



±1,080 SF RETAIL SPACE DIRECTLY ACROSS ASU | FORMER CONVENIENCE STORE | FOR LEASE

E  
SEC

# RURAL RD & APACHE BLVD

TEMPE, AZ





# property summary

AVAILABLE ±1,080 SF ZONING FORMER CONVENIENCE STORE | FOR LEASE

## PROPERTY HIGHLIGHTS

- » The major intersection serving ASU with 40,000 students
- » Ground floor retail in a residential tower with 900 residents
- » 60' of frontage on Apache Blvd - Excellent visibility
- » Over 2,500 beds within 100 yards
- » On site parking

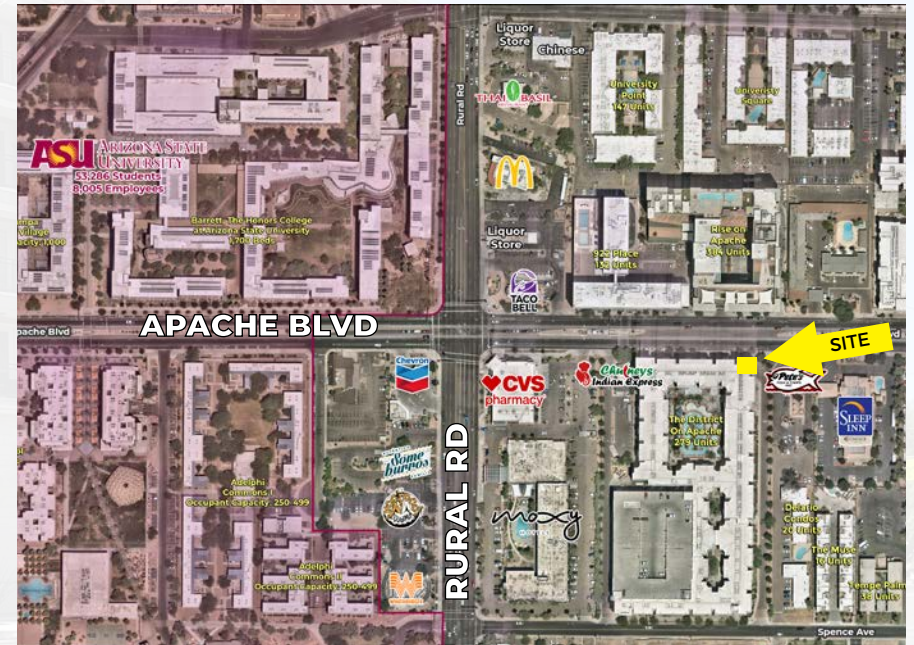
## LOCATED NEARBY



## TRAFFIC COUNTS

N ± 40,357 VPD (NB & SB) E ± 15,456 VPD (EB & WB)  
 S ± 45,034 VPD (NB & SB) W ± 29,129 VPD (EB & WB)

ADOT 2022



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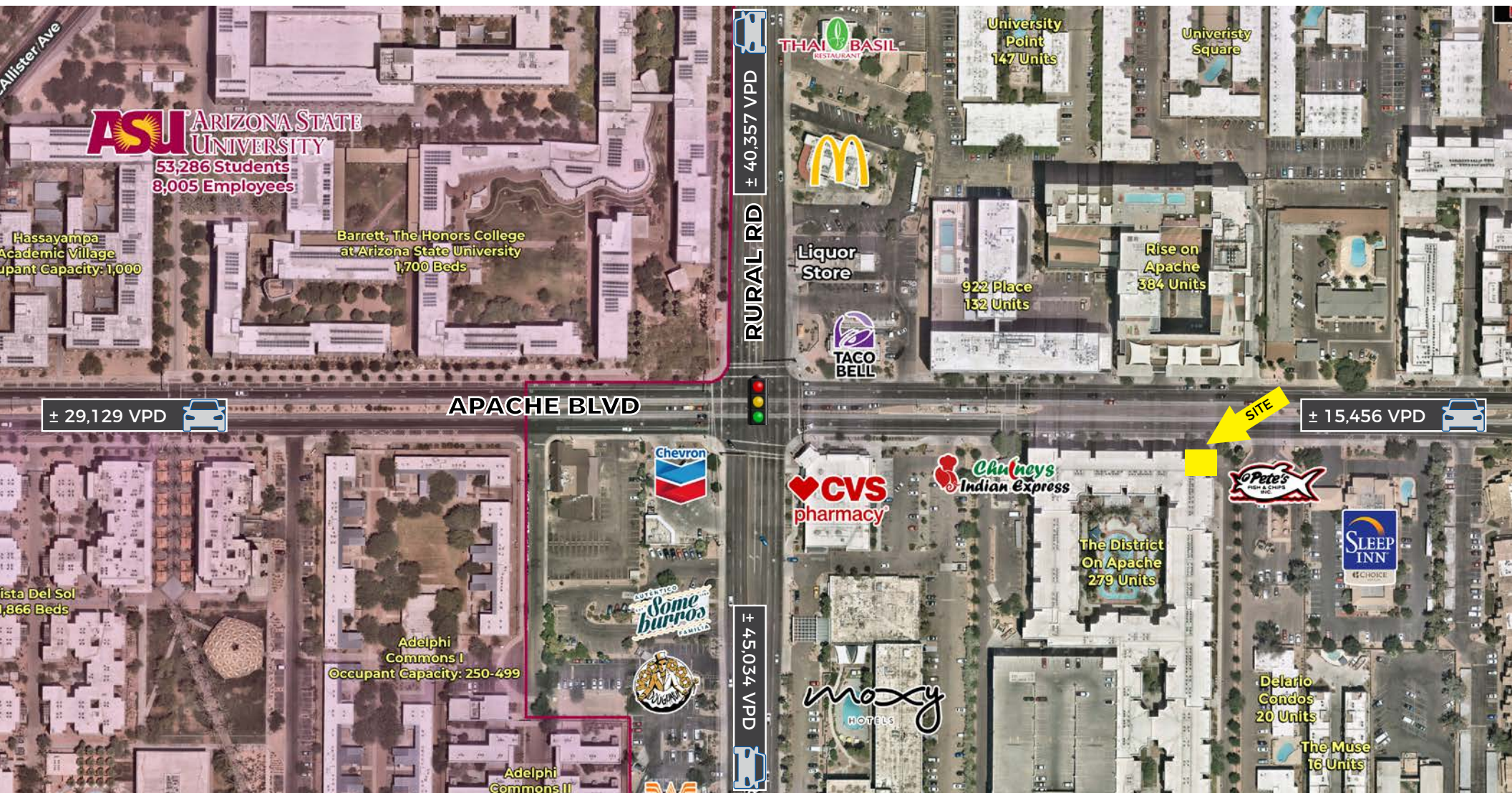
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# site plan



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# aerial



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# demographics



2022  
POPULATION

1-Mile	3-Miles	5-Miles
32,747	146,687	349,050



2022 DAYTIME  
POPULATION

1-Mile	3-Miles	5-Miles
47,348	186,737	458,619



2022 AVERAGE  
HH INCOME

1-Mile	3-Miles	5-Miles
\$59,869	\$77,396	\$82,435



2022 TOTAL  
BUSINESSES

1-Mile	3-Miles	5-Miles
958	6,994	15,411



FOOD AWAY FROM HOME  
SPENDING OF OVER

**±\$540 M**

WITHIN 5-MILES

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# tempe overview



## ±40 SPECIAL EVENTS

held annually & state's largest  
4th of July Celebration.

## ±2.4M PEOPLE

visit Tempe TownLake each year.



## ±40 EVENTS

co-hosts events of all shapes and sizes each year.  
Including the Ford IRONMAN Arizona, 4th of July  
celebration and many more.

## ±2.7 M VISITORS

annually / open year-round



### IRONMAN TRIATHLON

## ±4 M ANNUALLY

impact on local restaurants, shops & hotels



### PAT'S RUN | TILLMAN FOUNDATION

## ANNUAL 4.2 MILE RACE

April run; 35,000 runners/walkers, volunteers & spectators

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exclusively listed by

**DILLION YOUNG**

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