

FOR LEASE

CROSSROADS OF TEMPE

SEC W ELLIOT RD & S KYRENE RD, TEMPE, ARIZONA 85281

RETAIL

PROPERTY INFO

- + Excellent mix of both national, regional and local tenants
- + ±1.5 miles east of I-10
- + Strong daytime population (137,315 employees in 3 miles radius)*
- + Strong South Tempe retail corridor with average household income over \$100K within 1 mile radius*
- + Tenants in the trade area include Walmart, At Home, Costco, LA Fitness, Staples, Ross, and Petsmart

+ Traffic Counts: Elliot Rd - 31,684 VPD
 Kyrene Rd - 18,219 VPD
 Source: City of Tempe 2016
 *Source: ESRI 2019

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	12,212	125,002	314,169
2023 Population	13,301	133,553	333,354
Daytime Population	11,764	137,315	363,128
Avg. Home Value	\$426,616	\$314,229	\$246,515
Avg. HH Income	\$102,919	\$89,642	\$84,400

Source: ESRI 2019

CONTACT US

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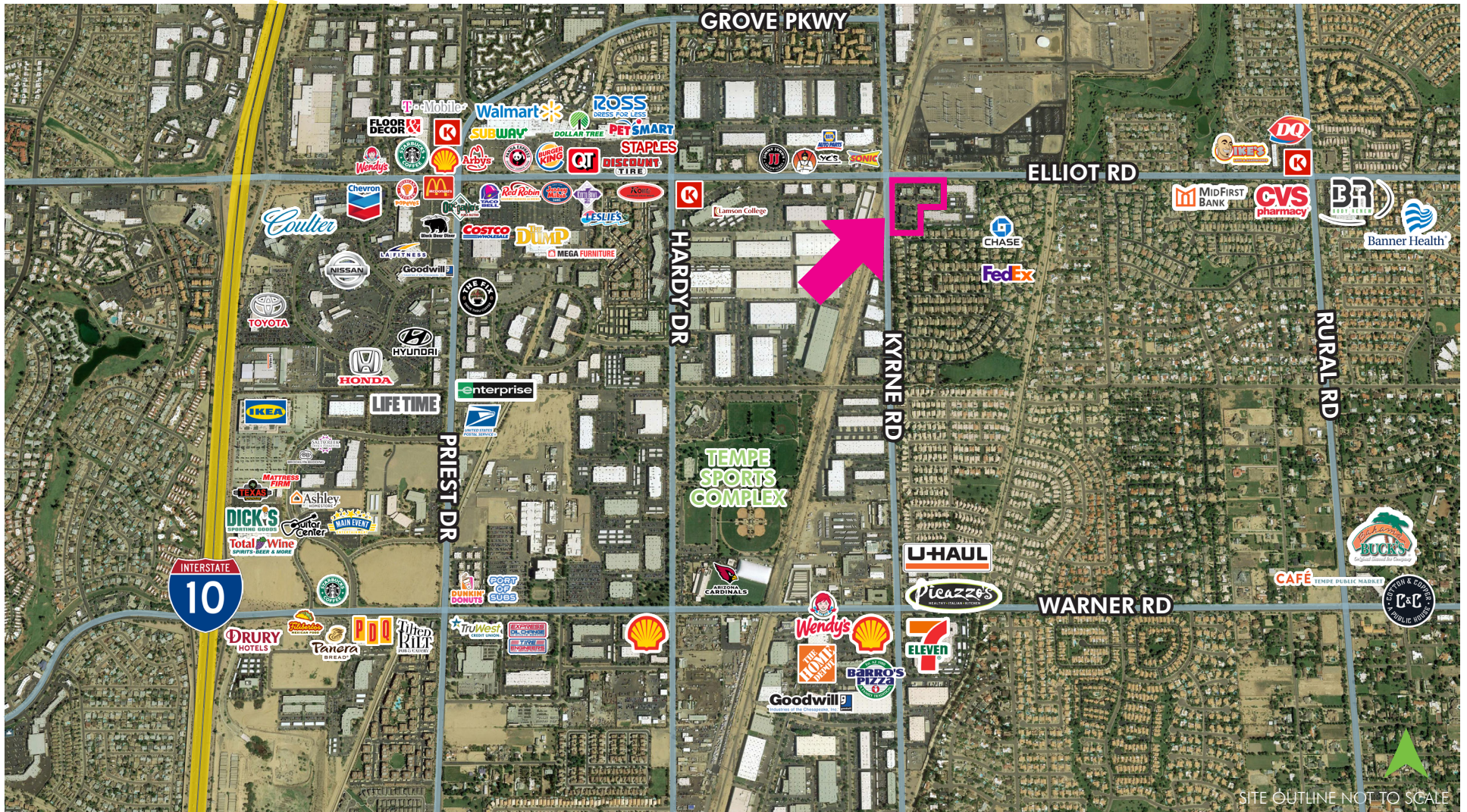


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SITE OUTLINE NOT TO SCALE

315-325 W ELLIOT RD & 7707 S KYRENE RD, TEMPE, AZ 85281

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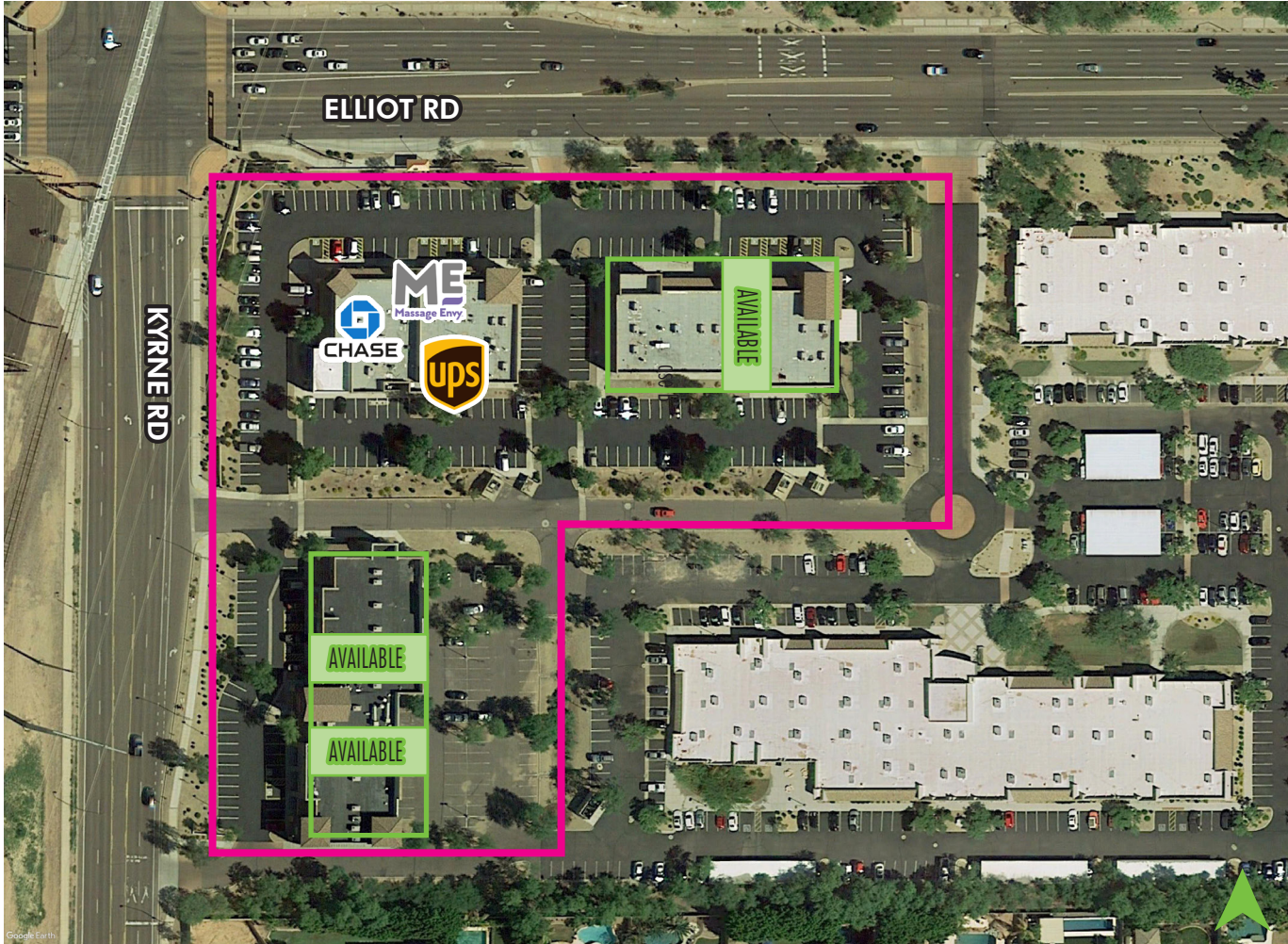
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SITE PLAN



SITE OUTLINE
NOT TO SCALE

CURRENT TENANTS

SUITE	TENANT	±SF
315-101	Chase Bank	3,360
315-103	Desert Massage	3,727
315-106	AVAILABLE	1,193
315-107	UPS Store	1,170
315-108	Arizona Bread	2,510
325-101		2,378
325-102	Nails	1,242
325-103	Target Mart	2,749
325-104	Foothills Sports Medicine	6,072
7707-101	FedEx	1,890
7707-102	Mr. Goodcents	1,492
7707-103	Blendz Barber	1,211
7707-104	AVAILABLE	1,400
7707-105	Edward Jones	1,166
7707-106	Pho Minh	3,915
7707-108	AVAILABLE	1,485
7707-107	Salon Suites	2,500

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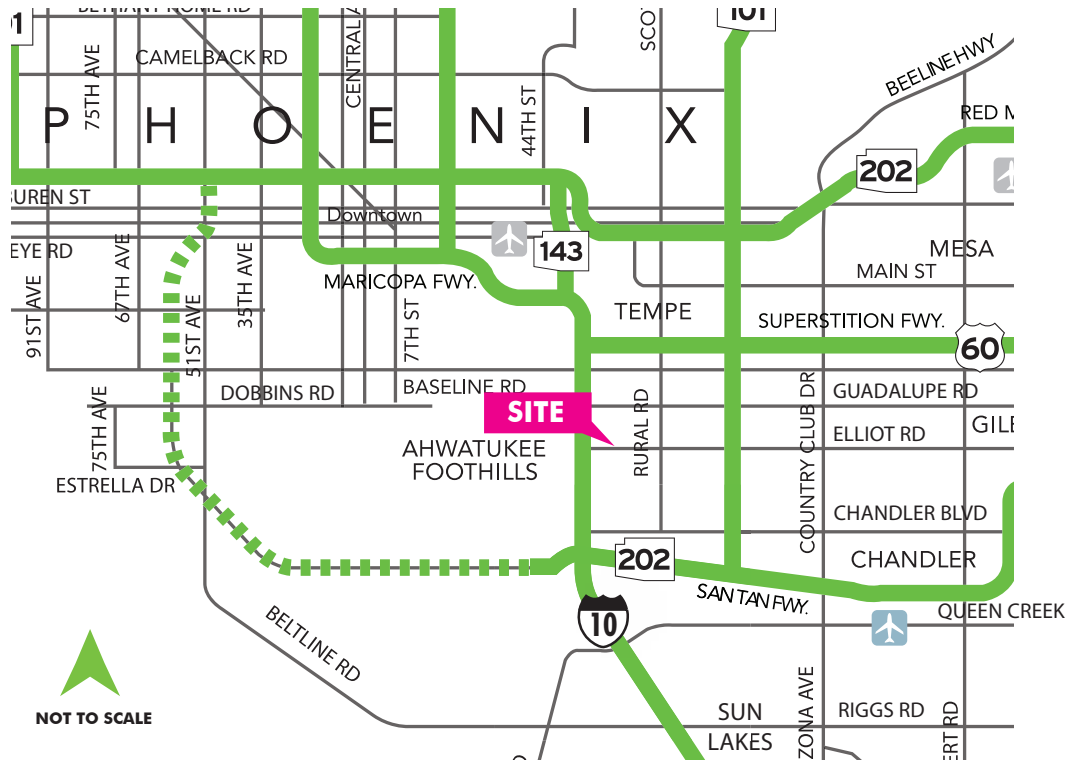
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