

± 3,465 SF
AVAILABLE



UNDER CONSTRUCTION

FOR LEASE

Join Black Rock Coffee Bar

9895 S. Priest Dr. | Tempe, AZ

For more information, please contact:



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Developed by:



SPIKE LAWRENCE
VENTURES

PROPERTY FEATURES

MARKETING PACKAGE

FOR LEASE

- AVAILABLE - ± 3,465 SF

DESCRIPTION

- Prominent storefront visibility on Priest Drive
- Excellent retail, restaurant, office, or medical opportunity
- High-end lifestyle center across the street serving affluent Ahwatukee & Chandler trade area
- Strong national & local tenant mix in the intersection
- Average household income greater than \$113,000 within 3 miles
- Nearly 240,000 employees within 5 miles
- Estimated delivery of Q2 2021



POPULATION 2020

1 Mile	3 Mile	5 Mile
12,458	100,954	221,458



POPULATION 2025

1 Mile	3 Mile	5 Mile
13,622	106,272	232,919



AVG. HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$102,438	\$113,159	\$103,941



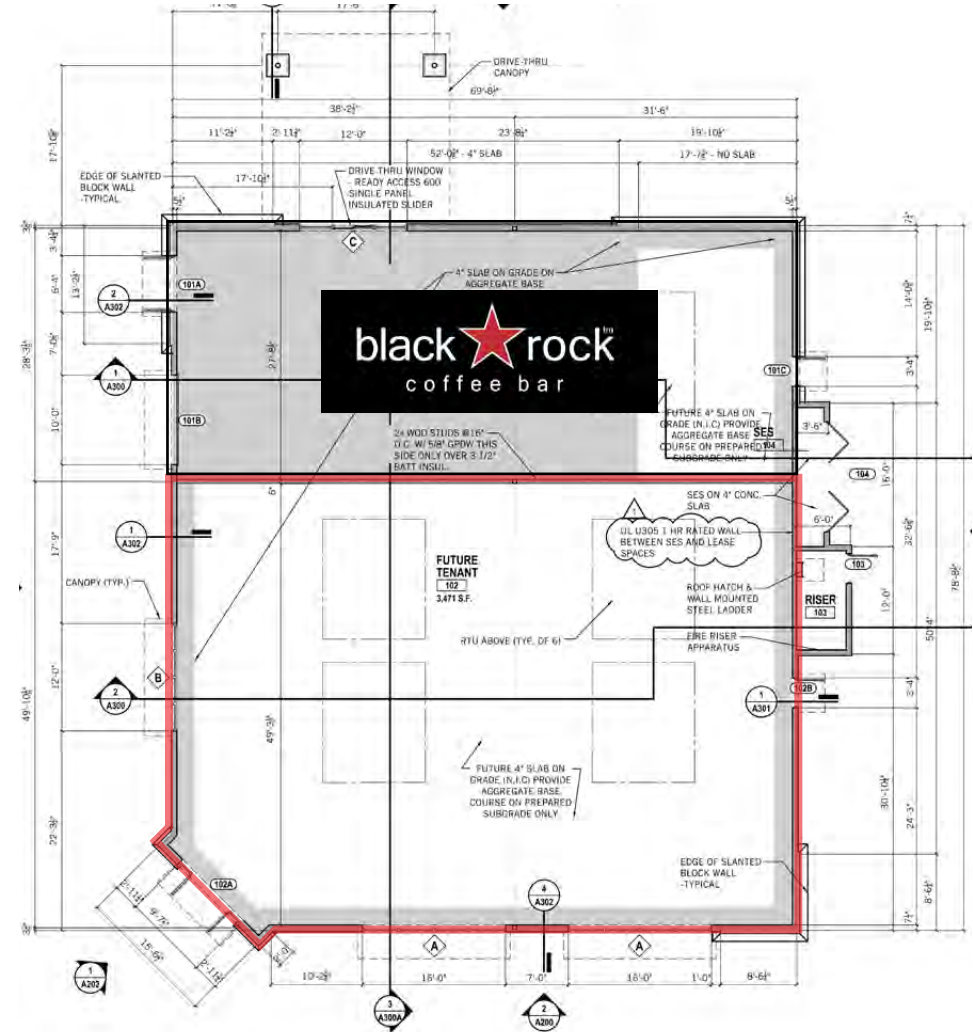
DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
18,342	116,128	239,581

PRIEST DRIVE - 22,291 VPD



NEC RAY ROAD & PRIEST DRIVE TEMPE, ARIZONA 85284



RAY ROAD - 30,600 VPD



SRS

COMMON BOND
— DEVELOPMENT GROUP —

Black Rock Coffee Bar

NEC Ray Road & Priest Drive | Tempe, Arizona 85284



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PRIEST DRIVE

RAY ROAD

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COMMON BOND
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PHOTOS TAKEN: 5/5/21





PHOENIX

LUMIERE CONDOMINIUMS

CHANDLER

Ray Road
35,246 VPD '20

Priest Drive
26,258 VPD '20

Maricopa Freeway

48th Street

54th Street

48th Street

56th Street
13,577 VPD '20

PRESIDIO APARTMENTS

SAN MELIA APARTMENTS



SITE

black rock coffee bar

COBBLESTONE AUTO SPA

McDonald's

LOWE'S

sandbar

BevMo!

OUTBACK

CARRABBA'S

CHARLESTON'S

JCPenney

Kid & Kid

FedEx Office

9

TARGET

HOBBY LOBBY

Marshall's

SPROUTS

Party City

Michaels

Burlington

Bank of America

PET SMART

SPENCERS

petco

Chick-fil-A

BEST BUY

JOANN

AMC THEATRES
24 Screens

ROSS

OfficeMax

WELLS FARGO

GOLF GALAXY

WORLD MARKET

BED BATH & BEYOND

SAM'S CLUB

THE HOME DEPOT

POTATO BARN

ICE DEN

ULTA

JARED

POPS

Buce

Zias

Habit

LONGHORN STEAKHOUSE

Panera BREAD

COURTYARD Marriott

Planet fitness

ARIZONA Bank & Trust

RED LOBSTER

IN-N-OUT

McDonald's

COBBLESTONE AUTO SPA

black rock coffee bar

LOWE'S

BevMo!

OUTBACK

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CHARLESTON'S

planet fitness

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