



CORNERSTONE

LOCATED ON THE NORTHEAST CORNER OF RURAL RD & UNIVERSITY DR.

Cornerstone is home to Trader Joes, Café Rio, Tempe Improv, Buffalo Wild Wings & many other popular shops & restaurants. Adjacent to Arizona State University, this highly frequented property offers a wide array of mixed-use space.

 NEC RURAL RD & UNIVERSITY DR | TEMPE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

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**ESTIMATED
POPULATION**
(5 MILE RADIUS)

364,830



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$68,390

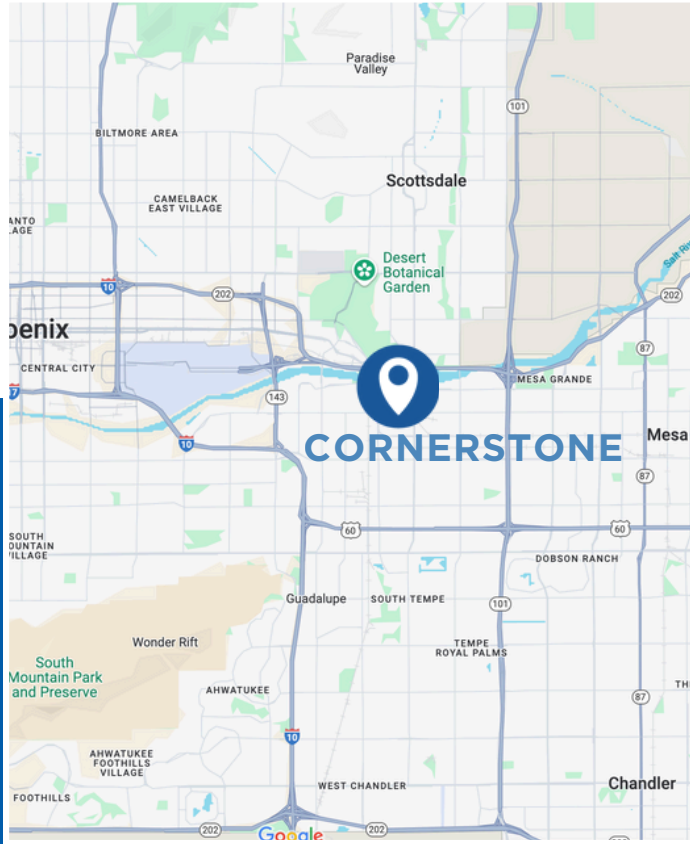


**YEAR
BUILT**

1986



AT A GLANCE



CO-TENANTS

TRADER JOE'S



COMMON AREA EXPENSES (NNNS) | \$10.35/PSF (2023)

AVAILABLE UNITS

SUITE 2201

2,600 SF

RETAIL (AVAILABLE)



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

PROPERTY HIGHLIGHTS

- ✓ A Class A regional power center consisting of a dynamic mix of restaurant, retail & service concepts.
- ✓ Located in the heart of Tempe, where over 200,000 people work & 70,000 students reside.
- ✓ Strategically nestled just 6 miles from Phoenix Sky Harbor Airport which set a new high for traffic with over 46 million visitors within the past year.

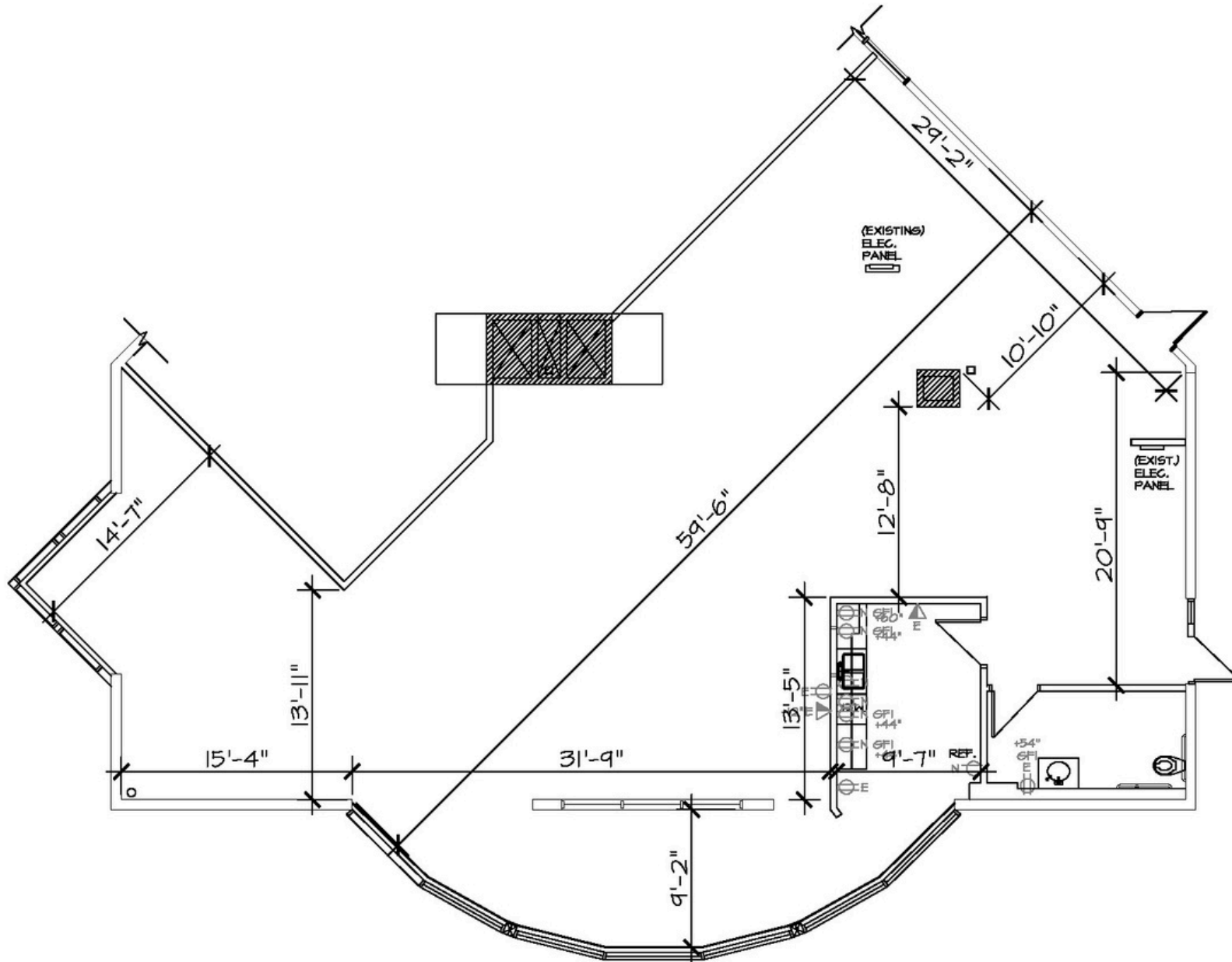
AREA CO-TENANTS

LOOP 202 (RED MOUNTAIN FWY) ±200,000 VPD



FLOOR PLAN

RETAIL | SUITE 2201 | #10 | 2,600 SF
NEC RURAL RD & UNIVERSITY DR | TEMPE, AZ



SITE MAP | CORNERSTONE



FOOD

- 23 Buffalo Wild Wings
- 7 CAVA
- 11 Einstein Bros. Bagels
- 22 IHOP
- 20 Macayo's Mexican Restaurant
- 21 McAlister's Deli
- 4 Premium Matcha Cafe Maiko
- 1 Raising Cane's Chicken Fingers
- 6 Silverlake Ramen
- 9 Society by Evo
- 13 Yi Fang Taiwan Fruit Tea

SHOPS

- 3 Dick Blick Art Supplies
- 2 Trader Joe's

FUN

- 8 Tempe Improv Comedy Theatre

SERVICE

- 26 Arizona State University
- 25 Celebrity Tanning
- 17 HonorHealth FastMed Urgent Care
- 14 FedEx
- 18 GoodNature, a Seres Therapeutics Program
- 12 PNC Bank
- 19 ReVibeU
- 5 Uni Hair and Nail Salon
- 16 We Whiten

AVAILABLE

- 10 Suite 220 | 2,600 sq. ft.
(available now)

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
IHOP #3388	COR70101	3,874 SF	Retail - Anchor	22
Buffalo Wild Wings	COR70104	6,746 SF	Retail - Anchor	23
Macayo's Mexican Food	COR701101	4,017 SF	Retail - Net	20
McAlister's Deli	COR71107	3,360 SF	Retail - Net	21
Einstein's Bagels #3646	COR72101	2,495 SF	Retail - Net	11
PNC Bank	COR72105	3,151 SF	Retail - Net	12
Yi Fang Taiwan Fruit Tea	COR72107	1,176 SF	Retail - Net	13
FedEx	COR72109	2,893 SF	Retail - Net	14
We Whiten Teeth Whitening	COR72114	1,422 SF	Retail - Net	16
HonorHealth FastMed Urgent Care Plus	COR72117	4,005 SF	Retail - Net	17
Seres Therapeutics	COR72207	11,845 SF	Retail - Net	18
ReVibeU	COR72217	3,679 SF	Retail - Net	19
Cava	COR92101	2,615 SF	Retail - Net	7
Silverlake Ramen	COR92103	2,428 SF	Retail - Net	6
Uni Hair and Nail Salon	COR92104	2,115 SF	Retail - Net	5
Premium Matcha Cafe Maiko	COR92106	1,295 SF	Retail - Net	4
Celebrity Tanning	COR92202	1,013 SF	Retail - Net	25
Dick Blick Art Supplies	COR93101	6,125 SF	Retail - Net	3

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Tempe Improv	COR93201	9,744 SF	Retail - Net	8
Society by Evo	COR93208	4,656 SF	Retail - Net	9
Trader Joe's #091	COR94102	11,364 SF	Retail - Net	2
Raising Cane Chicken Fingers #C0428	COR96101	4,100 SF	Retail - Anchor	1
Arizona State University	COR97101	19,848 SF	Office - Net	26
AVAILABLE				
VACANT	Suite 2201	2,600 SF	Retail	10

PHOTOS

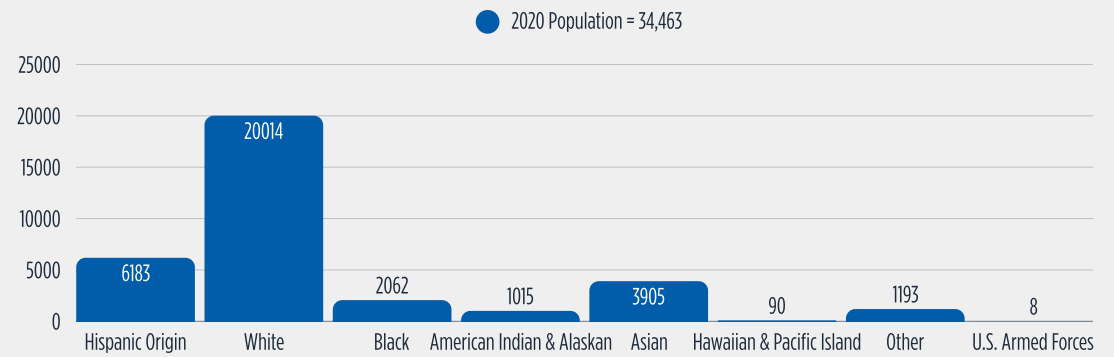
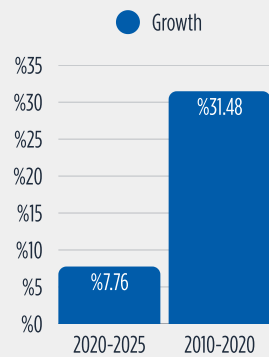
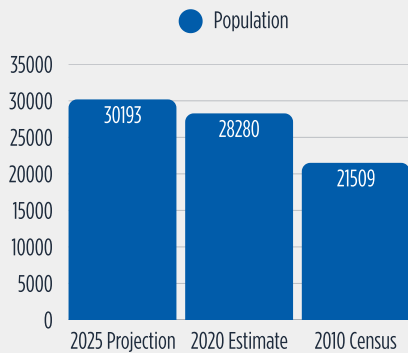


DEMOGRAPHICS

1 MILE RADIUS



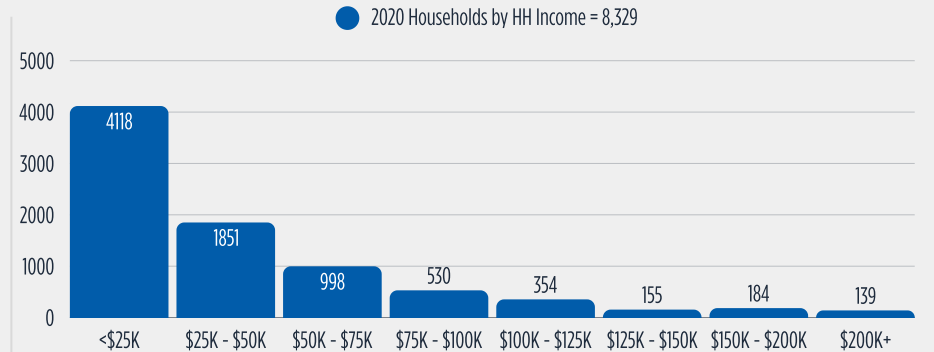
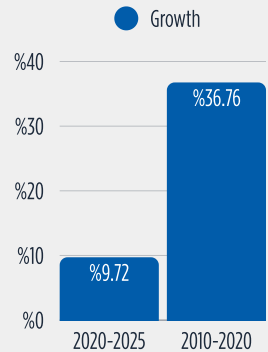
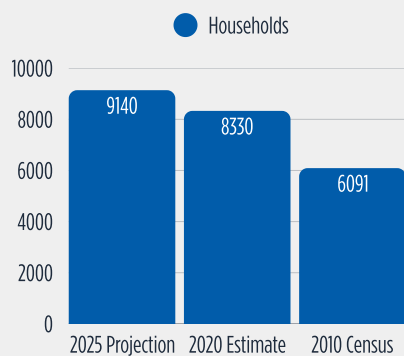
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$43,112

2020 Med Household Income | \$25,587

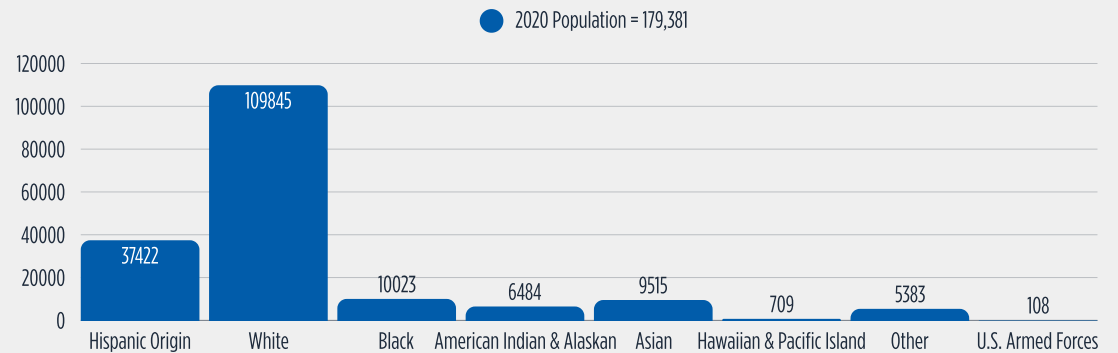
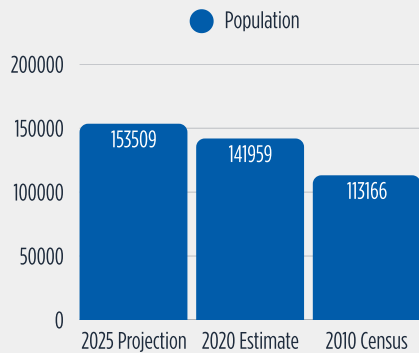


DEMOGRAPHICS

3 MILE RADIUS



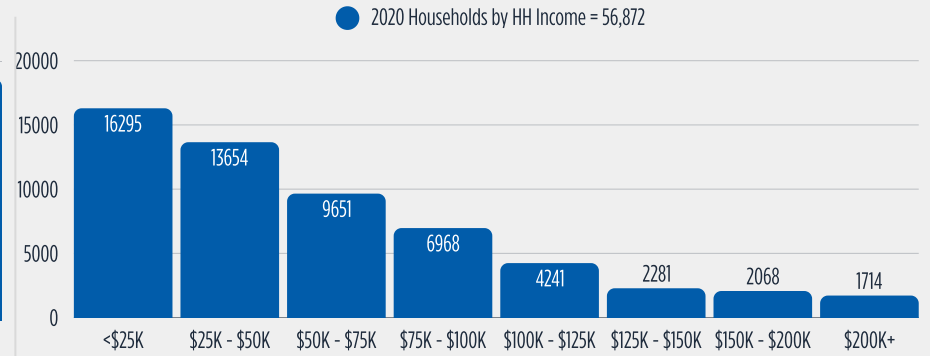
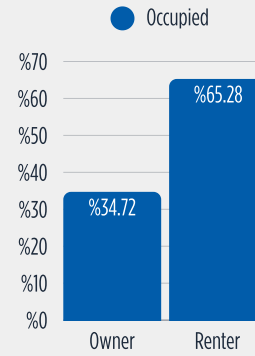
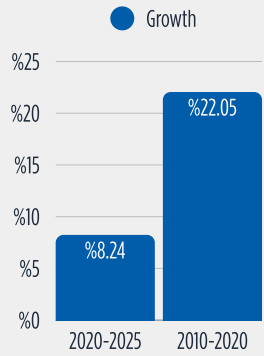
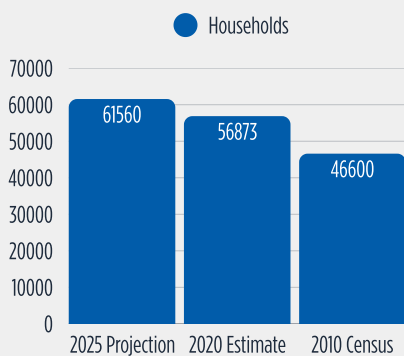
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$63,435

2020 Med Household Income | \$46,401

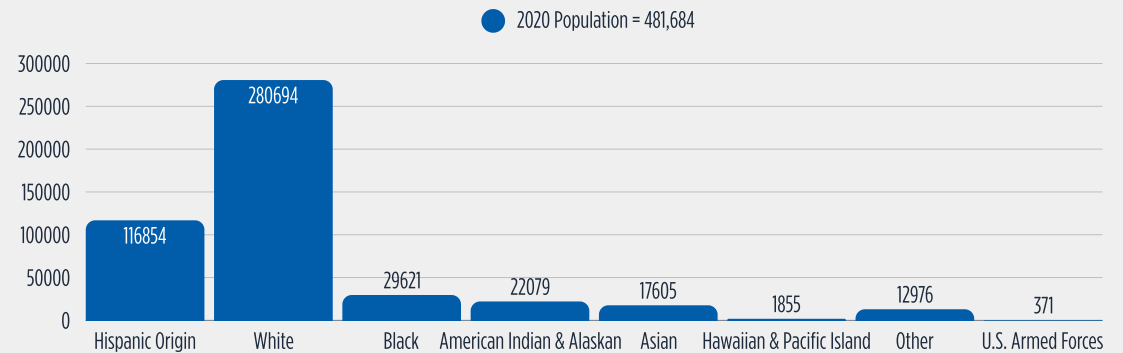
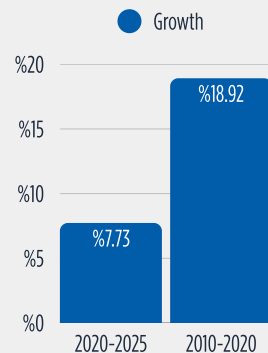
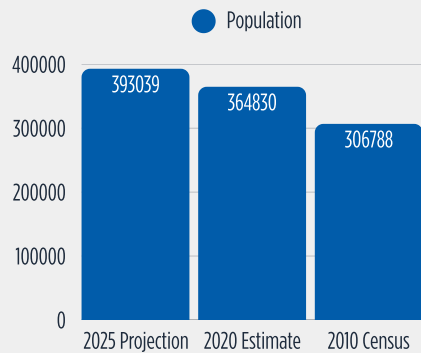


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$68,390

2020 Med Household Income | \$52,013

