



11,750 SF AVAILABLE

RETAIL PROPERTY FOR LEASE

# BROADWAY CENTER - BOX

1737 E Broadway Rd Tempe, AZ 85282



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## LOCATION DESCRIPTION

Located just a mile to the west of the diamond interchange at 101 Freeway & Broadway Rd  
Positioned just to the southeast of Arizona State University's main campus

## PROPERTY HIGHLIGHTS

- 11,750 sf Retail Box Available For Lease
- 60,000+ VPD at the intersection of Broadway and McClintock
- Approximate population of 362,000 people in a 5- Mile Radius and growing
- \$82,000+ Average Household Income in 5-Mile Radius
- Former Grocery Store in good conditions with +15-foot-high ceilings
- Includes Loading Dock and Grade Level Roll up Door
- Ample Parking and Great Visibility from the main intersection
- Approximately 70' of frontage

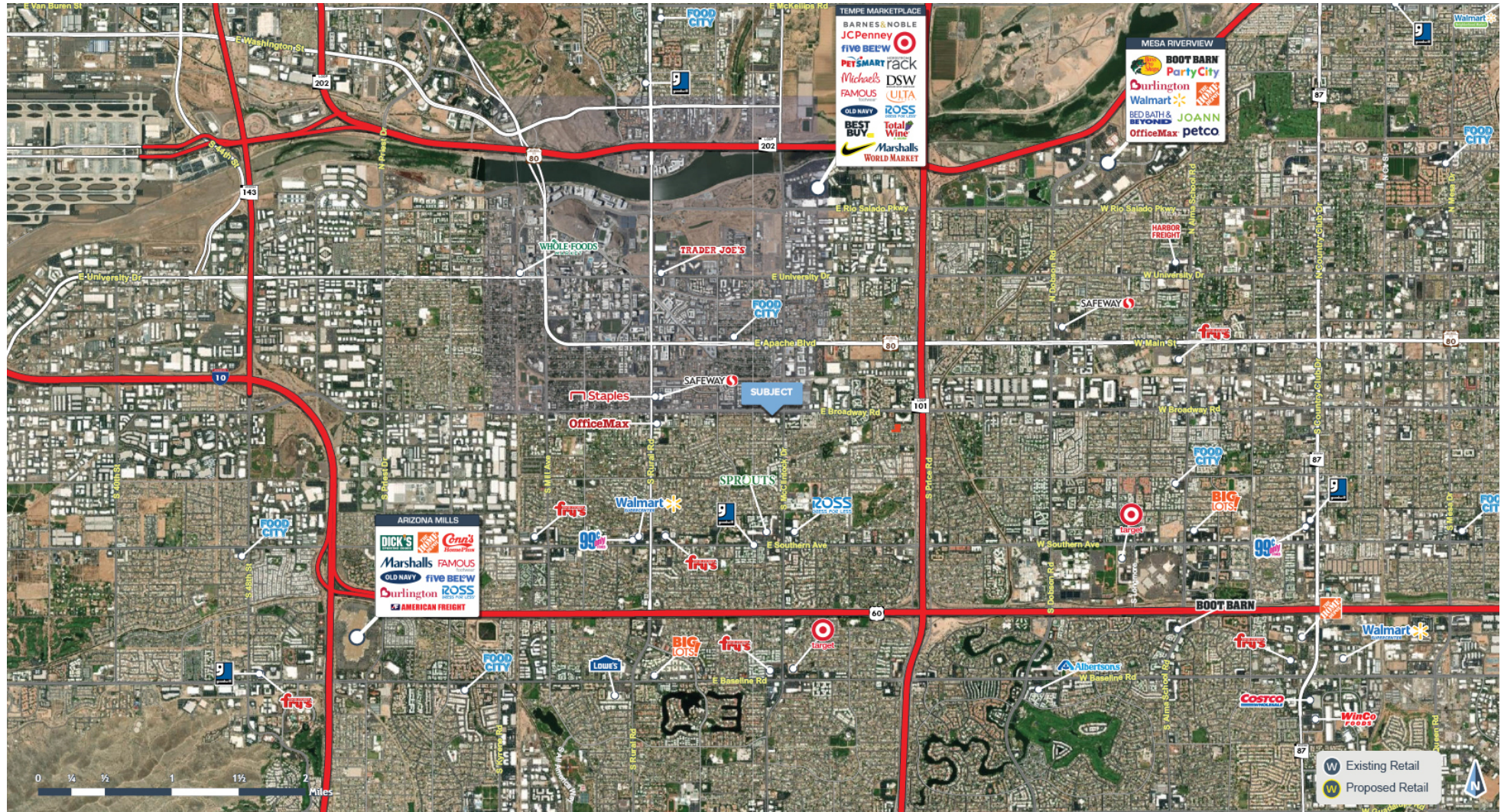
## AREA COTENANTS



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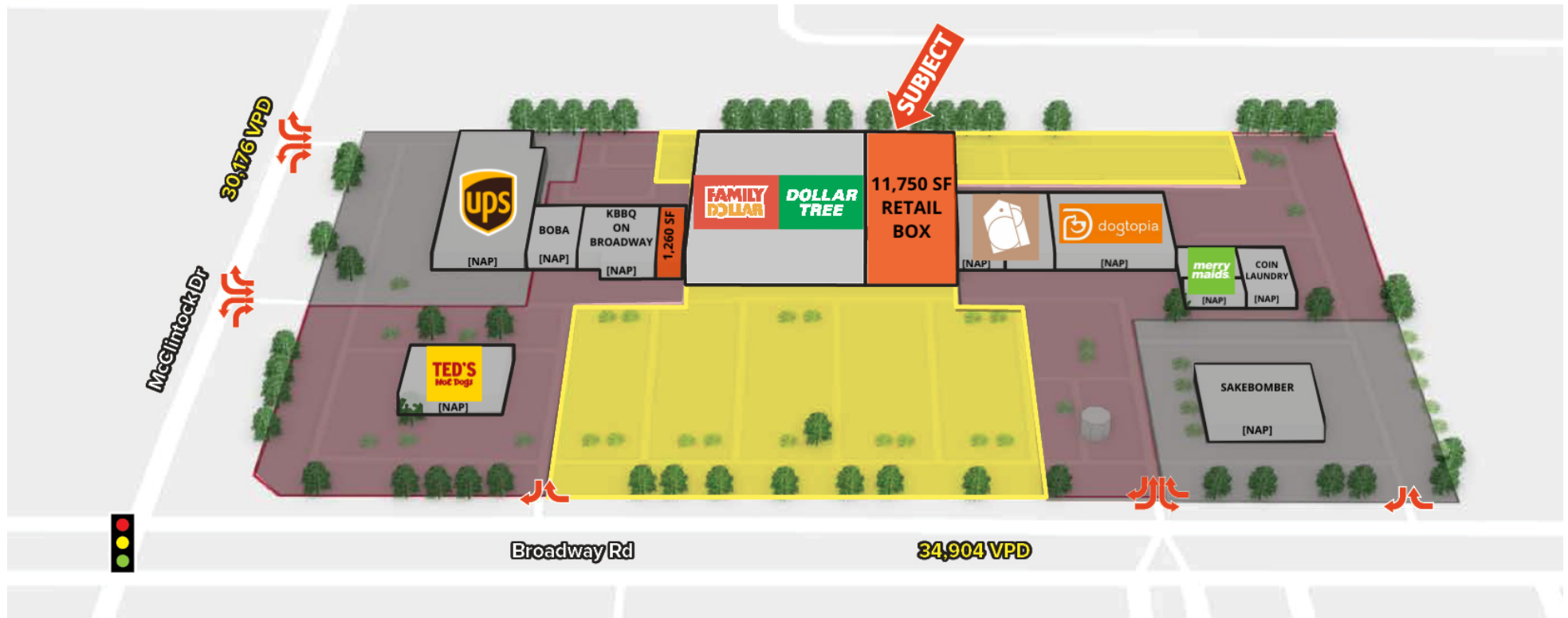
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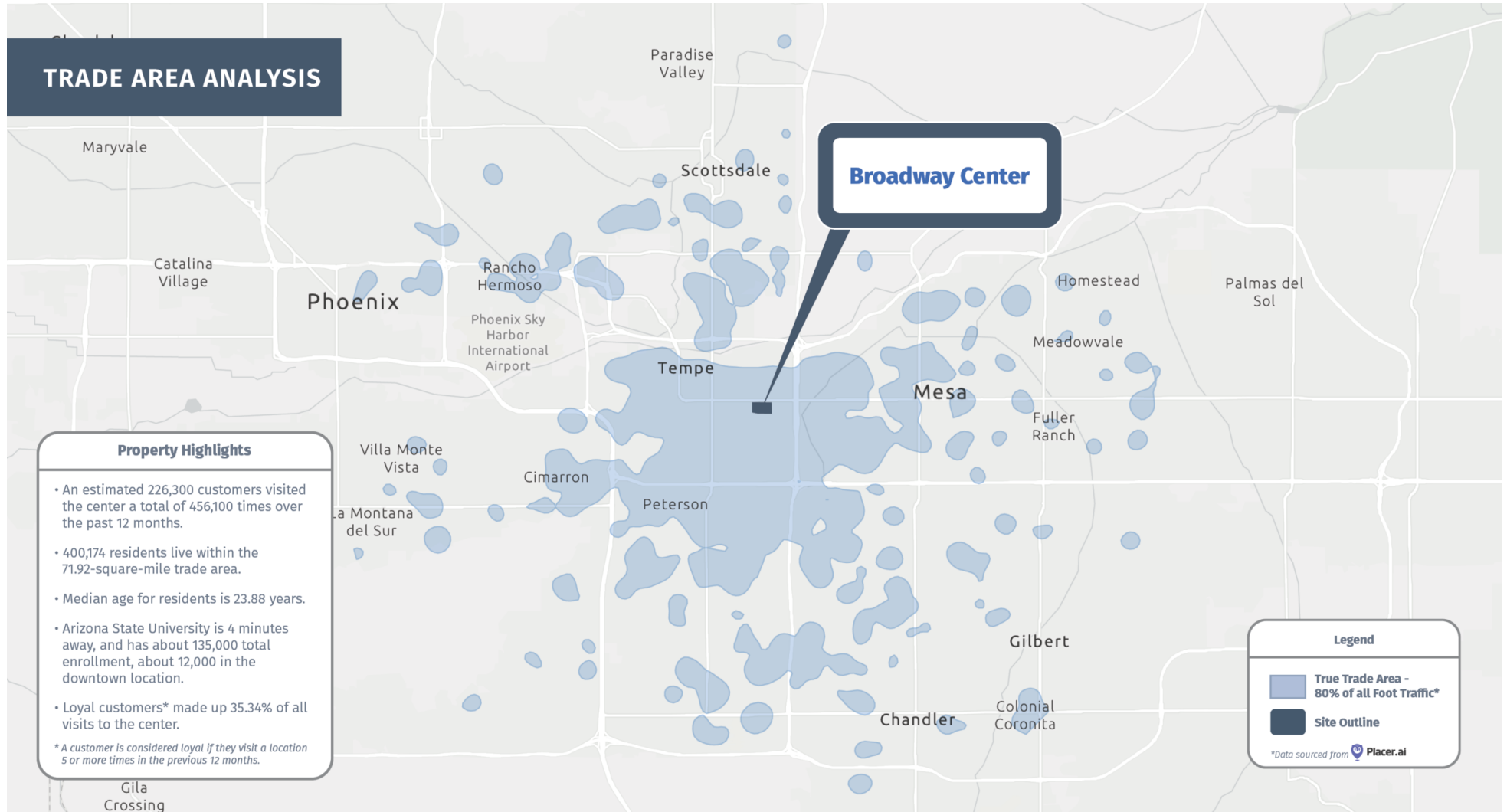
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	29,717	163,126	362,152
Median Age	27.9	29.2	32



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$41,792	\$54,477	\$58,884
Average	\$61,064	\$75,779	\$82,282



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	892	6,594	15,123
Employees	7,517	91,046	251,880
Daytime Population	24,346	181,161	454,108



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	56%	51%	47%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	66.10%	66.05%	64.43%
Services	19.48%	18.01%	17.28%
Blue Collar	14.39%	15.95%	18.28%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	13,867	68,643	151,756
Median Home Value	\$283,150	\$283,614	\$284,529

\*2022 Demographic data derived from ESRI

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