



NEW RETAIL DEVELOPMENT FOR LEASE
8770 S Rural Rd | Tempe, Arizona

NWC Rural & Warner

 **THOMPSON
THRIFT**
A REAL ESTATE COMPANY

 **WESTERN**
RETAIL ADVISORS

NWC RURAL RD & WARNER RD

LOCATION

15 MINUTES FROM AZ STATE UNIVERSITY,
144,00 STUDENTS ENROLLED

LOCATED NEAR 2 MAJOR THOROUGHFARES:
LOOP 101 & 1-10, AND EASY ACCESS TO LOOP
202 (215K ADT)

WARNER RD.....	30,759 ADT
RURAL RD.....	32,096 ADT
101 LOOP.....	215,425 ADT
I-10.....	213,535 ADT

SITE

NEIGHBORHOOD CENTER-
27,000 SF OF SHOPS & RESTAURANT SPACE
AVAILABLE FOR LEASE

3.74 ACRES TOTAL LAND AREA
8.3/1,000 PARKING RATIO (224 SPACES)

HARD CORNER RETAIL DEVELOPMENT AT
SIGNALIZED INTERSECTION,
WITH EASY ACCESS, VISIBILITY, AND AMPLE
PARKING

COTENANTS

POSTINO



GHOST RANCH
MODERN SOUTHWEST CUISINE



TEMPE

Tempe is the 9th largest city in the state of Arizona and home to Arizona State University, University of Phoenix, and Rio Salado College. Tempe is a diverse and culturally rich community known for its warm weather, breathtaking natural beauty, and numerous recreational opportunities. Some of Tempe’s top attractions are Tempe Town Lake, outdoor activities such as hiking, bicycling, and water sports, The Festival of the Arts, and the historic Mill Avenue for shopping, eating, and night life.

TEMPE CITY DEMOGRAPHICS

* 2023 Demographic data derived from ESRI



DAYTIME WORKFORCE

Total Businesses	9,485
Employees	146,638
Daytime Population	237,563



POPULATION

Area Total	184,857
Median Age	30.7



HOUSEHOLD INCOME

Median	\$68,371
Average	\$96,012



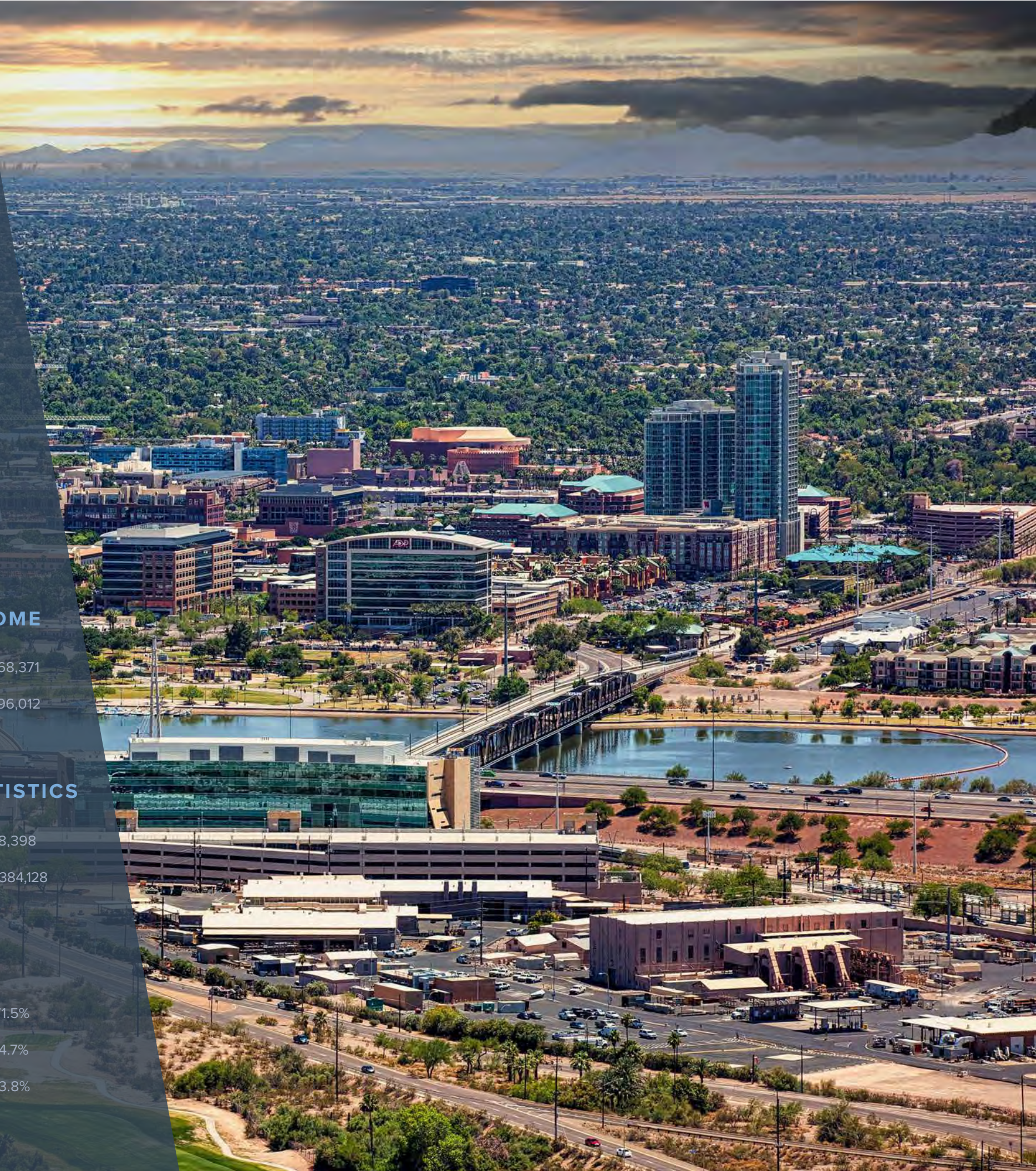
HOUSEHOLD STATISTICS

Households	78,398
Medium Home Value	\$384,128



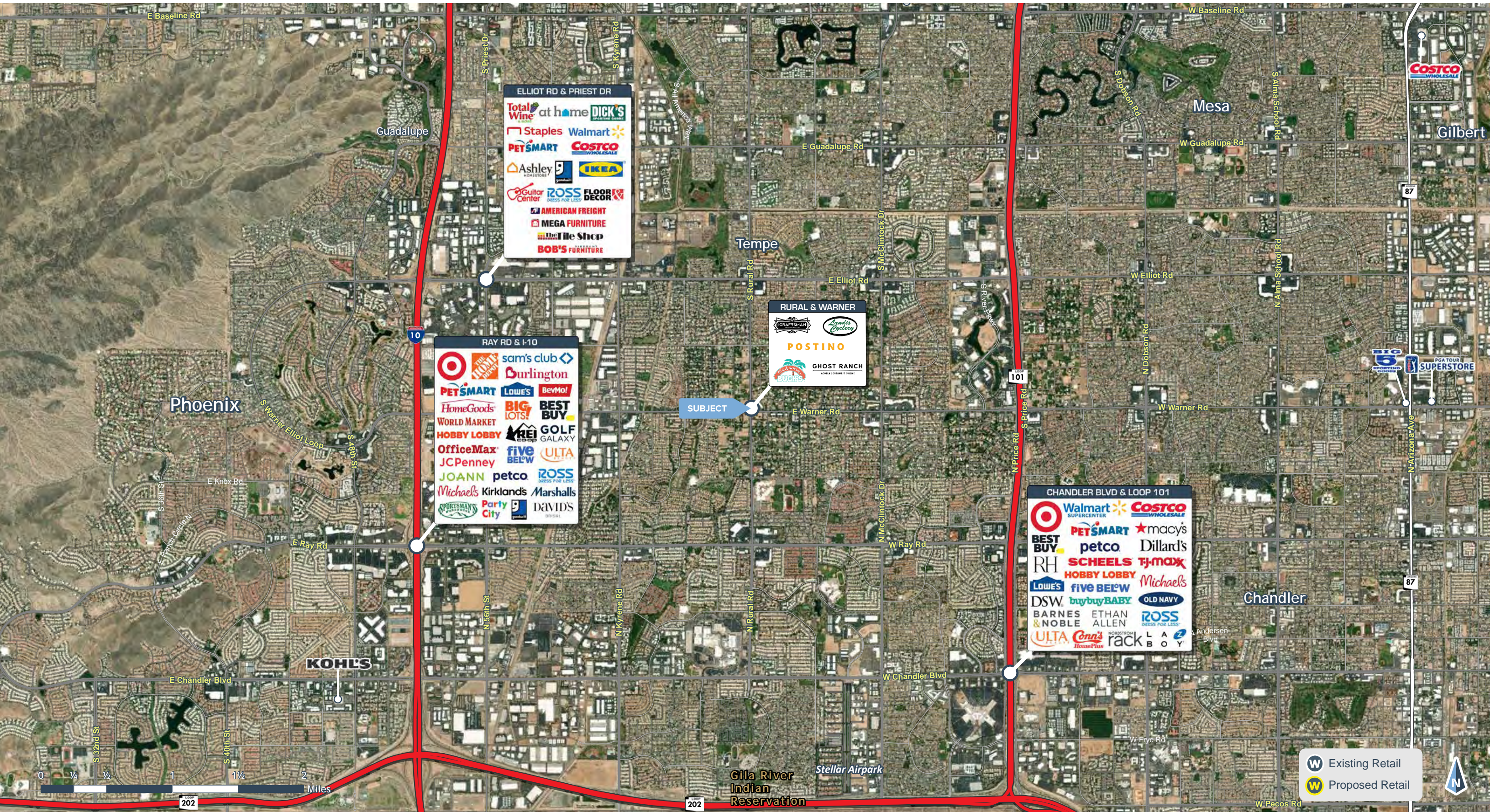
EMPLOYMENT

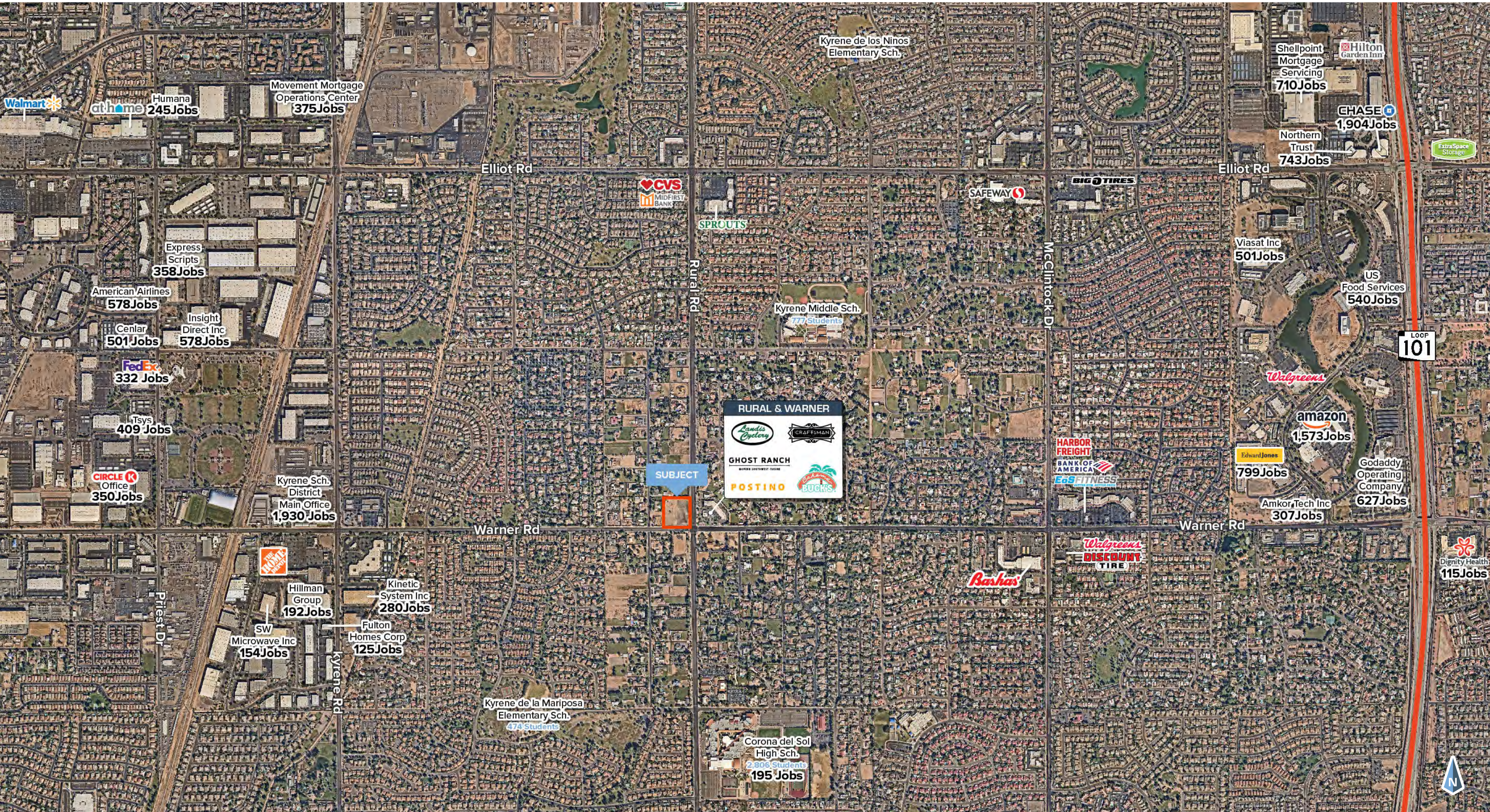
White Collar	71.5%
Services	14.7%
Blue Collar	13.8%



MACRO AERIAL

NWC Rural Rd & Warner Rd | Tempe, AZ







SUBJECT

32,096 ADT

30,759 ADT

Warner Rd

Rural Rd

BAHAMA BUCK'S

GHOST RANCH

POSTINO

Landis Cyclery

Momentum

ONE TRIBE

CRAFTSMAN

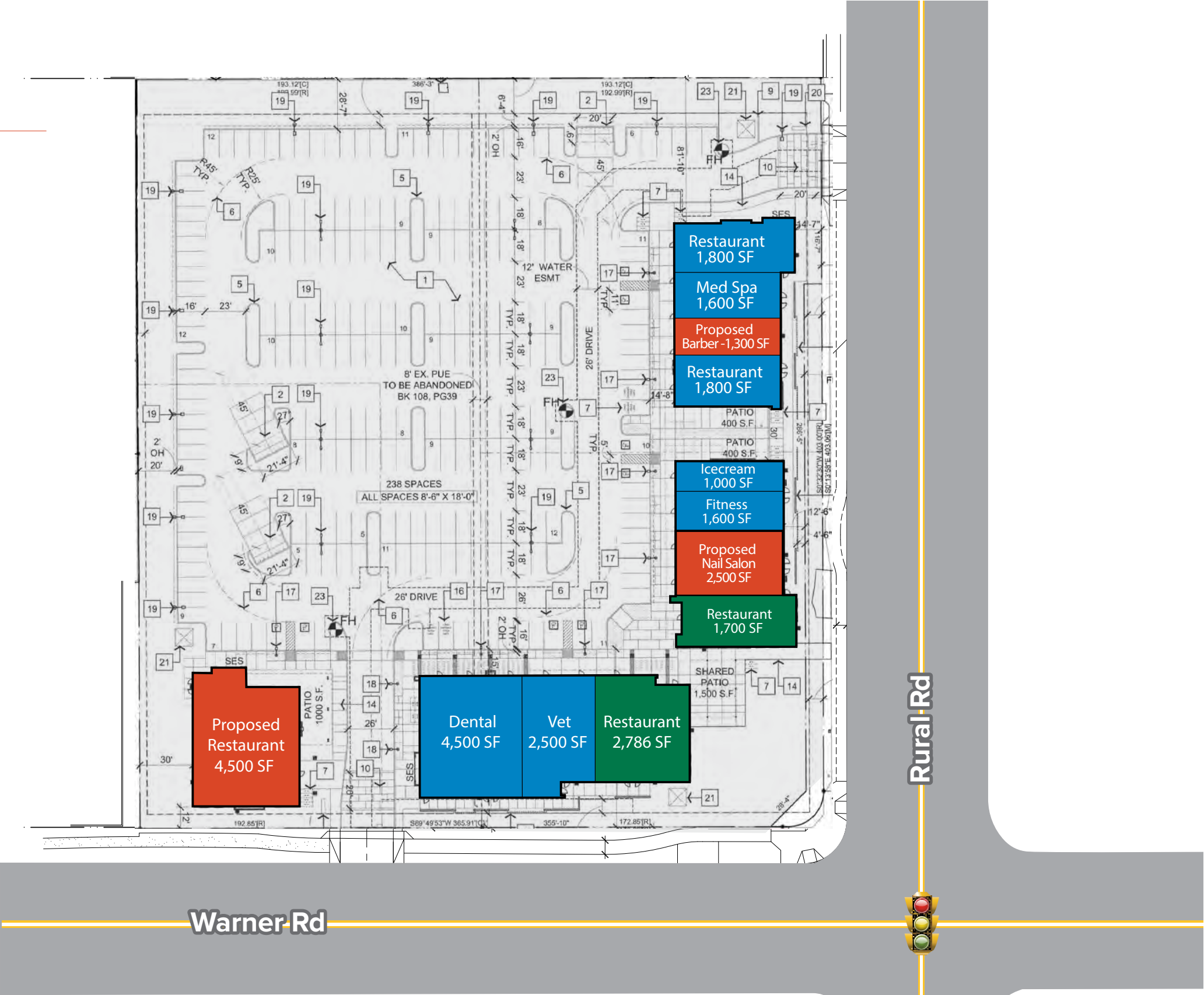
St James Episcopal Church

Unity Spine & Joint

SITE PLAN

KEY

- Negotiating
- Executed
- Proposed



SITE DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,617	113,725	303,489
Median Age	47.9	38.2	37.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$147,578	\$96,314	\$85,888
Average	\$210,002	\$129,371	\$115,328



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	353	4,907	11,653
Employees	3.340	75,089	166.381
Daytime Population	8,818	138,028	329,111



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33.5%	31.3%	29.0%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	78.0%	75.6%	73.5%
Services	9.9%	11.4%	12.6%
Blue Collar	12.1%	13.0%	13.9%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,635	46,923	124,157
Median Home Value	\$564,022	\$402,616	\$376,368

NWC RURAL & WARNER



WESTERN
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Developed by:



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