6834 N 25TH DRIVE

Phoenix, Arizona 85017



CURRENTLY LEASED
AVAILABLE MAY 1, 2027

Main Building + Detached Garage

Commercial NNN Lease | Rate Upon Request
Approximately one block from Interstate 17



Linda Gerchick, CCIM
Designated Broker | Gerchick Real Estate
602-688-9279 | Linda@JustSoldIt.com
JustSoldIt.com | Schedule a call with Linda

Prepared October 31, 2026. Future availability is May 1, 2027, per broker information. All future lease terms and possession arrangements are subject to confirmation.

Property & Leasing Overview

6834 N 25th Drive combines a multi-room main building with a separate detached garage. The supplied floor plan identifies kitchen and bathroom areas in the main building. The garage is shown separately and is not included in the main-building area.

2,434 SF
MAIN BUILDING - PER SUPPLIED PLAN

1,289 SF
DETACHED GARAGE - SEPARATE AREA

Current status	Leased; occupied property
Future availability	May 1, 2027
Lease structure	Commercial NNN lease
Future rent and term	Contact broker for current proposed terms
Main building	2,434 SF per supplied floor plan
Detached garage	1,289 SF per supplied floor plan
Additional excluded areas	Storage: 30 SF | Porch: 100 SF, per plan
APN	156-01-029-A, per seller disclosure
Year built	Approximately 1987, per seller disclosure

Availability and Use

May 1, 2027 is the broker-provided future availability date, calculated as six months from November 1, 2026. It is not a representation of the existing lease expiration. The property is currently leased; inquiries and visits must be coordinated through the broker.

Prospective tenants should confirm zoning, permitted business use, access, parking, building systems, dimensions, NNN charges and all conditions material to their proposed lease. Floor-plan room labels do not establish an approved commercial or residential use.

Property Photography



Main building and detached garage - exterior view



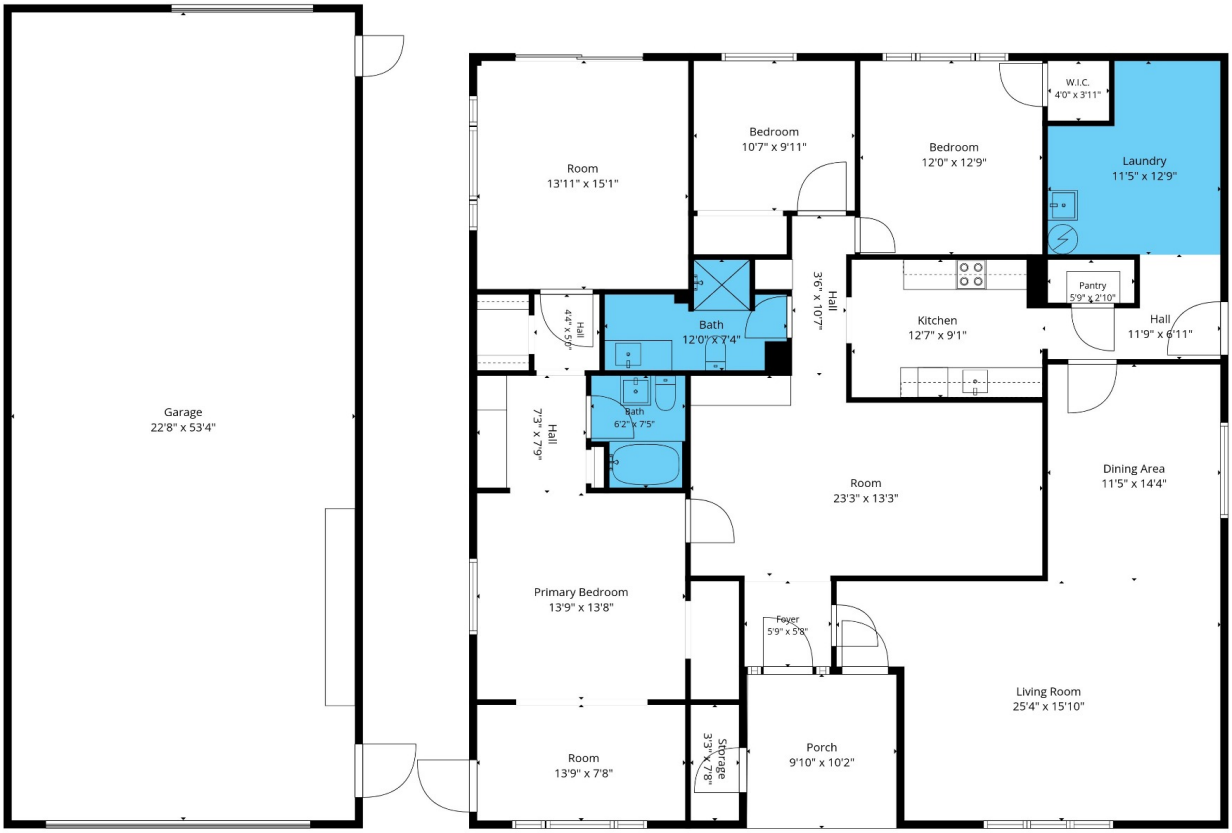
Covered outdoor area



Utility / laundry area

Photographs are for orientation and show conditions when photographed. Personal property, equipment and areas included in a future lease must be confirmed in the executed agreement.

Floor Plan & Area Detail



Total: 2434 sq. ft
1st Floor: 2434 sq. ft
Excluded Areas: Storage: 30 sq. Ft, Garage: 1289 sq. Ft, Porch: 100 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

2,434 SF

MAIN BUILDING

1,289 SF

DETACHED GARAGE - EXCLUDED FROM MAIN

Source: supplied CubiCasa floor plan. Additional excluded areas shown on the plan: storage 30 SF and porch 100 SF. Measurements are deemed reliable but not guaranteed. Verify dimensions, building configuration, legal use and any proposed improvements independently.

Location, Access & Documents

Near the Glendale Avenue / I-17 Corridor

The property is approximately one block from I-17, per broker location information. Glendale Avenue provides an east-west connection through the surrounding Phoenix area. ADOT identifies the I-17 / Glendale Avenue interchange as Exit 205.

Established Phoenix Setting

Nearby Washington Park, at 6655 N 23rd Avenue, is a City of Phoenix park with recreation facilities. The surrounding area includes residential neighborhoods and commercial corridors. Evaluate the location against your business needs, permitted use and travel routes.

Available Due-Diligence Materials

01 Commercial Seller's Disclosure Statement

02 Market Conditions Advisory

03 Signed Schedule of Personal Property

04 Floor Plan with Measurements

05 Floor Plan without Measurements

Review the supplied documents through the property website. Seller disclosures are seller representations and are not broker warranties. The existing lease is provided only under contract.

VIRTUAL TOUR

Explore the Property

Open Todd French / Arizona RealTours virtual tour

Open the property website and due-diligence documents

Location references: Arizona Department of Transportation, I-17 reference markers (Glendale Avenue, Exit 205); City of Phoenix, Washington Park. Accessed October 31, 2026. Approximate proximity is broker-supplied; no measured travel distance or travel time is represented.

Your Leasing Contact



Linda Gerchick, CCIM

Designated Broker

Gerchick Real Estate

More than 30 years of real estate experience, with a focus on commercial property and investor education.

602-688-9279

Linda@JustSoldIt.com

JustSoldIt.com

SCHEDULE A CALL WITH LINDA

Currently leased. Available May 1, 2027.

Please coordinate all inquiries and visits through Linda. Do not disturb the current occupants.

This memorandum is for marketing and preliminary review. Information is from sources believed reliable, including broker information and the supplied floor plan and seller documents, but is not guaranteed. The property is currently leased. Future availability, rent, NNN charges, term, condition, permitted use and possession must be confirmed in a written agreement. Nothing in this memorandum is an offer binding on the owner or broker. Prospective tenants should conduct independent due diligence and consult appropriate legal, tax and other professional advisers.

Make the Market Work for You