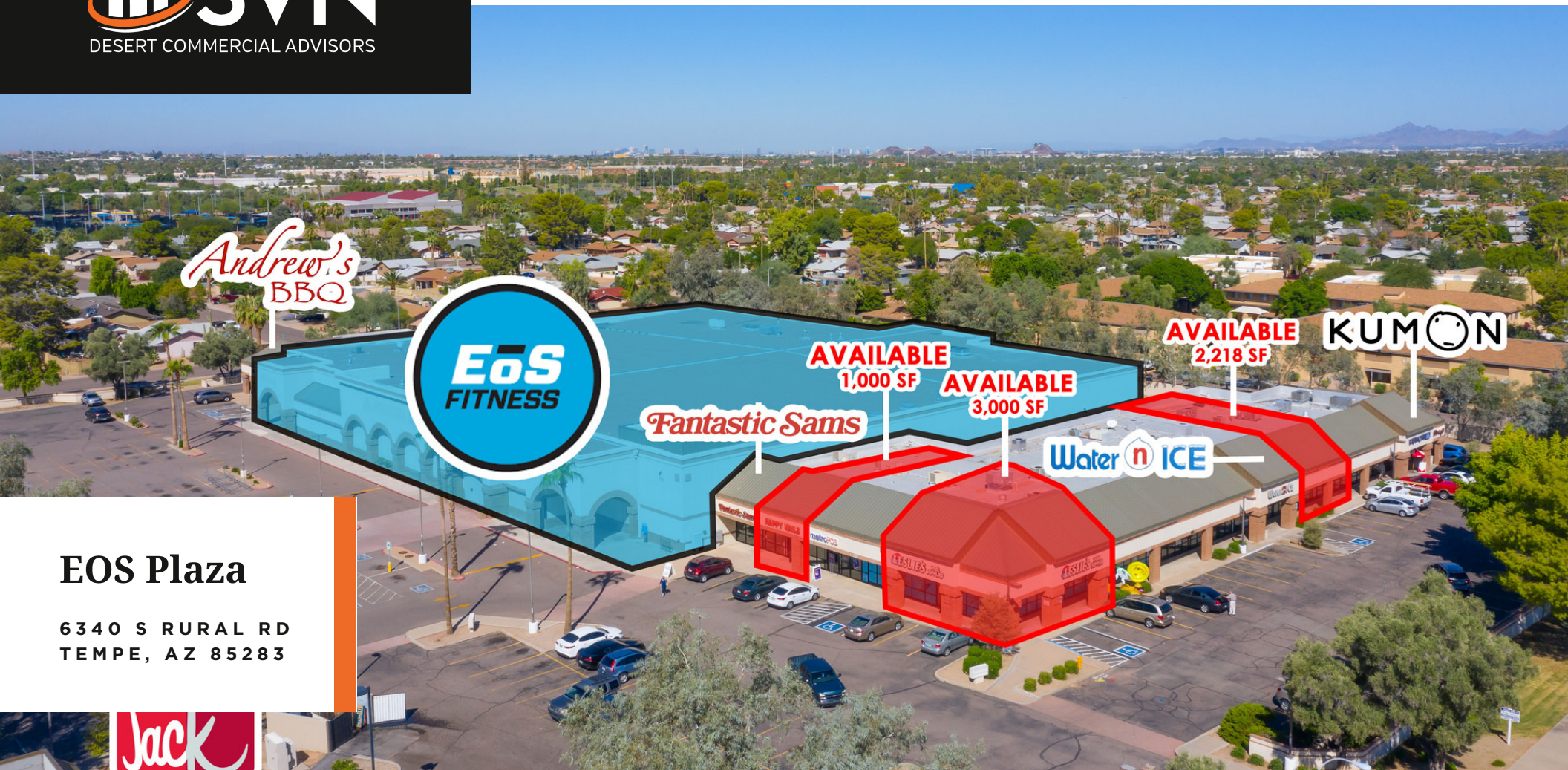




# Corner End Cap & Nail Salon For Lease



## EOS Plaza

6340 S RURAL RD  
TEMPE, AZ 85283

### PRESENTED BY:

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## PROPERTY SUMMARY

### EOS PLAZA

6340 S RURAL RD  
TEMPE, AZ 85283

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	23,792 SF
<b>AVAILABLE SF:</b>	1,000 - 3,000 SF
<b>LOT SIZE:</b>	81,544 SF



## PROPERTY SUMMARY

Discover an exceptional leasing opportunity at 6340 S Rural Rd, Tempe, AZ 85283. This prime commercial property offers outstanding visibility with high traffic counts and a strategic location along one of Tempe's key corridors. Tenants benefit from convenient access to major freeways, ensuring seamless connectivity across the Valley. Inside, modern and well-appointed office spaces are designed to enhance productivity and comfort, featuring flexible layouts that can be tailored to meet a variety of business needs. Ample on-site parking provides convenience for both employees and visitors, making this property an ideal choice for companies seeking a prominent and adaptable office environment in a highly desirable Tempe location.

## PROPERTY HIGHLIGHTS

- Outstanding Visibility & Exposure
- Strong local demographics
- Co-Tenants include EOS Fitness, Jack-in-the-Box, Kumon, and several neighborhood services
- C-2 zoning allows for a wide array of retail uses



**PREVIOUSLY BUILT  
OUT SPACES**



**PRIME FITNESS  
SHADOW ANCHOR**



**SUITE COMBINATION  
POTENTIAL**

# AVAILABLE SUITES



# AVAILABLE SUITES

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 102	Available	1,000 SF	NNN	\$26.00 SF/yr	Fully built-out nail salon
Suite 117	Available	2,128 SF	NNN	\$26.00 SF/yr	-
Suite 105	Available	3,000 SF	NNN	\$26.00 SF/yr	-

# PROPERTY PHOTOS



## LOCATION DESCRIPTION

Situated in the bustling Phoenix market, the area surrounding the property at 6340 S Rural Rd, Tempe, AZ, 85283, offers an array of amenities and attractions tailored to office tenants, including: 1. Tempe Marketplace: A dynamic outdoor retail hub showcasing popular stores, diverse dining options, and a cinema for post-work relaxation. 2. Tempe Diablo Stadium: Home to the Los Angeles Angels' spring training, offering team-building opportunities for sports enthusiasts. Boasting high traffic counts and a strategic proximity to major freeways, this location provides prime visibility and accessibility. Additionally, the area's diverse demographics offer a vibrant customer base and a talented workforce for potential tenants.



# LOCAL RETAILERS



# STREET VIEW



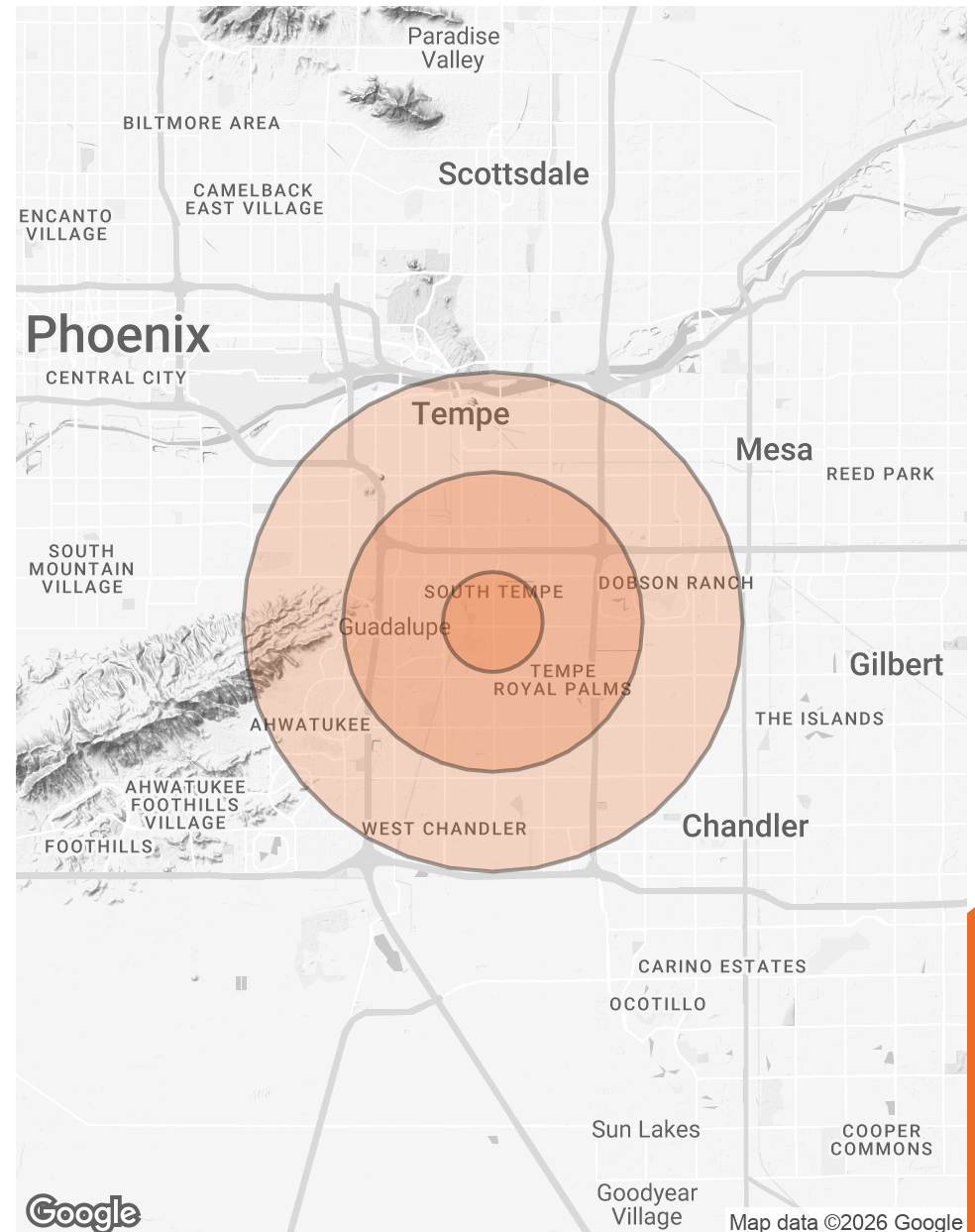
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,332	123,173	372,333
AVERAGE AGE	41	39	37
AVERAGE AGE (MALE)	39	38	36
AVERAGE AGE (FEMALE)	42	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,776	50,666	153,430
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$104,701	\$114,259	\$101,227
AVERAGE HOUSE VALUE	\$479,736	\$468,955	\$433,658

Demographics data derived from AlphaMap



We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## FOR MORE INFORMATION:



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