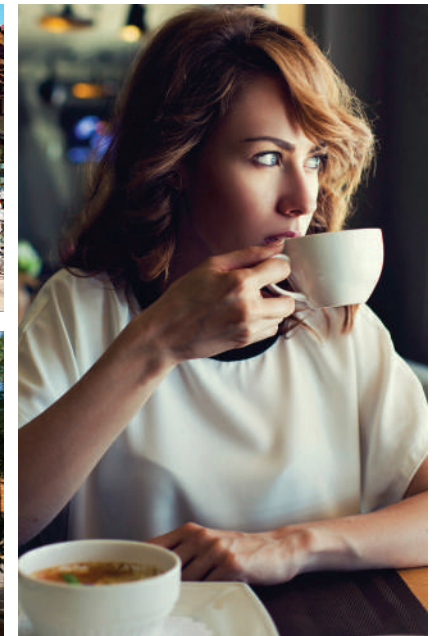


NWC RURAL & WARNER  
TEMPE, ARIZONA



# TEMPE, AZ

Tempe is the 7th largest city in the State of Arizona. Home to Arizona State University, University of Phoenix and Rio Salado College. Tempe has many distinct, dynamic and entrepreneurial characteristics that make Tempe a great place to live, work and play.



## QUALITY OF LIFE

This location in Tempe is situated to work, play and reside within a mile.

# 156<sup>K</sup>

Employees within a 5-mile radius.

# 1,200

Hotel Rooms within a 3-mile radius.

# 117<sup>K</sup>

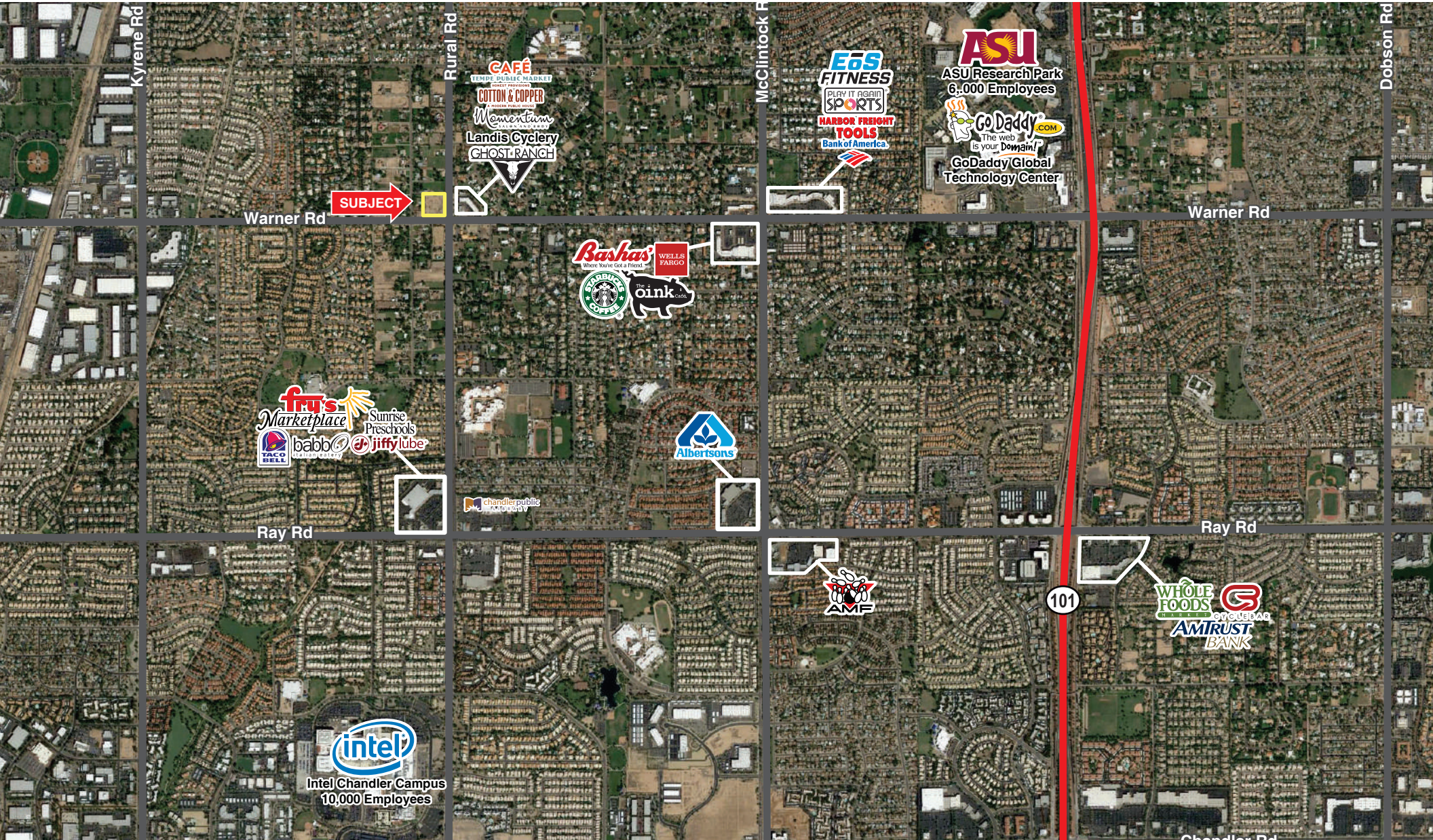
Population within a 3-mile radius.



## ASU RESEARCH PARK

The ASU Research Park is home to 50 companies employing more than 6,000 employees.

# AERIAL





SITE PLAN



# DEMOGRAPHICS

	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2019 Total Population	10,312	116,971	311,795
2024 Total Population	10,919	124,128	329,579
2015-2020 Annual Growth Rate	1.15%	1.19%	1.12%
2019 Median Age	47.6	37.7	36.2
<b>INCOME SUMMARY</b>			
Median Household Income	\$131,819	\$81,108	\$71,983
Average Household Income	\$175,601	\$175,601	\$93,551
<b>BUSINESS DATA</b>			
Total Businesses:	368	4,790	11,604
Total Employees:	3,863	70,194	156,090
Daytime Population:	8,351	118,906	286,198
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	5.0%	8.8%	9.5%
Bachelor's Degree	34.3%	29.5%	26.6%
Graduate/Professional Degree	32.2%	20.0%	16.9%
Percent of Population with Degrees	71.5%	58.3%	53.0%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	5,824	68,259	181,687
White Collar	83.2%	76.9%	71.9%
Services	9.1%	11.6%	14.7%
Blue Collar	7.6%	11.5%	13.4%
<b>HOUSEHOLD SUMMARY</b>			
2019 Households	3,787	47,229	126,690
2019 Average Household Size	2.72	2.47	2.45
2019 Average Family Size	3.03	3.05	3.06
2019 Median Home Value	\$447,039	\$300,866	\$273,065

**17K**  
Cars Per Day  
Rural Rd

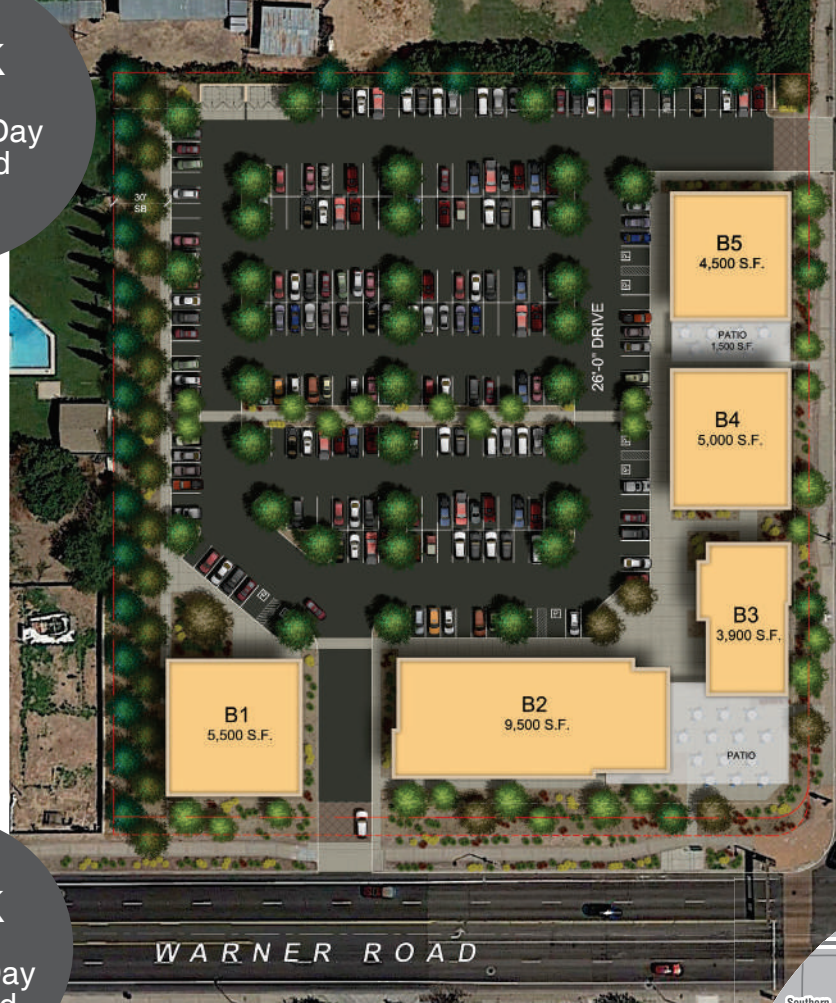
**28K SF**  
Total GLA



Rural Rd  
14,000 ADT



Rural Rd  
17,000 ADT



**23K**  
Cars Per Day  
Warner Rd




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**THOMPSON THRIFT RETAIL GROUP**  
TTRG.COM

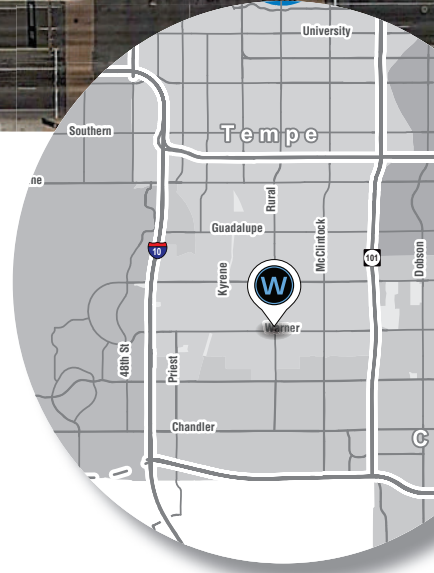
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