

RETAIL PROPERTY FOR LEASE

# RISE ON APACHE

1000 E Apache Blvd Tempe | AZ 85281

**BRYAN LEDBETTER**  
602.795.8670  
bledbetter@w-retail.com

**KATIE WEEKS**  
602.368.1372  
kweeks@w-retail.com

**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Suite 200  
Phoenix AZ, 85016  
602.778.3747 | w-retail.com

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### LOCATION DESCRIPTION

Located near the ASU Campus Area - Tempe

### PROPERTY HIGHLIGHTS

- 775 SF 1st Floor restaurant space available for lease
- New 15 story student housing development
- 384 Apartment Units; 833 Bedrooms
- Rare retail opportunity less than 500 ft away from ASU campus (±51,585 students)
- Over 338,518 employees within 5-miles

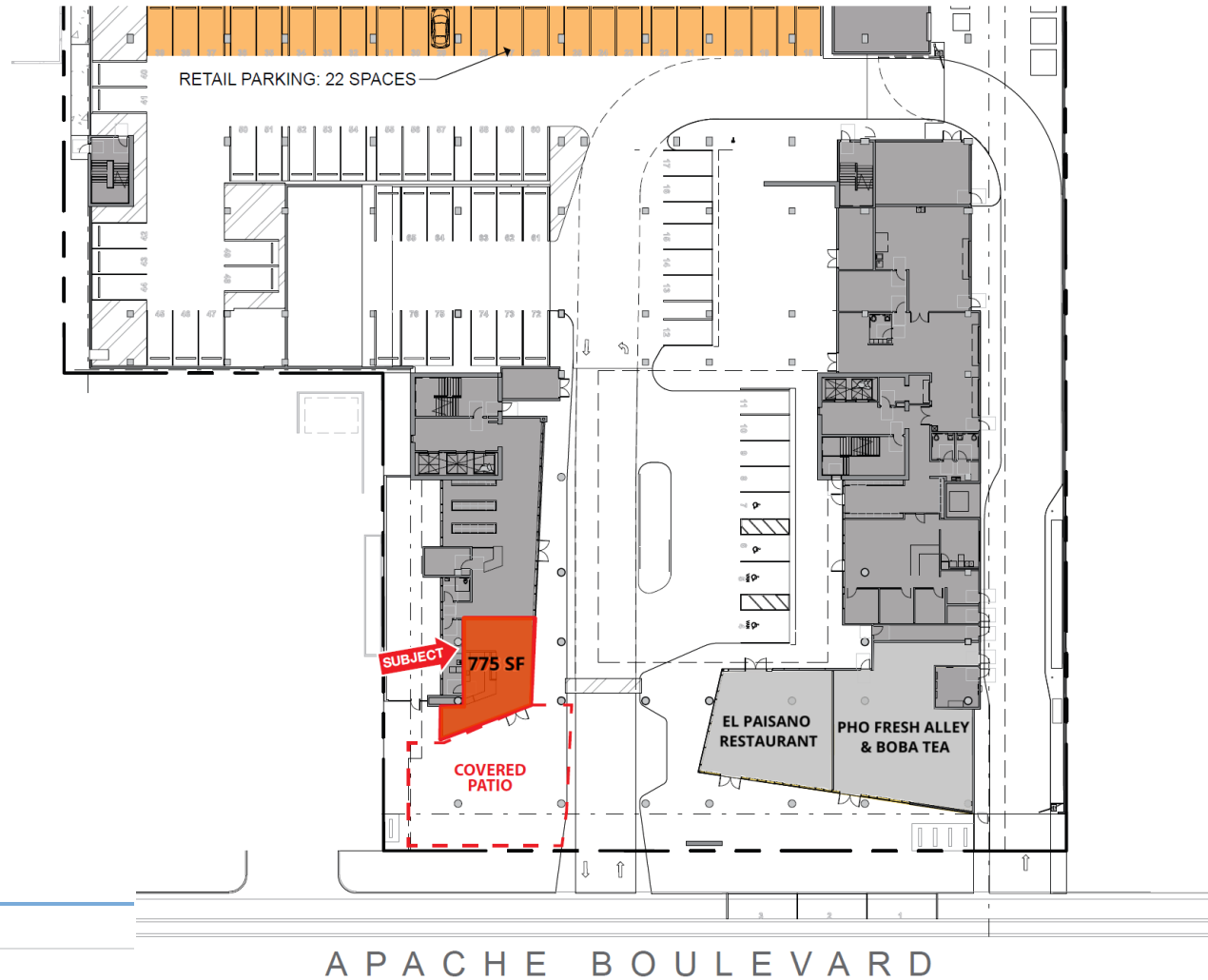
### AREA COTENANTS



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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

|              |        |             |                  |
|--------------|--------|-------------|------------------|
| Lease Type:  | NNN    | Lease Term: | Negotiable       |
| Total Space: | 775 SF | Lease Rate: | CALL FOR PRICING |

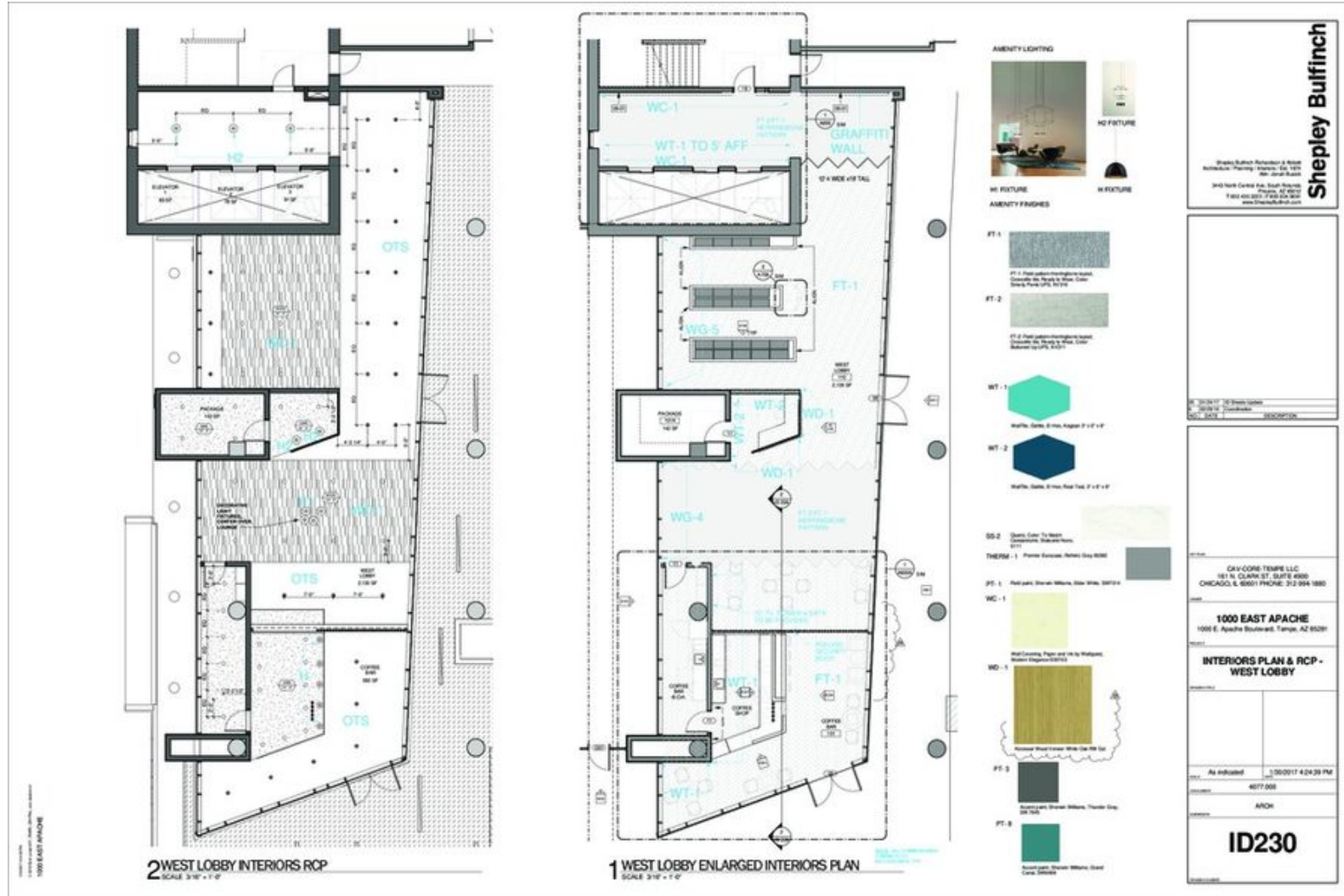
## AVAILABLE SPACES

| SUITE                                 | TENANT    | SIZE     | TYPE | RATE             |
|---------------------------------------|-----------|----------|------|------------------|
| 101 AVAILABLE                         | Available | 775 SF   | NNN  | CALL FOR PRICING |
| 102 EL PAISANO RESTAURANT AT THE RISE | -         | 2,080 SF | NNN  | -                |
| 103 PHO FRESH ALLEY & BOBA TEA        | -         | 1,530 SF | NNN  | -                |

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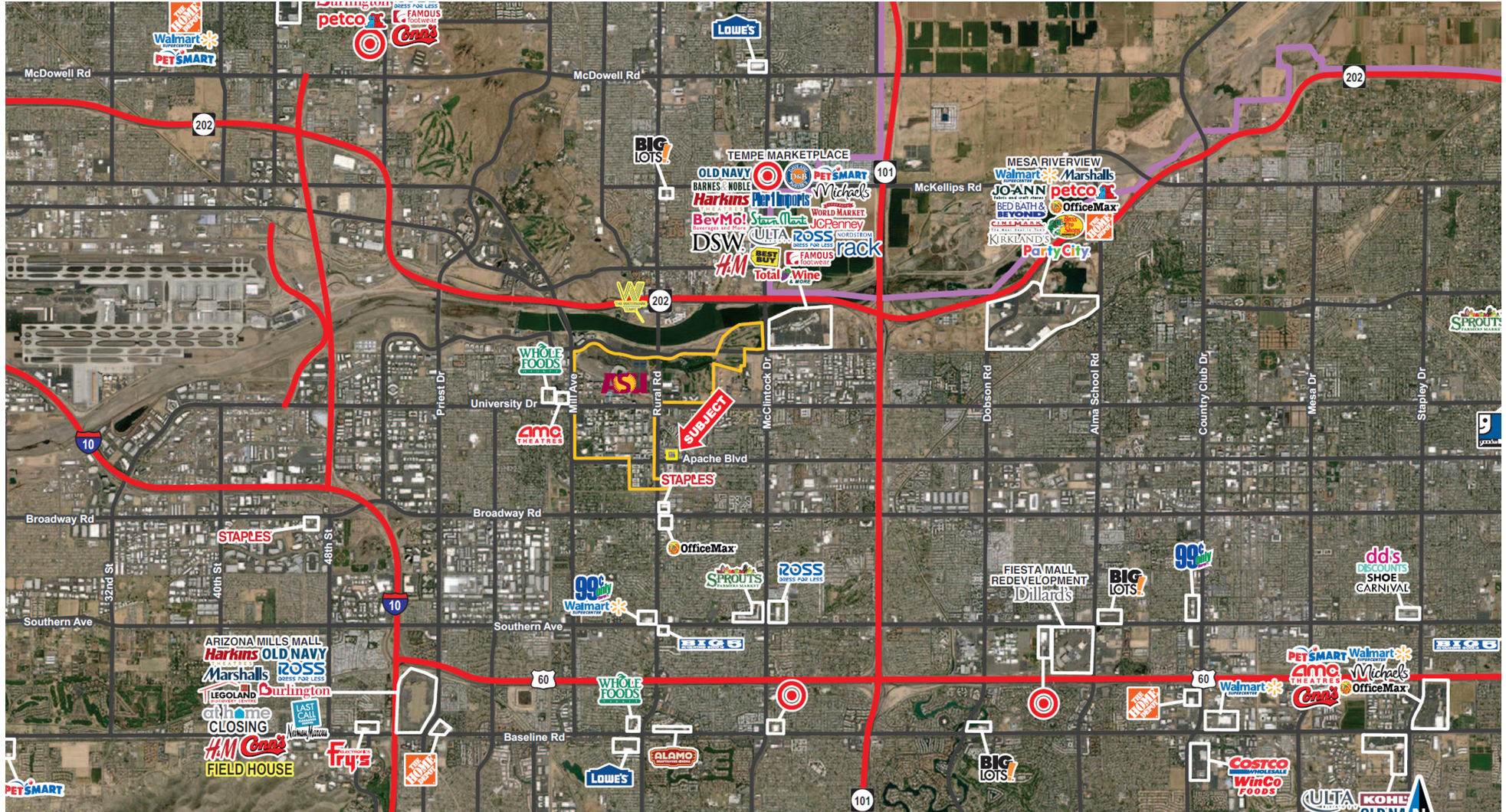
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| POPULATION SUMMARY                       | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------------------|-----------|-----------|-----------|
| Total Population                         | 34,424    | 147,309   | 355,351   |
| Total Population in 5 years              | 37,058    | 160,178   | 381,978   |
| Annual Growth Rate                       | 1.49%     | 1.69%     | 1.46%     |
| Median Age                               | 22.8      | 27.8      | 31.0      |
| INCOME SUMMARY                           |           |           |           |
| Median Household Income                  | \$33,504  | \$50,114  | \$52,659  |
| Average Household Income                 | \$52,831  | \$65,425  | \$70,349  |
| BUSINESS SUMMARY                         |           |           |           |
| Total Businesses                         | 834       | 6,518     | 15,047    |
| Total Employees                          | 23,171    | 101,571   | 249,136   |
| Daytime Population                       | 42,591    | 169,766   | 415,845   |
| POPULATION 25+ by EDUCATIONAL ATTAINMENT |           |           |           |
| Associate's Degree                       | 5.6%      | 7.7%      | 8.2%      |
| Bachelor's Degree                        | 27.6%     | 23.9%     | 22.3%     |
| Graduate / Professional Degree           | 25.9%     | 16.9%     | 13.2%     |
| Percent of Population with Degrees       | 59.1%     | 48.5      | 43.7%     |
| EMPLOYED POPULATION 16+ by OCCUPATION    |           |           |           |
| Total                                    | 15,007    | 79,114    | 188,643   |
| White Collar                             | 67.3%     | 65.9%     | 64.0%     |
| Service Industry                         | 24.3%     | 20.6%     | 20.1%     |
| Blue Collar                              | 8.5%      | 13.5%     | 15.8%     |
| HOUSEHOLD SUMMARY                        |           |           |           |
| Households                               | 10,621    | 60,377    | 146,298   |
| Average Household Size                   | 2.26      | 2.24      | 2.34      |
| Average Family Size                      | 3.05      | 3.01      | 3.12      |
| Median Home Value                        | \$289,195 | \$247,334 | \$244,656 |

\* 2020 Demographic data derived from ESRI

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