



FOR LEASE | RETAIL

1874 E Apache Boulevard

1880 E Apache Boulevard | Tempe, AZ 85281

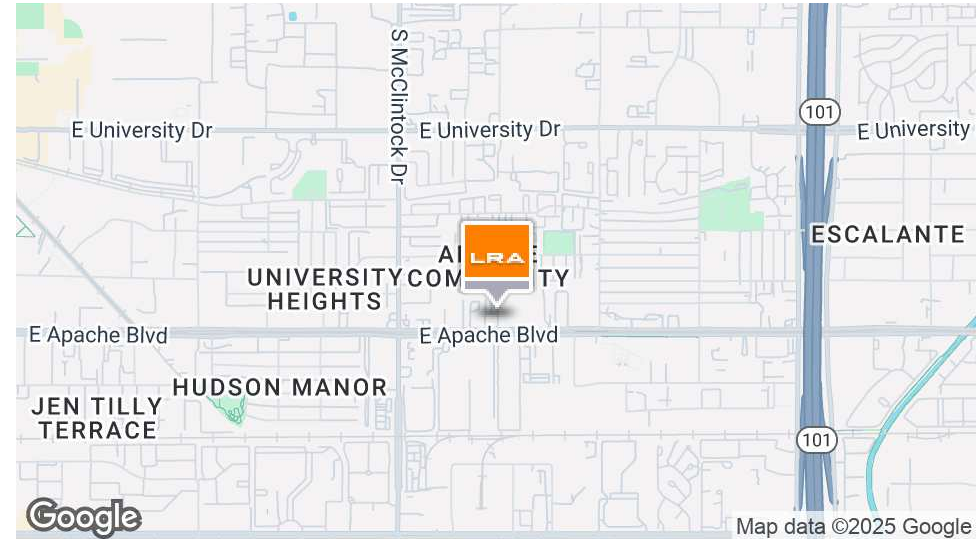
PRESENTED BY:

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LRA

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OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | \$26/SF/MG |
| Building Size: | 8,701 SF |
| Available SF: | 900 |
| Year Built: | 1974 |
| Zoning: | C-G |
| Market: | Retail |
| Submarket: | Tempe |

PROPERTY OVERVIEW

The suite offers approximately 900 SF of retail space and was previously occupied by a smoke shop. It is an end-cap unit—the last available suite in the shopping center. Neighboring tenants include a diverse mix of businesses: a barber shop, convenience store, vintage clothing store, and an Indian restaurant. Located on Apache Blvd, the space benefits from heavy car traffic, as well as consistent foot traffic from the nearby light rail, Arizona State University, and several upscale apartment complexes.

PROPERTY HIGHLIGHTS

- High traffic
- Close to Light Rail
- One mile from Arizona State University

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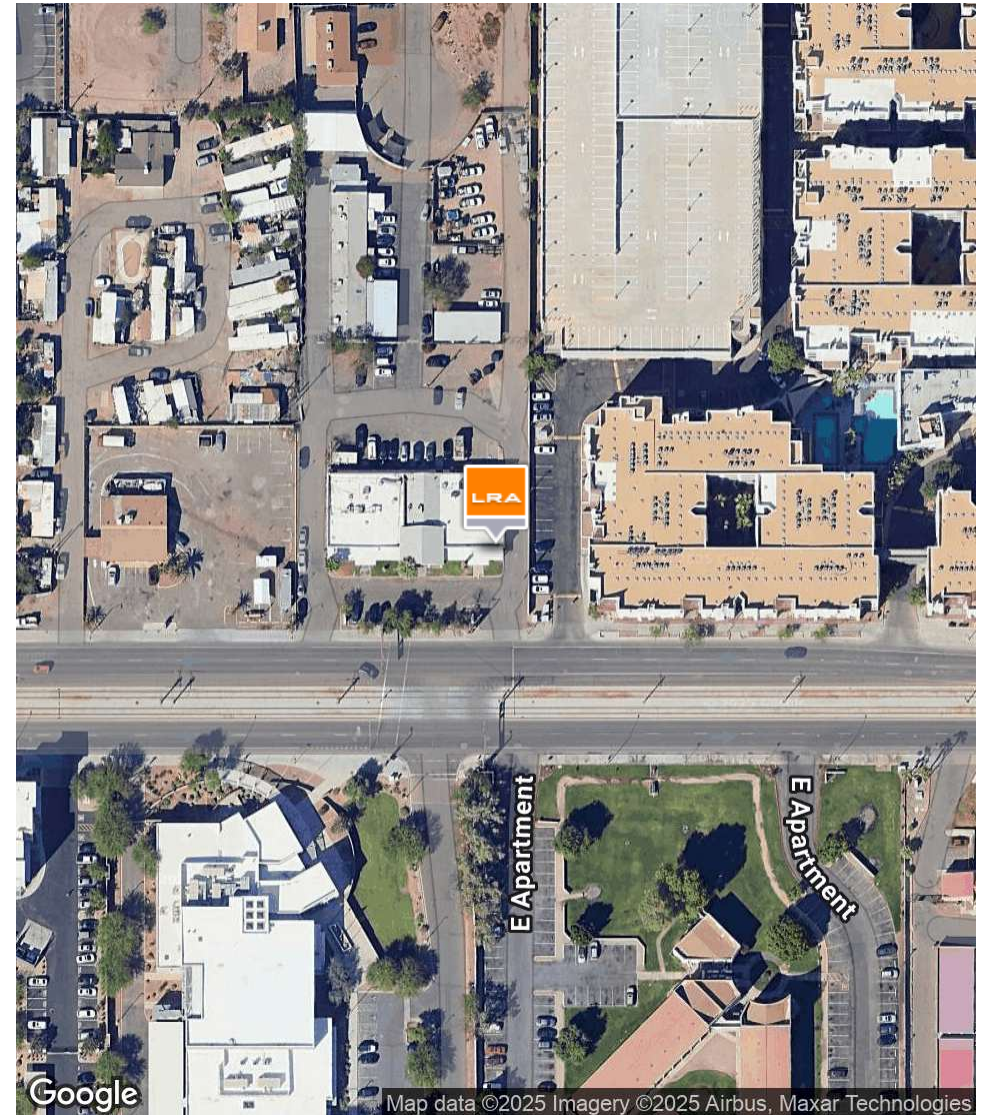
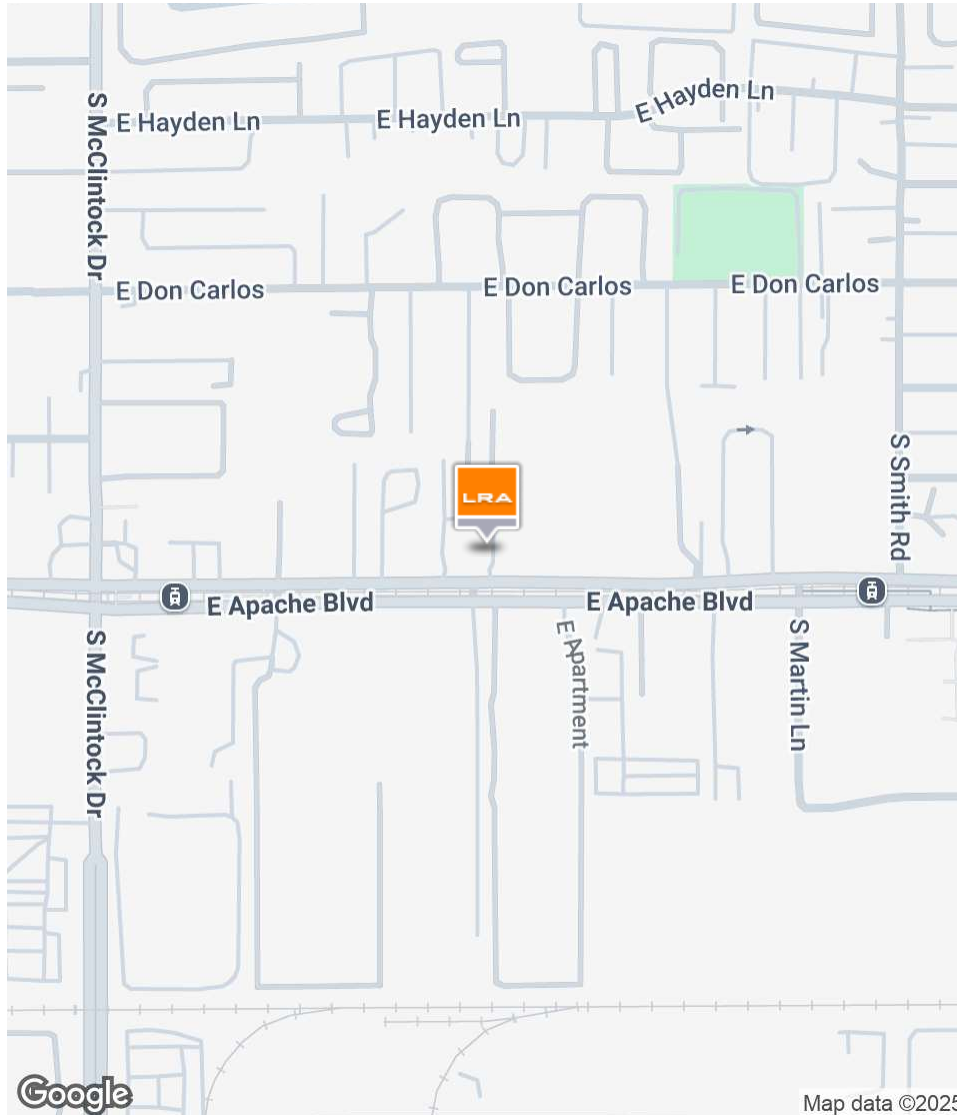


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 2,931 | 10,110 | 25,958 |
| Average Age | 29 | 30 | 30 |
| Average Age (Male) | 29 | 30 | 30 |
| Average Age (Female) | 29 | 30 | 31 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,472 | 4,732 | 12,137 |
| # of Persons per HH | 2 | 2.1 | 2.1 |
| Average HH Income | \$47,410 | \$58,740 | \$66,802 |
| Average House Value | \$129,159 | \$211,469 | \$282,054 |

* Demographic data derived from 2020 ACS - US Census

