

BROADWAY CENTER

1310-1350 EAST BROADWAY ROAD | TEMPE, AZ



AVAILABLE SF	1,633 - 5,380 SF
LEASE RATE	Negotiable
BUILDING SIZE	51,811 SF
YEAR BUILT	1985
ZONING	C-2, Tempe
CROSS STREETS	Broadway Rd & Dorsey Ln
TRAFFIC COUNT	42,423 VPD (Broadway)

SUITE	SIZE	RATE
1310 - 102*	5,380 SF	Negotiable
1320 - 103	1,633 SF	Negotiable
1350 - 101	1,775 SF	Negotiable
1320 - 108	2,528 SF	Negotiable
1340 - 107*	4,391 SF	Negotiable

*AVAILABLE WITH 30 DAYS NOTICE/DO NOT DISTURB TENANT

HIGHLIGHTS

- Below Market Rental Rates for Tempe Area
- Located 1.5 Miles from Arizona State University's Main Campus with over 60,000 Students
- Abundant Parking Field
- High Traffic Area: Over 42,000 Vehicles Per Day on Broadway

FOR MORE INFORMATION CONTACT

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BIRD'S EYE VIEW: SITE PLAN



JUNN
SUSHI

AVAILABLE:
1,633 SF

CHINESE
RESTAURANT

AVAILABLE:
2,528 SF

CSL Plasma
Good for You. Great for Life.

PEOPLE
READY



AVAILABLE W/ 30
DAYS NOTICE:
4,391 SF

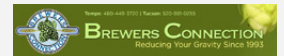
AVAILABLE W/ 30
DAYS NOTICE:
5,380 SF



1310

1350

AVAILABLE:
1,775 SF



US RECRUITING

BROADWAY ROAD: 42,423 VPD

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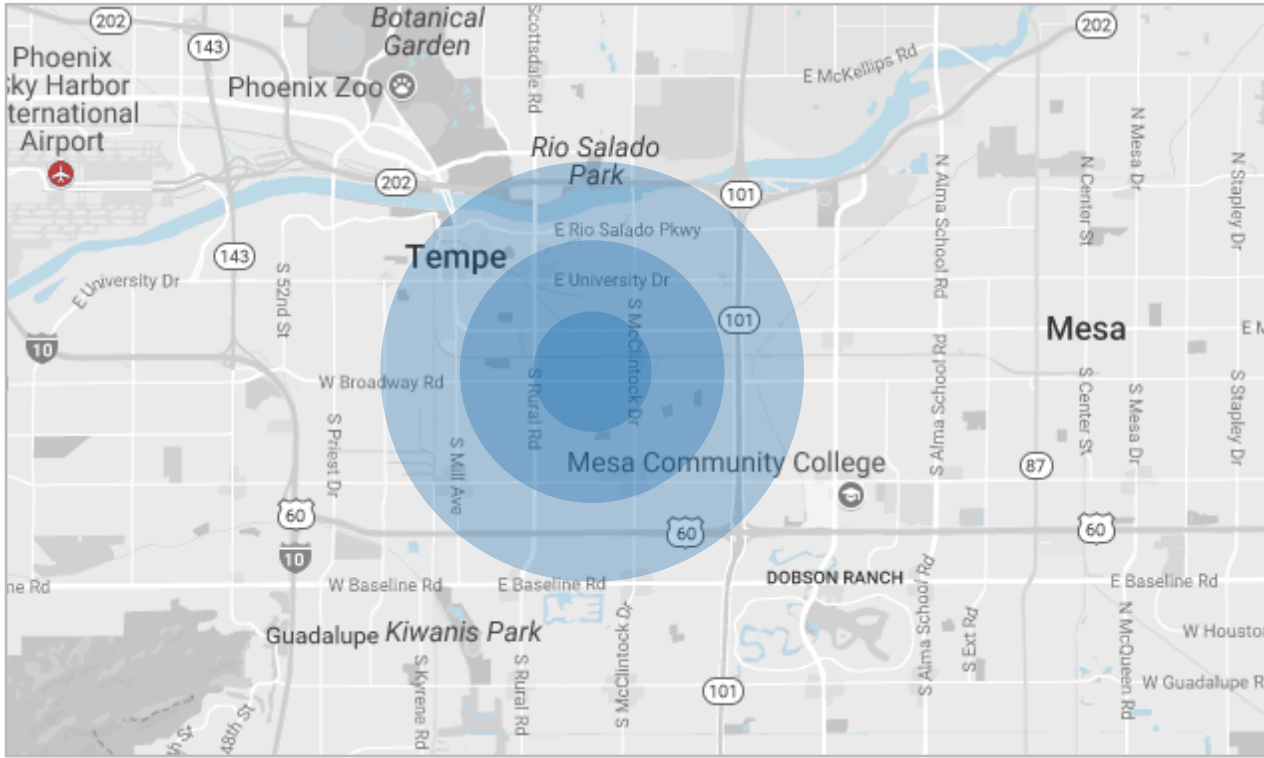
AERIAL VIEW



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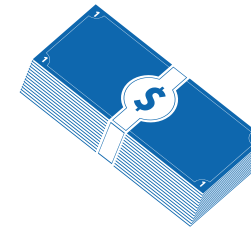
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DEMOGRAPHICS



DAYTIME POPULATION
502,347

*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$71,399

*5 Mile Radius



MEDIAN
AGE
24.1

*1 Mile Radius

2020 DEMOS (Source: Esri)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	53,560	228,973	502,347
POPULATION	39,324	162,337	357,516
AVG HOUSE SIZE	2.24	2.25	2.37
AVG INCOME	\$53,678	\$65,524	\$71,399
MEDIAN AGE	24.1	28.3	31.3

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