

VERTEX STUDENT APARTMENTS

RETAIL SPACE FOR LEASE

1050 SOUTH TERRACE ROAD | TEMPE, ARIZONA

FOR MORE INFORMATION, PLEASE CONTACT:

R. MAX BIPPUS

First Vice President

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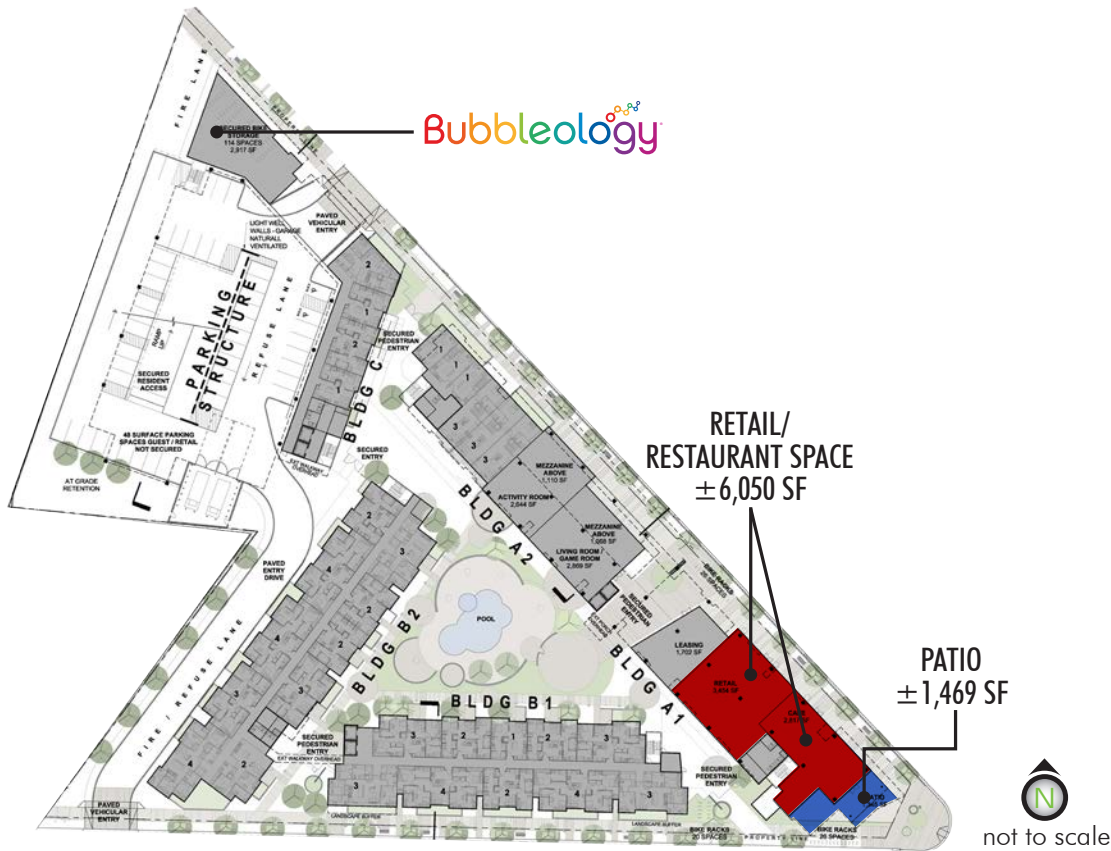
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CBRE



PATIO
±1,469 SF

RETAIL/RESTAURANT SPACE
±6,050 SF



BUILDING FEATURES:

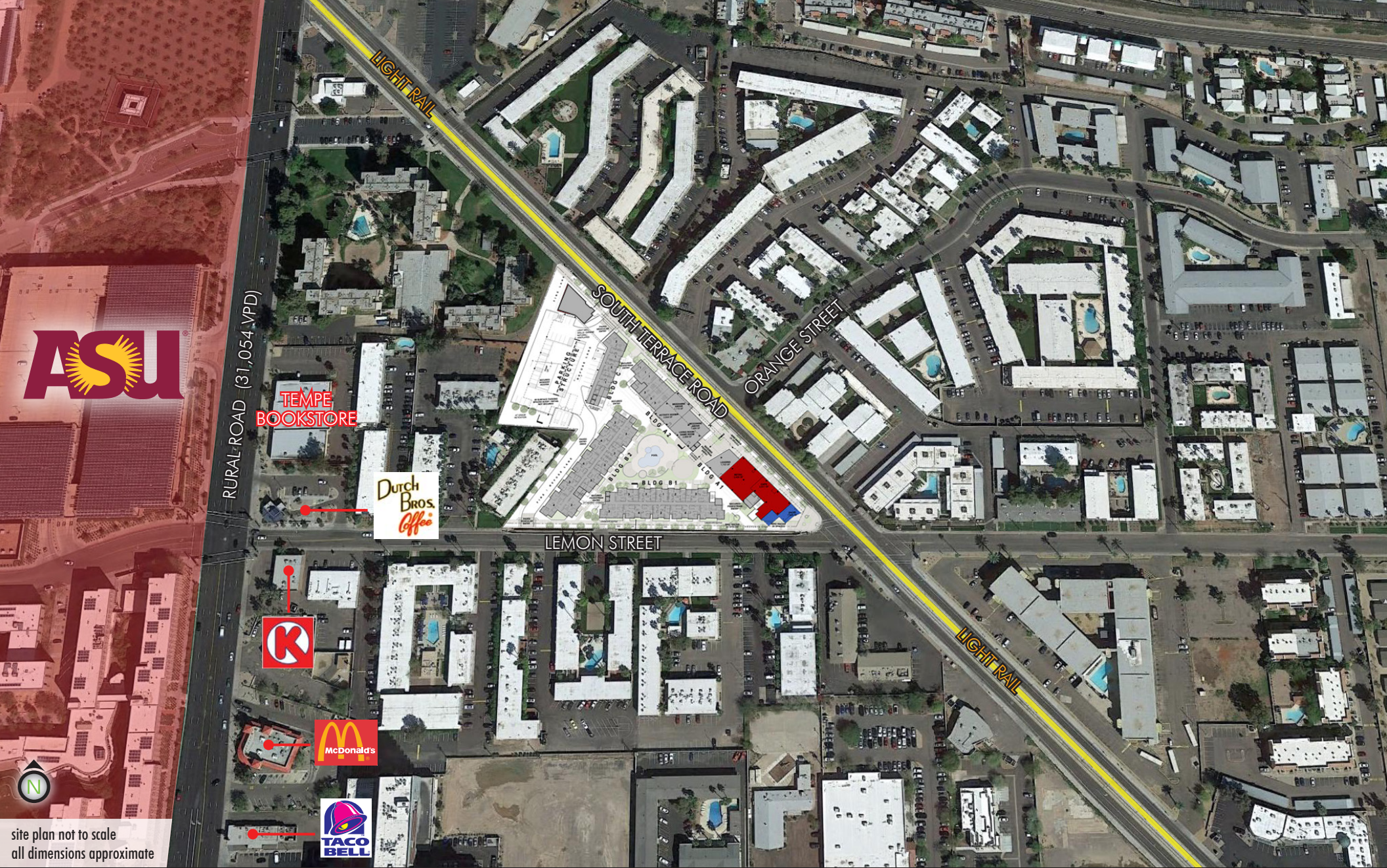
- Placed in the heart of Tempe
- Desirable ±6,050 SF space with ±1,469 SF patio available next to Arizona State University campus located on the light rail for easy transit
- Vertex Student Apartments has ±600 beds/213 units
- Located 1 block from two light rail stations
- 48 visitor and retail parking spaces
- Traffic Counts:
 - 33,251 vehicles per day on Apache Boulevard
 - 31,054 vehicles per day on Rural Road (SOURCE: CoStar)



RETAIL SPACE FOR LEASE

AT VERTEX APARTMENTS





TEMPE
BOOKSTORE



RURAL ROAD (31,054 VPD)

SOUTH TERRACE ROAD

ORANGE STREET

LEMON STREET

LIGHT RAIL



site plan not to scale
all dimensions approximate

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