



FOR LEASE | RETAIL

Park Place-1201 E Apache Boulevard

1201 E Apache Boulevard | Tempe, AZ 85281

PRESENTED BY:

Don Mortensen Principal, Associate Broker | 602.451.3684 | don@lraphx.com



Park Place-1201 E Apache Boulevard

1201 E Apache Boulevard | Tempe, AZ 85281



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	9,073 SF
Available SF:	1,000 - 3,000 SF
Lot Size:	4.45 Acres
Year Built:	2020
Zoning:	CSS
Market:	Phoenix
Submarket:	Tempe Downtown

PROPERTY OVERVIEW

9,073 contiguous square feet available can be divided to spaces as small as 1,000 square feet. Great opportunity to lease street front Retail Space / Restaurant space at the ground floor of a brand new 285 luxury apartments/ mixed use development.

Located within walking distance of Arizona State University. The University is one of the largest in the country, boasting an approximate population of 113,000 students and growing. This development is located at the nearest light rail stop from Arizona States' campus. The available Retail Space can be divided according to your design and needs.

Outdoor patio space/use available adjacent to entire retail front. Grease trap and Restaurant venting available. This build to suit space will be a state of the art amenity that will have no shortage of traffic from the residences that surround this property for miles. Looking for fast casual restaurants including pizza, burgers, Asian Fusion. Retail boutiques, nutrition bars, Barber shops, salons and fitness tenants are a plus to the development.

PROPERTY HIGHLIGHTS

- Less than a Quarter Mile from Arizona State University with 113,000 Students
- Street Front Retail Below New Luxury Apartments
- Outdoor Patio Available



FOR LEASE | RETAIL

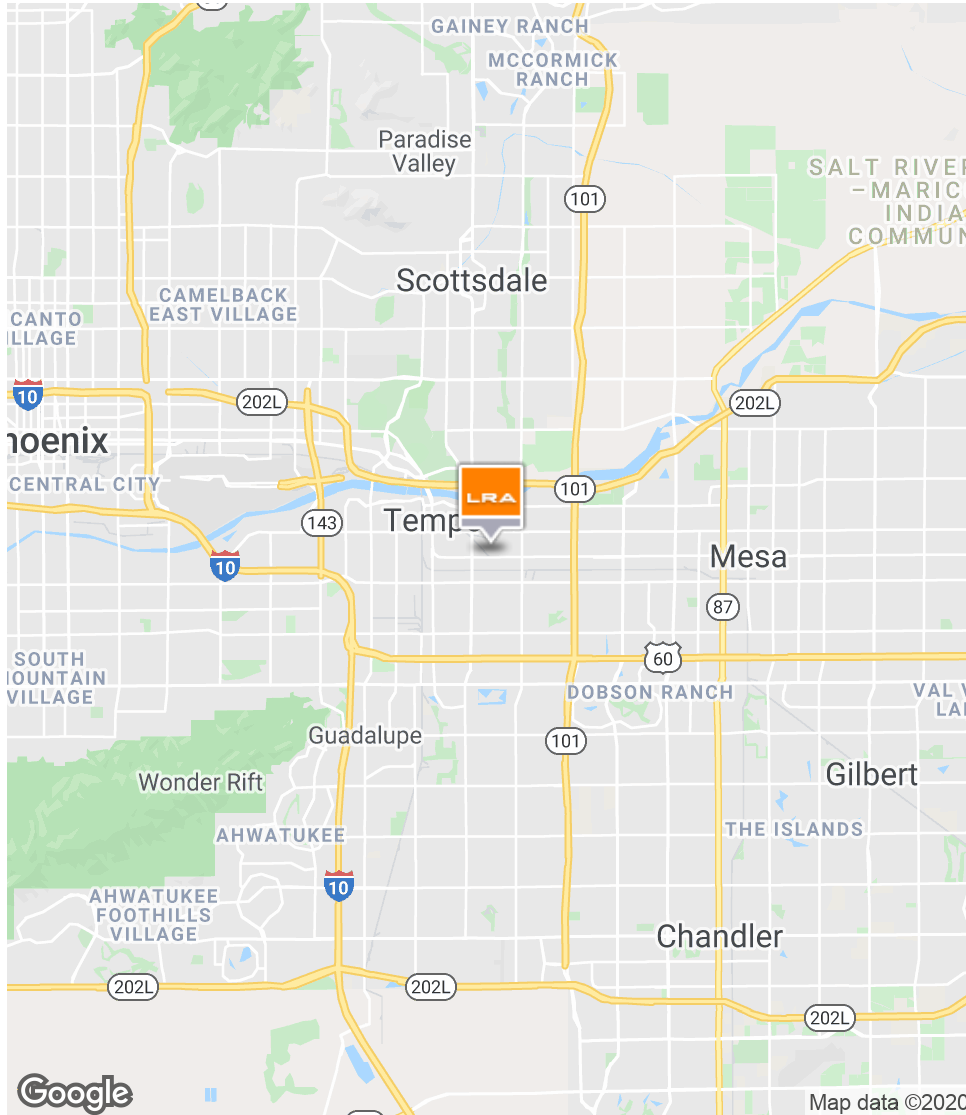
Park Place-1201 E Apache Boulevard

1201 E Apache Boulevard | Tempe, AZ 85281



Park Place-1201 E Apache Boulevard

1201 E Apache Boulevard | Tempe, AZ 85281



Park Place-1201 E Apache Boulevard

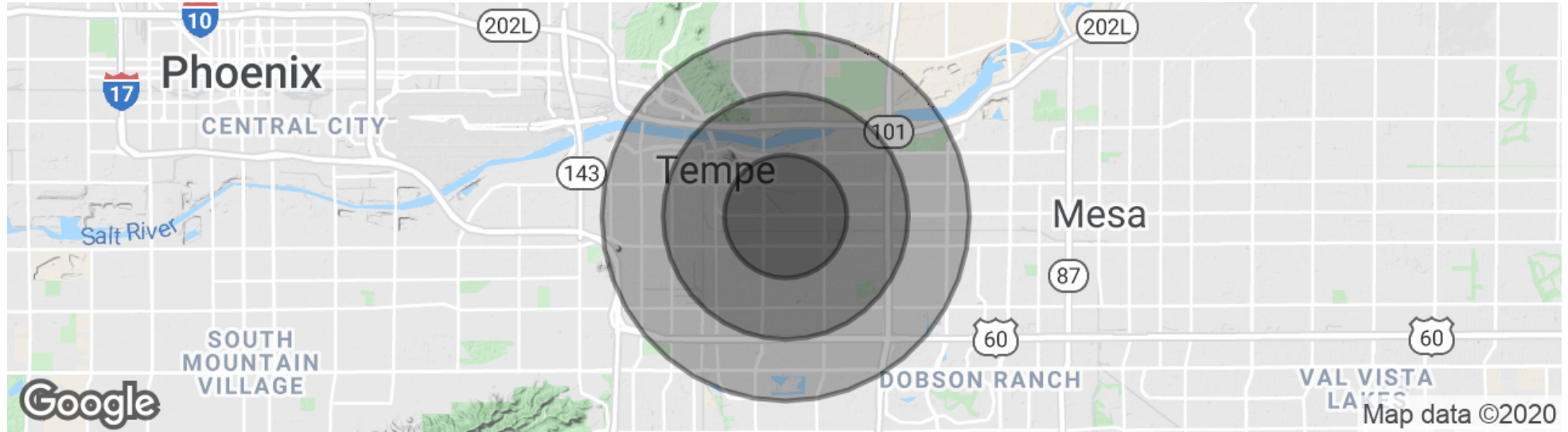
1201 E Apache Boulevard | Tempe, AZ 85281



Map data © 2020 Google Imagery © 2020 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Park Place-1201 E Apache Boulevard

1201 E Apache Boulevard | Tempe, AZ 85281



POPULATION

Total population
 Median age
 Median age (Male)
 Median age (Female)

1 MILE

24,640
 24.3
 24.7
 23.8

2 MILES

66,978
 25.7
 25.8
 25.4

3 MILES

128,841
 28.2
 27.9
 28.3

HOUSEHOLDS & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILE

9,603
 2.6
 \$40,016
 \$233,032

2 MILES

24,144
 2.8
 \$49,572
 \$234,717

3 MILES

49,890
 2.6
 \$52,798
 \$238,929

* Demographic data derived from 2010 US Census