

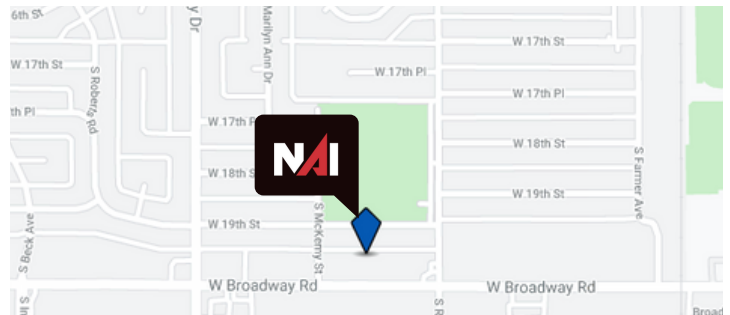


764 W Broadway Road

Tempe, Arizona 85282

Property & Location Highlights

- Dunkin Donuts Co-Tenancy
- Strong traffic counts
- Rare Opportunity in Desirable Trade Areas
- 324 Luxury Apartments under Construction
- Dense Residential and Daytime Population
- Excellent Exposure on Broadway Road
- Broadway Road Frontage
- Close proximity to Downtown Tempe and ASU
- Desirable Trade Area
- Close Proximity to several major highways
- 5 miles to Sky Harbor Airport

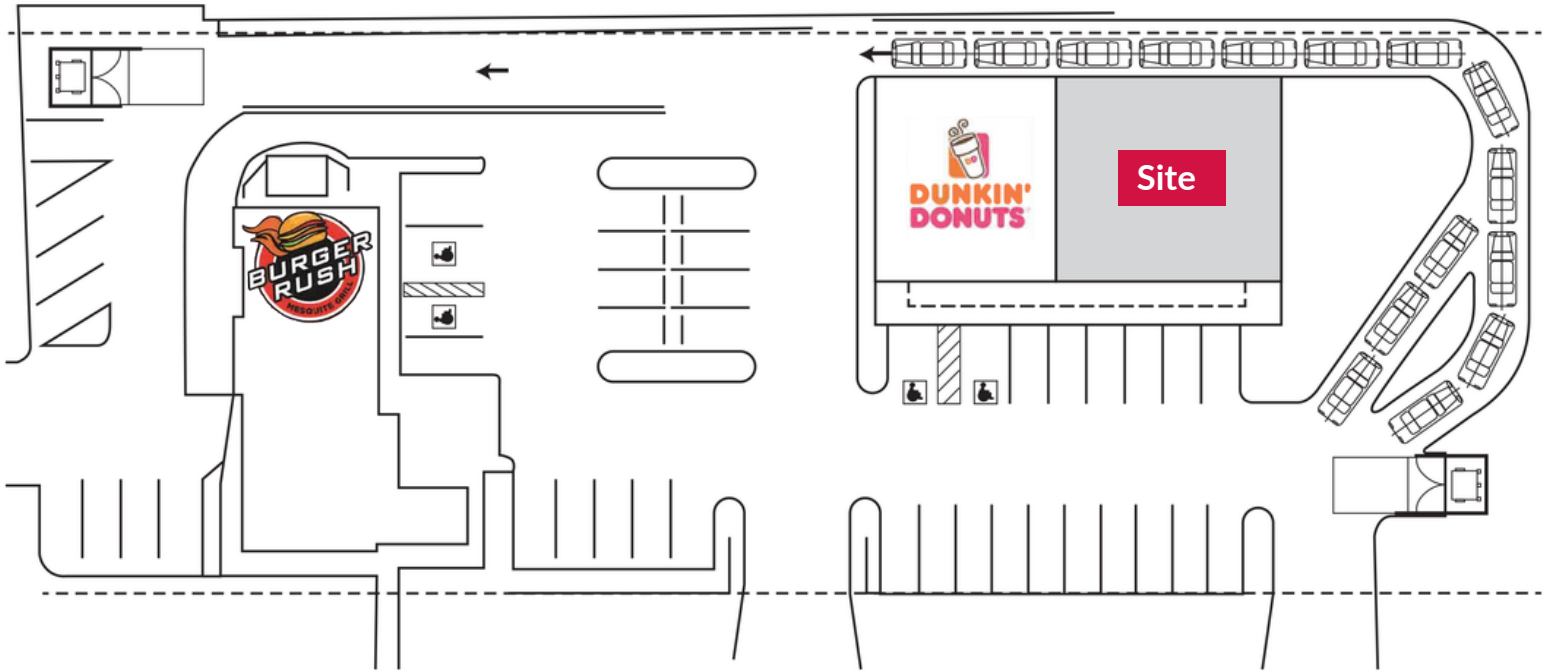


Demographics	1 Mile	3 Miles	5 Miles
Average Age:	32.4	33.2	35.2
Population:	15,579	141,890	333,678
Average HH Income:	\$74,902	\$66,237	\$73,527
Daytime Employment/Population	3,134	56,420	174,876

Traffic Counts (2018)	
Broadway Road	37,338 VPD
Priest Drive	23,749 VPD

Suite	Square Feet	Lease Type	Lease Rate	Availability
2	2,270 SF	NNN	\$28 SF +NNN	Immediate

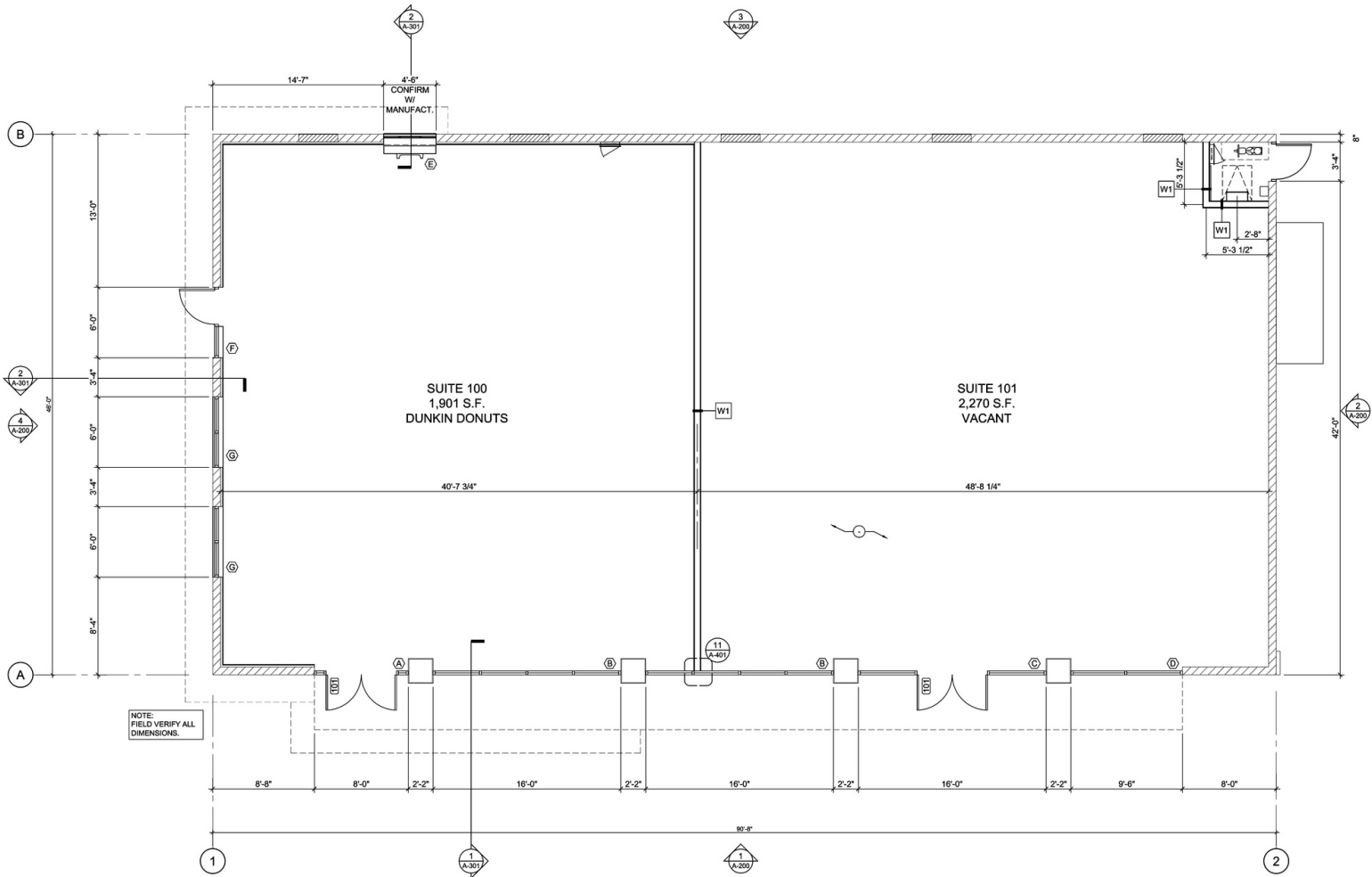
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324 Luxury Apartments under Construction across Broadway Road

Broadway Road: 37,338 VPD

Suite	Square Feet	Lease Type	Lease Rate	Availability
2	2,270 SF	NNN	\$28 SF +NNN	Immediate

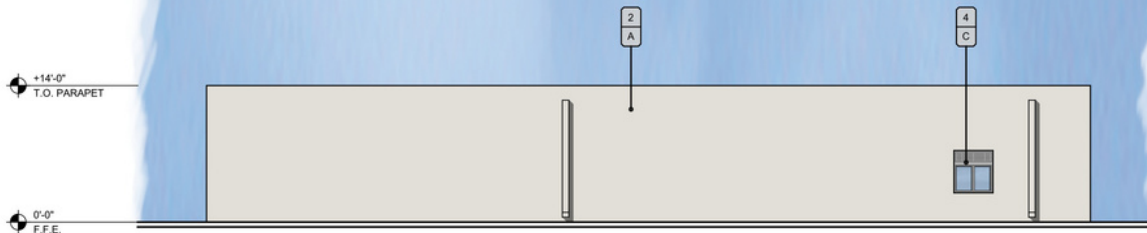


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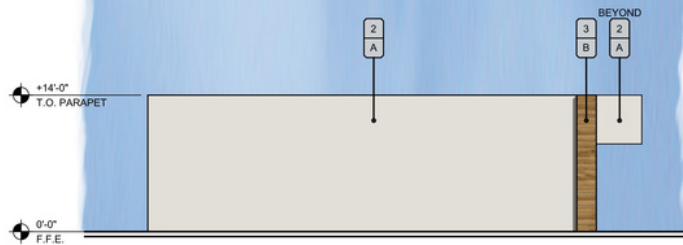
NAI Horizon

Elevation

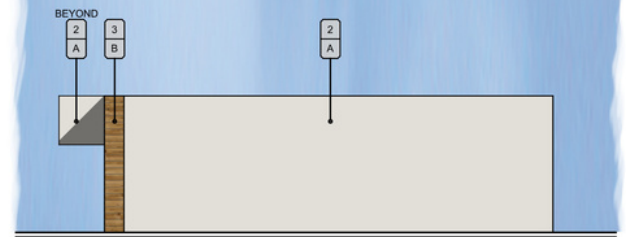
FOR LEASE
 764 W Broadway Road
 2,270 SF



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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NAI Horizon

Retail Map

FOR LEASE
764 W Broadway Road
2,270 SF



Suite	Square Feet	Lease Type	Lease Rate	Availability
2	2,270 SF	NNN	\$28 SF +NNN	Immediate

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