



HIGH-VISIBILITY RETAIL PAD

NEC Rural Road & Guadalupe

6323 South Rural Road, Tempe AZ



Site Features

- Great Visibility and Easy Access
- Close Proximity to US-60 Freeway
- C-2 Zoning, City of Tempe
- Busy Hard Corner Pad Building

Exclusive Contact:

Trent Rustan
 D 480.966.5155
 M 602.550.0709
 trustan@cpiaz.com



Locally Owned. Globally Connected. EXCLUSIVE
 TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Galney Center Dr., Suite 246, Scottsdale, AZ 85268 | www.cpiaz.com



POPULATION
 1 Mi: 13,160
 3 Mi: 120,414
 5 Mi: 376,675



HOUSEHOLDS
 1 Mi: 5,432
 3 Mi: 47,556
 5 Mi: 149,999

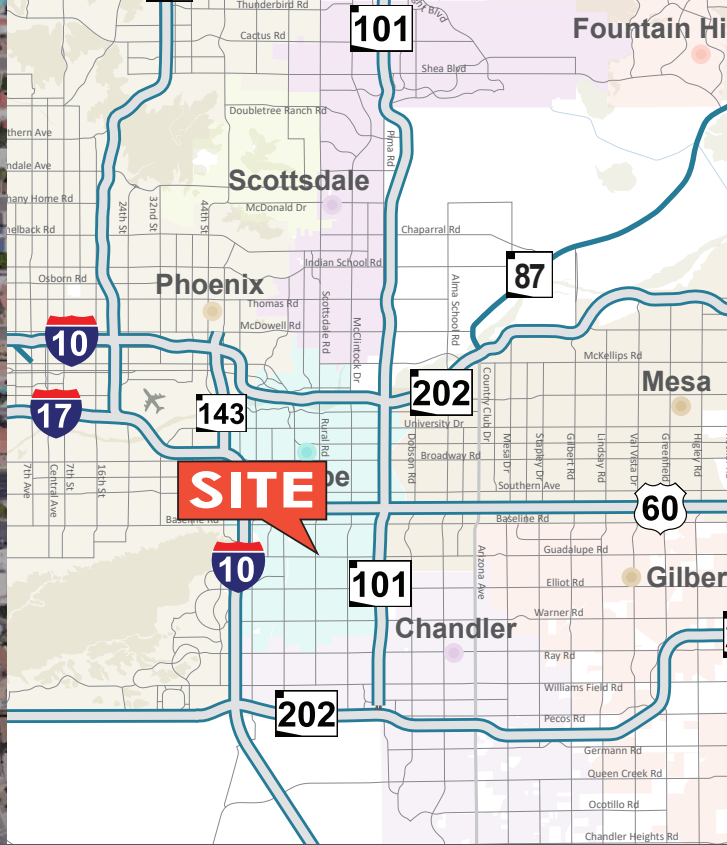
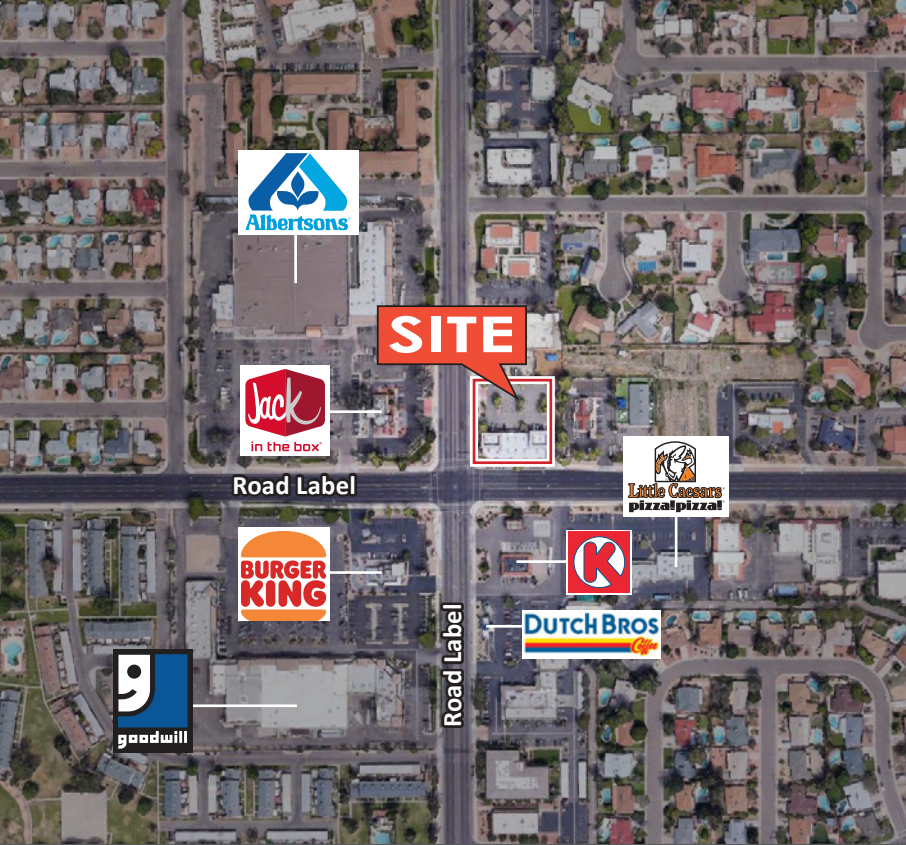


HHI
 1 Mi: \$72,117
 3 Mi: \$68,209
 5 Mi: \$58,000



TRAFFIC
 ±53,800 VPD

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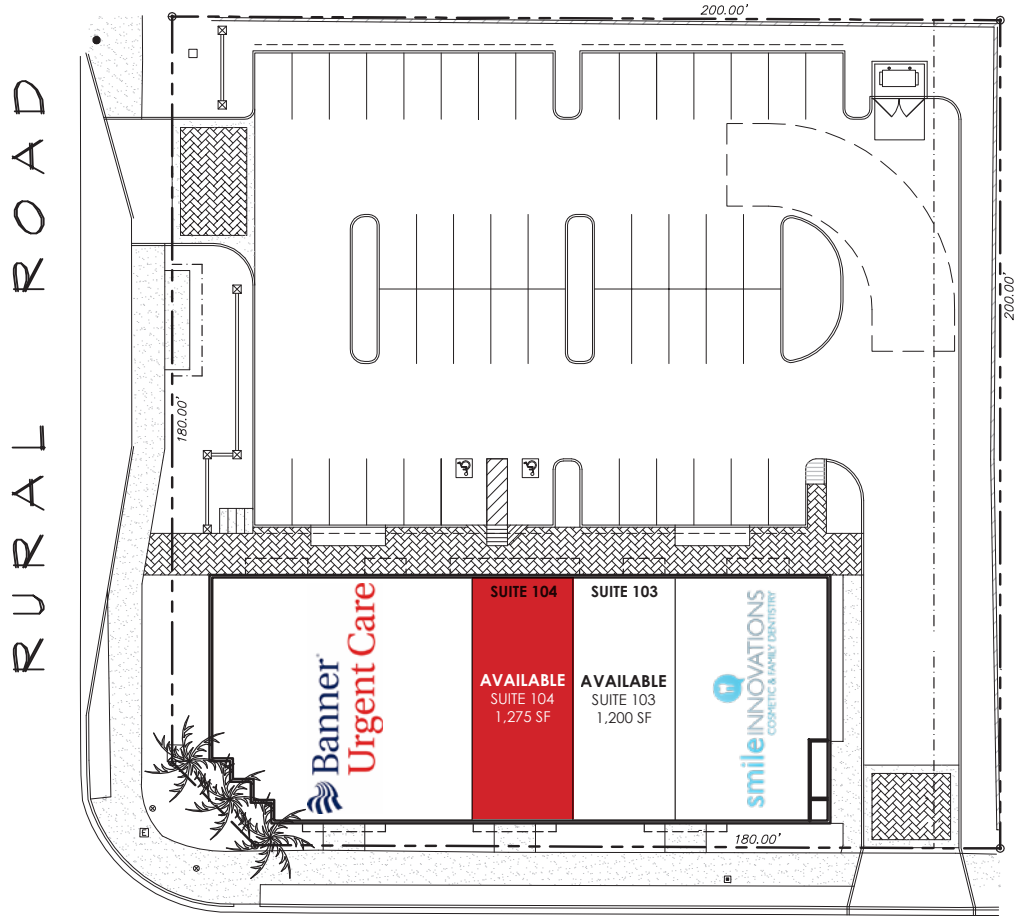
**6323 S. Rural Rd
Tempe AZ**

Availability

**Suite 104
1,275 SF**

Former Juice Shop with Plumbing

**Call for current
aggressive lease rates!**



RURAL ROAD

GUADALUPE ROAD

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