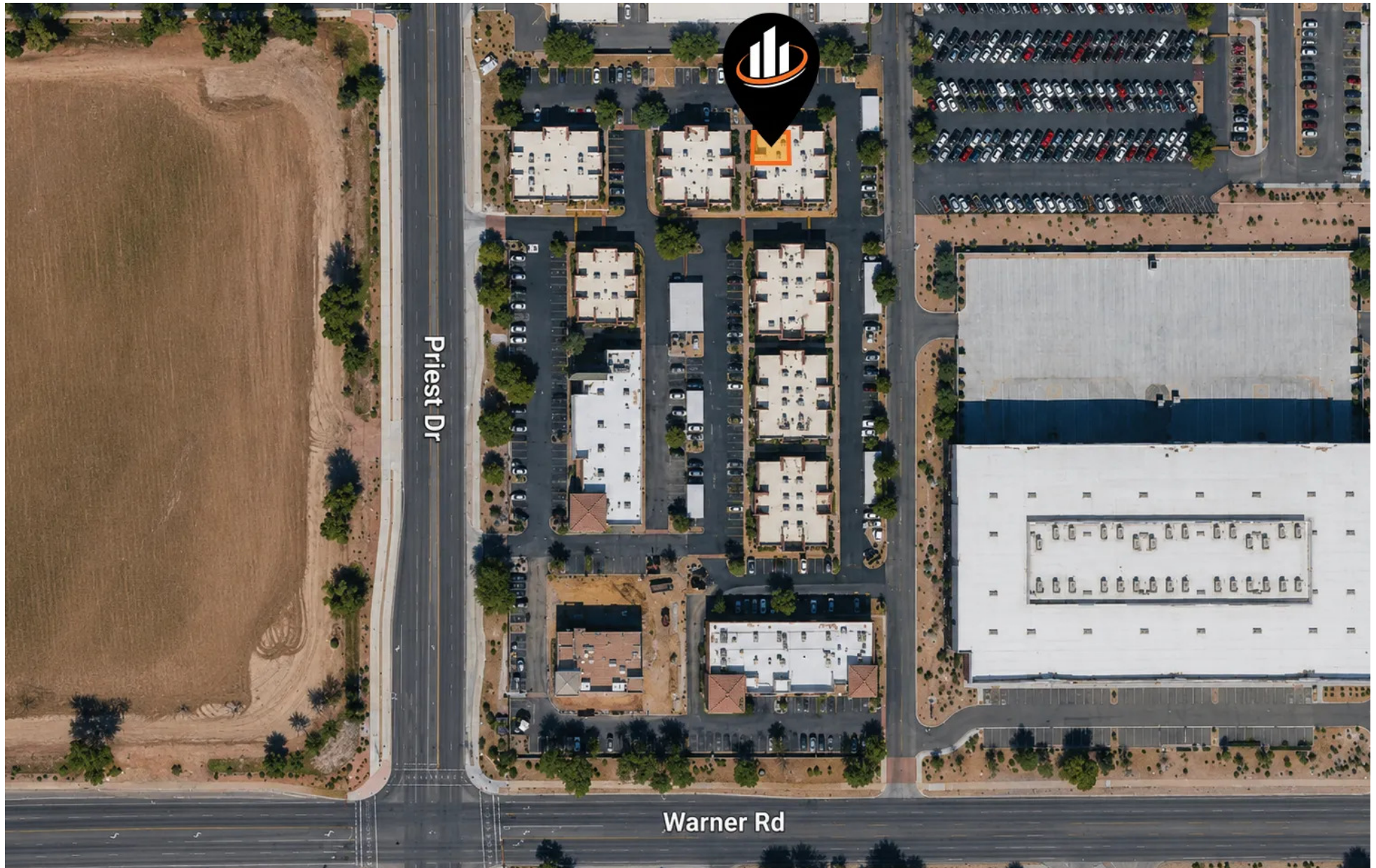


LOCATION DESCRIPTION

Located in the desirable South Tempe business corridor, Warner Village offers business owners an opportunity to own real estate in an established, highly accessible location. Situated just at the NEC of Priest Dr. and Warner Rd., the property provides convenient access to I-10, connecting businesses throughout Tempe, Chandler, Phoenix and the broader Southeast Valley, while also offering easy access to Phoenix Sky Harbor International Airport. The surrounding Priest Drive/Warner Road area is a well-established employment and commercial corridor with a strong mix of professional offices, business parks, retail, restaurants and services, providing employees and clients with numerous nearby amenities. The City of Tempe specifically identifies the Warner Road/Priest Drive area as part of its Emerald District, a major employment and mixed-use corridor positioned for continued investment and development. For an owner-user seeking greater control over occupancy costs while building equity through real estate ownership, this South Tempe location combines the accessibility, amenities and professional business environment that make it an attractive long-term home for a growing company.



WARNER VILLAGE SITE PLAN



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,139	50,882	103,720
AVERAGE AGE	37.9	39.2	39.8
AVERAGE AGE (MALE)	36.5	37.6	38.1
AVERAGE AGE (FEMALE)	39.9	41	41.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,132	21,760	43,480
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$112,446	\$117,112	\$121,888
AVERAGE HOUSE VALUE	\$490,790	\$499,583	\$503,479

2023 American Community Survey (ACS)

