WESTERN RETAIL ADVISORS

THOMPSON THRIFT RETAIL GROUP

RETAIL PROPERTY FOR LEASE

RURAL & WARNER

8770 S. Rural Rd. | Tempe, AZ 85284

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RURAL & WARNER

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LOCATION DESCRIPTION

NWC Rural & Warner Rd Tempe, AZ 85284

PROPERTY HIGHLIGHTS

- Located across from local favorites Postino's, Cotton & Copper, and Ghost Ranch
- Minutes away from the ASU Research Park which houses 6,000+ employees
- Strong demo including a population of 105k in the 3-mile area and 157k employees in a 5-mile radius.
- Average Household Income over $181,000 within a 1-mile radius with a median age of 45 years old

AREA COTENANTS

POSTINO winecafé

THE VIG

HONEST PROVISIONS
COTTON & COPPER
A MODERN PUBLIC HOUSE

GHOST RANCH

LANDIS CYCLERY

Bahama BUCK'S
Original Shaved Ice Company

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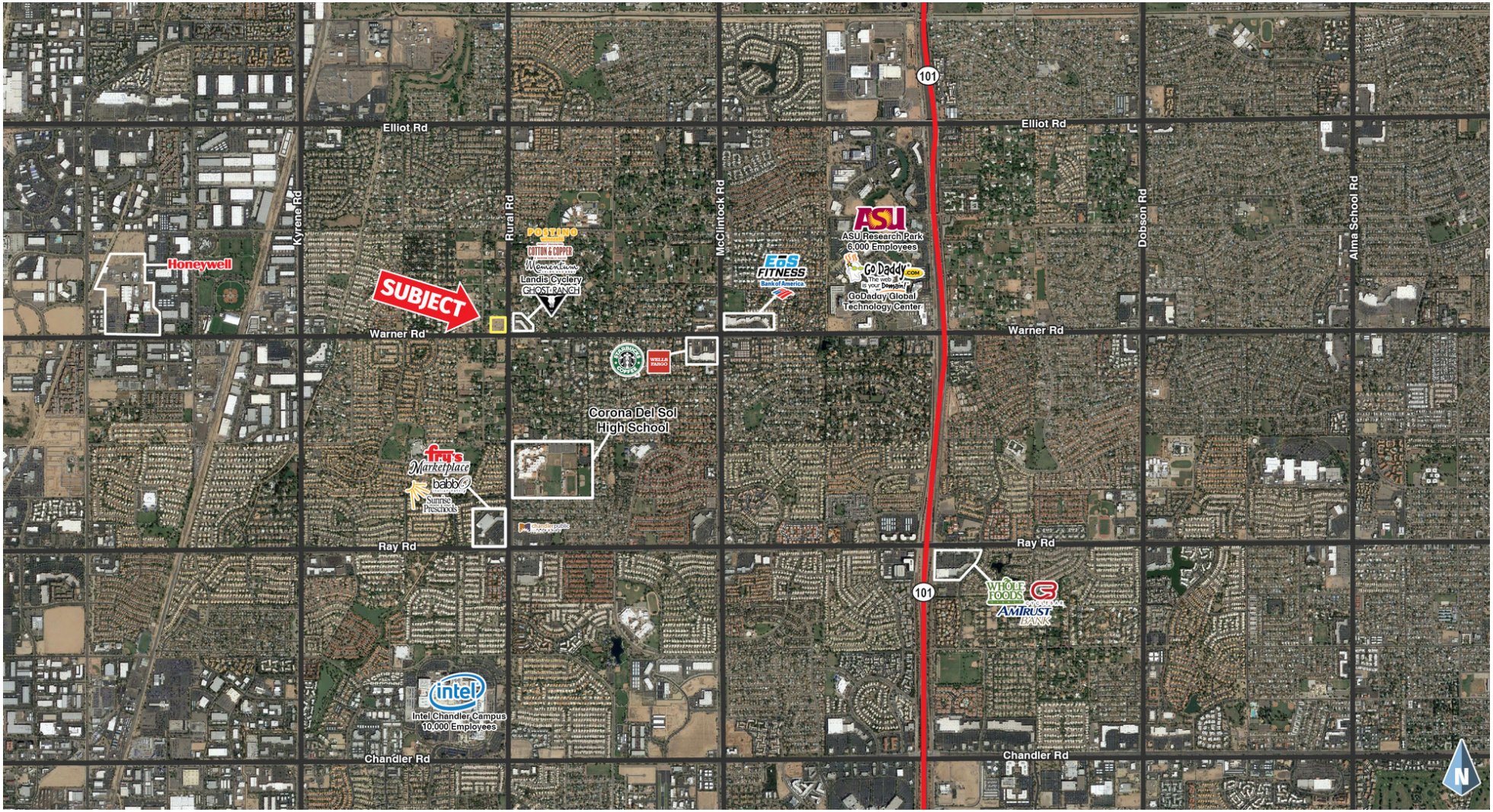

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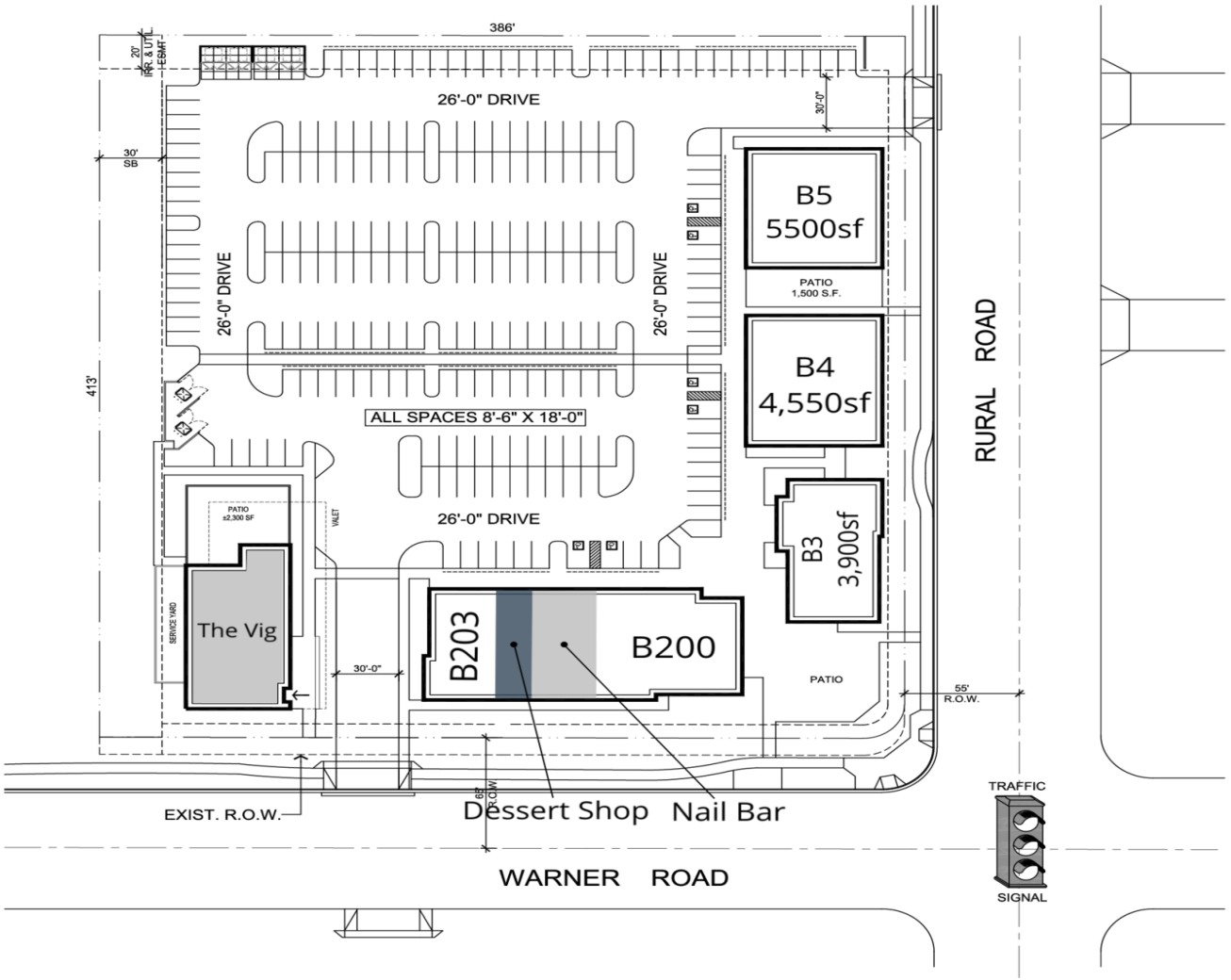

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	10,156	116,638	311,260
Total Population in 5 years	10,667	122,635	327,180
Annual Growth Rate	0.99%	1.01%	1.00%
Median Age	47.8	37.8	36.4
INCOME SUMMARY			
Median Household Income	$134,744	$83,565	$75,340
Average Household Income	$181,473	$108,530	$96,777
BUSINESS SUMMARY			
Total Businesses	351	4,677	11,311
Total Employees	3,778	68,966	152,796
Daytime Population	6,744	100,372	237,899
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	5.0%	9.0%	9.0%
Bachelor's Degree	35.0%	30.0%	27.0%
Graduate / Professional Degree	32.0%	20.0%	17.0%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	5,621	66,070	174,838
White Collar	84.0%	77.0%	72.0%
Service Industry	9.0%	11.0%	14.0%
Blue Collar	8.0%	12.0%	14.0%
HOUSEHOLD SUMMARY			
Households	3,736	47,207	126,743
Average Household Size	2.72	2.46	2.44
Average Family Size	3.02	3.03	3.04
Median Home Value	$457,364	$310,201	$278,812

** 2020 Demographic data derived from ESRI*

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