

SOUTH TEMPE SQUARE

**NEW RETAIL
DEVELOPMENT
FOR LEASE**

**NWC RURAL RD
& WARNER RD**

8770 S Rural Rd
Tempe, Arizona



NWC RURAL RD & WARNER RD

LOCATION

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

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

WARNER RD.....	32,195 ADT
RURAL RD.....	22,229 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



HOUSEHOLD INCOME

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



DAYTIME WORKFORCE

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



HOUSEHOLD STATISTICS

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



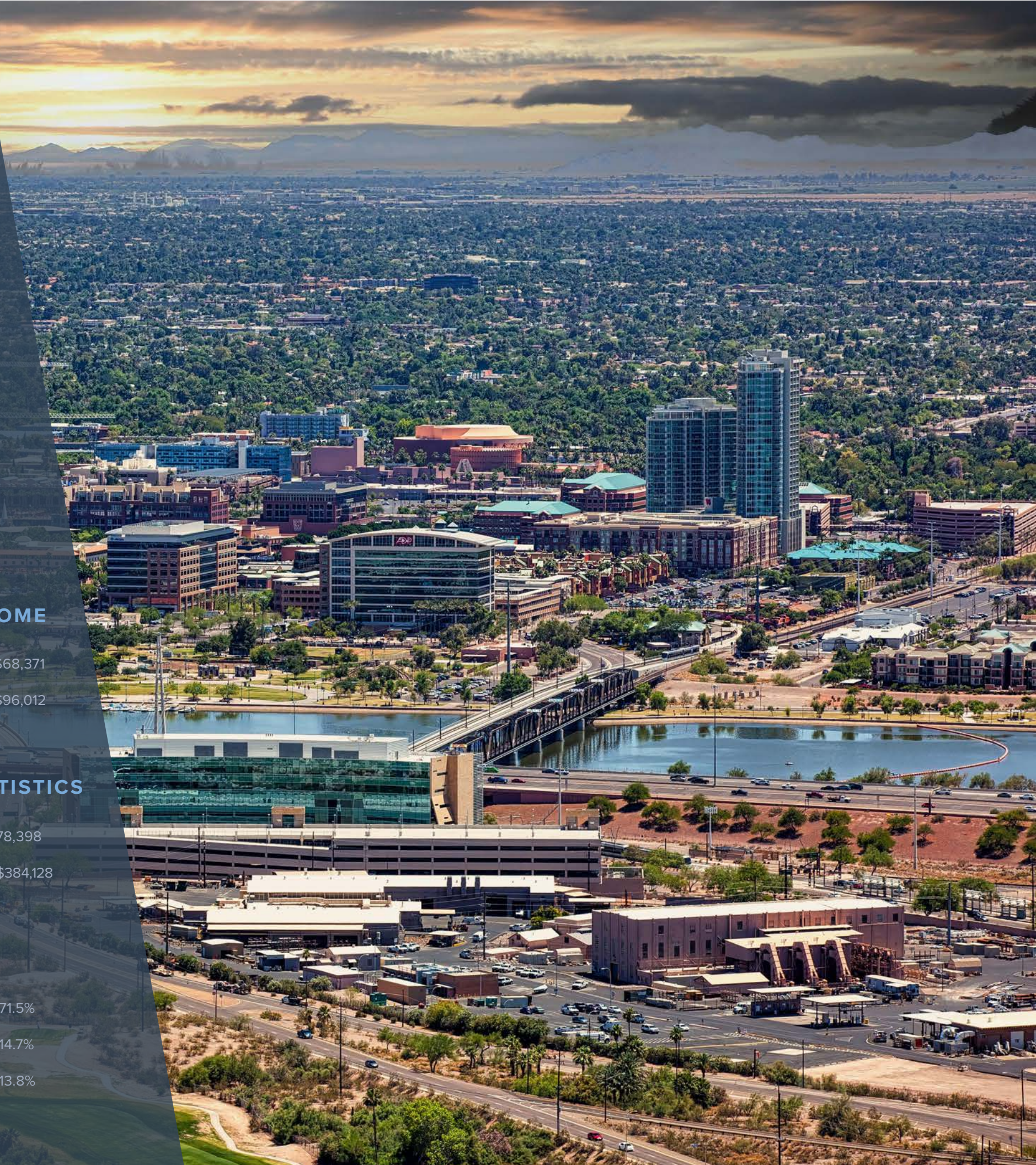
POPULATION

Area Total	184,857
Median Age	30.7



EMPLOYMENT

White Collar	71.5%
Services	14.7%
Blue Collar	13.8%



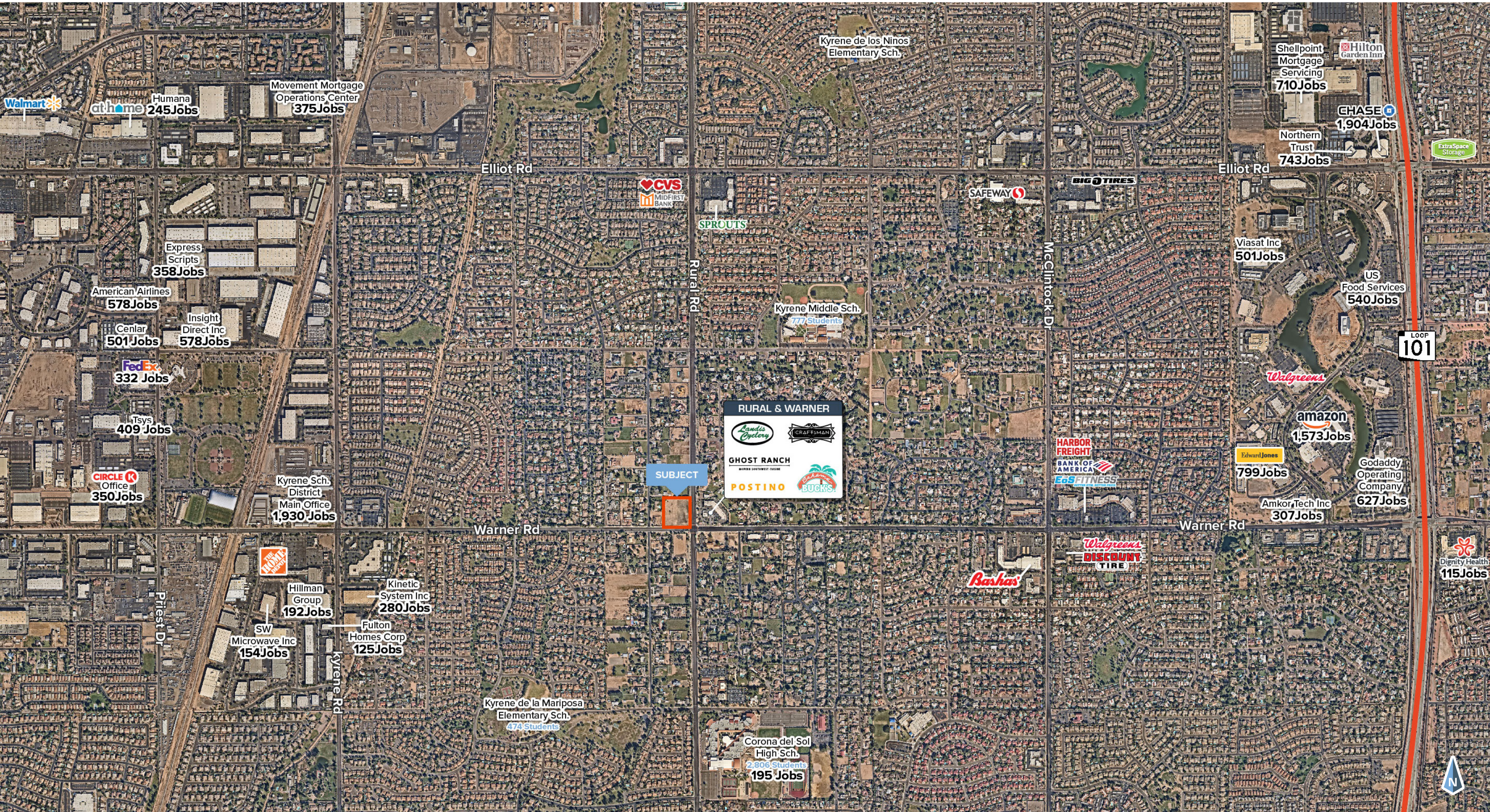
MACRO AERIAL

NWC Rural Rd & Warner Rd | Tempe, AZ



MID AERIAL

NWC Rural Rd & Warner Rd | Tempe, AZ



Walmart

athome 245Jobs

Humana

Movement Mortgage
Operations Center
375Jobs

Kyrene de los Ninos
Elementary Sch.

Shellpoint
Mortgage
Servicing
710Jobs

Hilton
Garden Inn

CHASE
1,904Jobs

Northern
Trust
743Jobs

ExtraSpace
Storage

Elliot Rd

CVS
MIDFIRST
BANK

SPROUTS

SAFeway

BIG TIRES

Elliot Rd

Viasat Inc
501Jobs

US
Food Services
540Jobs

Express
Scripts
358Jobs

American Airlines
578Jobs

Insight
Direct Inc
578Jobs

Centar
501Jobs

FedEx
332 Jobs

Tsys
409 Jobs

CIRCLE K
Office
350Jobs

Kyrene Sch.
District
Main Office
1,930 Jobs

RURAL & WARNER

GHOSH RANCH
POSTINO
BUCKS

SUBJECT

Walgreens

amazon
1,573Jobs

Edward Jones
799Jobs

Godaddy
Operating
Company
627Jobs

Amkor, Tech Inc
307Jobs

HARBOR
FREIGHT
BANK OF
AMERICA
E&S FITNESS

Warner Rd

Warner Rd

LOOP
101

Priest D

Hillman
Group
192Jobs

Kinetic
System Inc
280Jobs

Fulton
Homes Corp
125Jobs

SW
Microwave Inc
154Jobs

Kyrene Rd

Kyrene de la Mariposa
Elementary Sch.
474 Students

Bashas

Walgreens
DISCOUNT
TIRE

Dignity Health
115Jobs

Corona del Sol
High Sch.
2,806 Students
195 Jobs



MICRO AERIAL

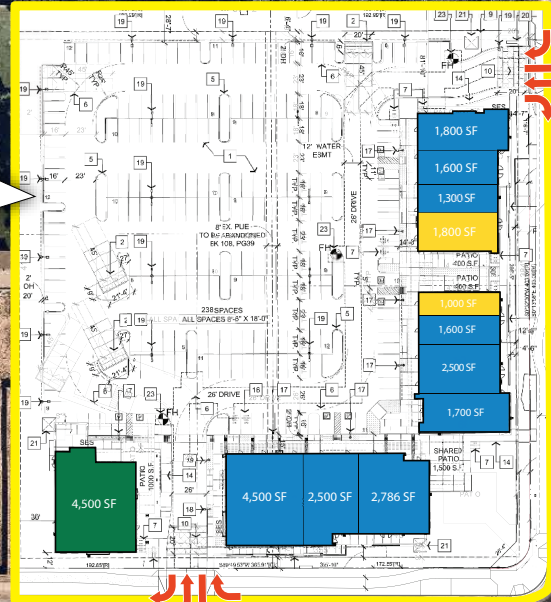
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LEASE EXECUTED

- puregreen
- AZUR
- Luna Grill mediterranean kitchen
- LOOK LAB MED SPA
- PACIFIC DENTAL SERVICES
- AZUR MERCATO
- CLASSIC AND FANCY NAILS SPA
- BURN A LAGREE STUDIO
- GoodVets

SUBJECT



22,229 ADT

32,195 ADT

- BAHAMA BUCK'S Original Shaved Ice Company
- GHOST RANCH MODERN SOUTHWEST CUISINE
- SOLE SPORTS
- Landis Cyclery
- Momentum SALON AND BODY
- ONE TRIBE YOGA & WELLNESS
- CRAFTSMAN
- POSTINO

Warner Rd

Rural Rd

St James Episcopal Church

Unity Spine & Joint



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

SOUTH TEMPE SQUARE



WESTERN
RETAIL ADVISORS

2555 E Camelback Rd, Ste 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

CHARLES SKAGGS
602.368.1737
cskaggs@w-retail.com

JARED CAUFFIELD
602.595.3254
jcauffield@w-retail.com

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