

VINEYARD CENTER

4325 SOUTH 48TH STREET, TEMPE, ARIZONA 85282

SUITE 106 AVAILABLE
1,200 SF



RETAIL SPACE FOR LEASE IN TEMPE ARIZONA

EXCLUSIVELY LISTED BY:

MICHAEL ACHTMAN

Senior Vice President

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PARCEL - **123-27-354**

101 102 103 104 105 106 107

SOUTH 48TH STREET : 28031 VPD

TENANT ROSTER

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SUITE 101	Smoke Shop
SUITE 102	Waba Hair and Beauty Supply
SUITE 103	Barber
SUITE 104	Tattoos
SUITE 105	Boutique
SUITE 106	AVAILABLE FOR LEASE 1,200 SF
SUITE 107-108	Hair Land



LEASE RATE:
\$25.50 / SF



LEASE TYPE:
TRIPLE NET



AVAILABLE SPACE:
1,200 SF



BUILDING SIZE:
9,656 SF



PARKING RATIO:
5.06 / 1,000 SF



ZONING:
CSS, Tempe

LEASE HIGHLIGHTS

PRIME LOCATION

Located in a prime Tempe location, 4325 S 48th St UNIT 106 offers outstanding accessibility and market appeal with convenient access to major freeways including I-10 and the US-60. The property is just minutes from Arizona State University's Tempe campus, benefiting from the constant activity generated by one of the nation's largest universities, and is also a short drive to Phoenix Sky Harbor International Airport. Centrally positioned within the Phoenix Metro area, this location provides excellent visibility, connectivity, and convenience.

- ✓ **Second Generation Salon space**
- ✓ **Dense Infill Location**
- ✓ **Monument Signage Available**
- ✓ **Ample Parking**
- ✓ **Easy Ingress/Egress**
- ✓ **Within 1 Mile of Both US-60 and I-10**
- ✓ **Close Proximity to Dodgers Spring Training, Arizona Mills, and Fry's Electronic**



PROPERTY PHOTOS





PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ASU
THE WALTERS MUSEUM
TEMPE
IN-N-OUT
BURGER
Cane's
State Farm

FOOD CITY
SAIAD **CREATIONS**
Wendy's **Jack** **McDonald's**
In the box

· TEMPE ·
MARKETPLACE **BEST BUY** **Target**
Marshalls



ASU **Arizona State University**
MAIN CAMPUS ENROLLMENT
55,000 STUDENTS

Banner Health
Banner Children's

ARIZONA MILLS
A SIMON CENTER
CHARLEY'S **Harkins** **cricket**
THEATRES wireless
Animal Kingdom **five BELOW**
Auntie Anne's **Häagen-Dazs** **AMERICAN EAGLE**
Levi's
Burlington

fry's **SONIC**
SUBWAY **Goodwill**

TEMPE, ARIZONA

Tempe, Arizona is a thriving urban hub within the Phoenix metropolitan area, home to more than 180,000 residents and the main campus of Arizona State University, one of the largest universities in the nation. The city's economy is fueled by education, technology, finance, and bioscience, with a strong corporate presence that includes companies like State Farm, DoorDash, and NortonLifeLock. Retailers benefit from a young, highly educated population, steady tourism, and heavy foot traffic generated by ASU, Tempe Town Lake, and year-round events that draw millions of visitors annually. With direct access to Loop 101, Loop 202, Interstate 10, and Phoenix Sky Harbor International Airport just minutes away, Tempe offers unmatched regional connectivity and a vibrant environment that makes it one of Arizona's most desirable locations for retail and commercial growth.



5 MILE DAYTIME POPULATION

494,814

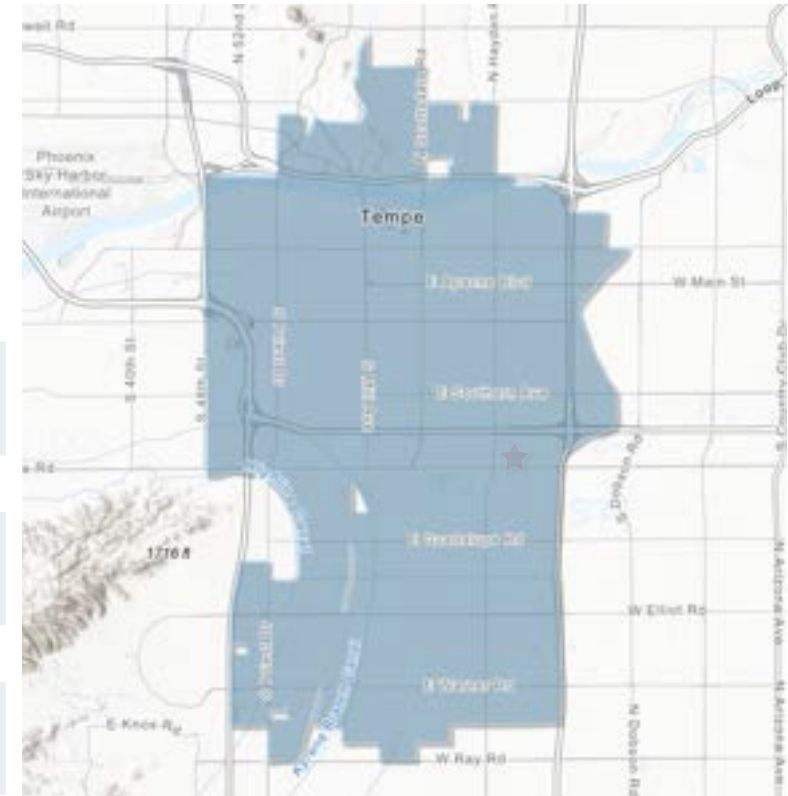


5 MILE AVG HOUSEHOLD INCOME

\$111,343

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1-MILE	3-MILE	5-MILE
Daytime:	30,889	210,885	494,814
Employees:	14,696	111,841	217,424
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	5,951	40,580	113,065
Average Size:	2.7	2.4	2.4
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$89,861	\$104,023	\$111,343
Annual Retail Expenditure:	\$294.04 M	\$2 B	\$5.67 B





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ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.