

# FOR LEASE

4409-4411 S RURAL RD  
TEMPE, AZ 85282

PREMIER FRONTAGE  
ON RURAL RD



BRANDEN MONDRAGON  
PARTNER  
bmondragon@levrose.com  
480.289.4234

DANIELLE DAVIS  
PARTNER  
ddavis@levrose.com  
480.294.6017

**LEVROSE**  
COMMERCIAL REAL ESTATE



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# PROPERTY INFORMATION

LEASE RATE	\$16.00/SF + NNN
AVAILABLE SF	±2,925 SF
BUILDING SIZE	±12,205 SF
LOT SIZE	±22,216 SF
PARCEL	133-38-453
ZONING	C-2
PARKING	Reciprocal Parking



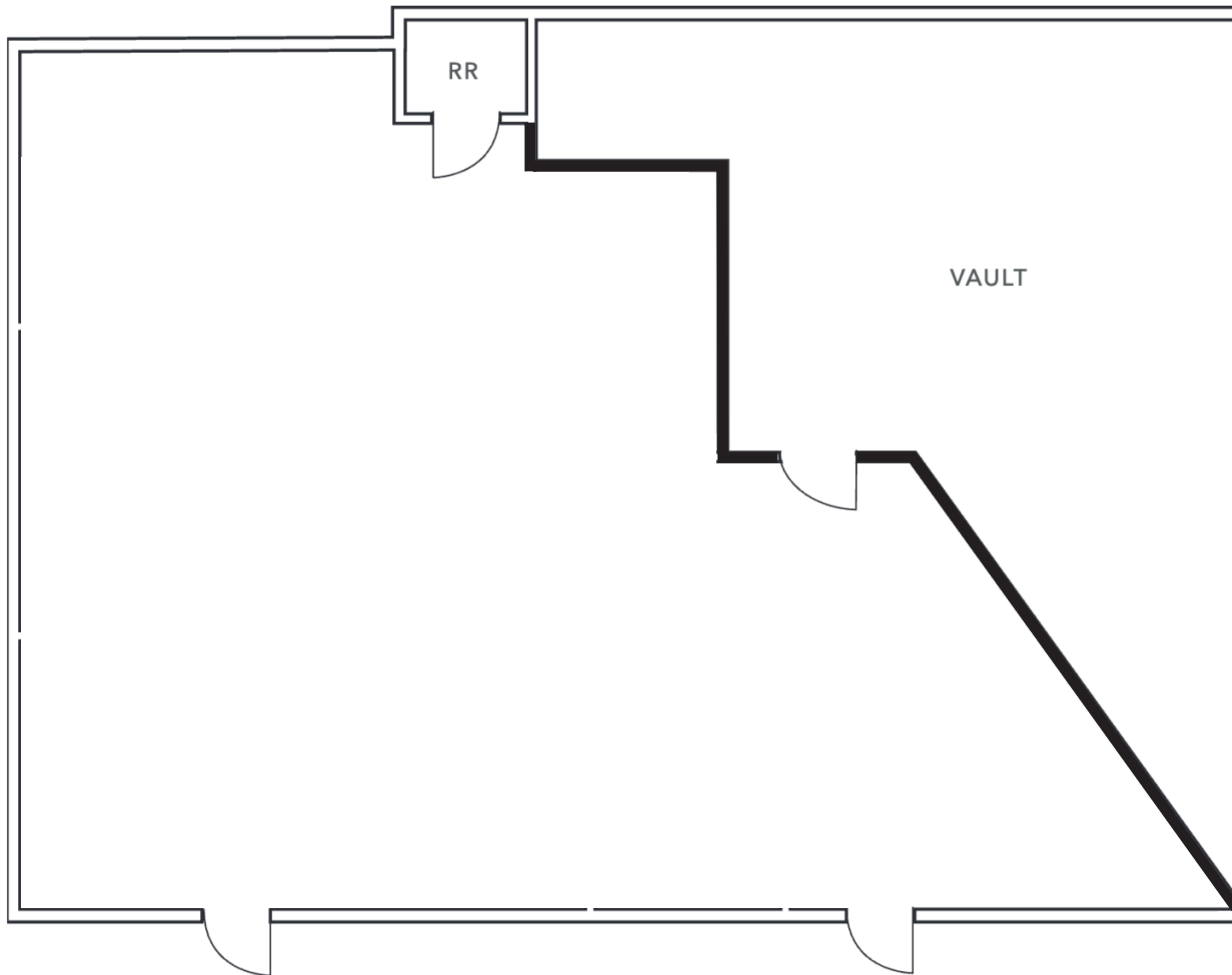
# PROPERTY HIGHLIGHTS

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- Premier frontage on Rural Road with exceptional visibility and daily commuter traffic
- Direct signalized access for seamless ingress and egress
- Minutes to US-60 & Loop 101, providing unmatched regional connectivity
- Strong surrounding retail corridor with national co-tenancy and established amenities
- Abundant on-site parking for employees and visitors
- Prominent signage and branding opportunities



# SUITE 100 FLOOR PLAN



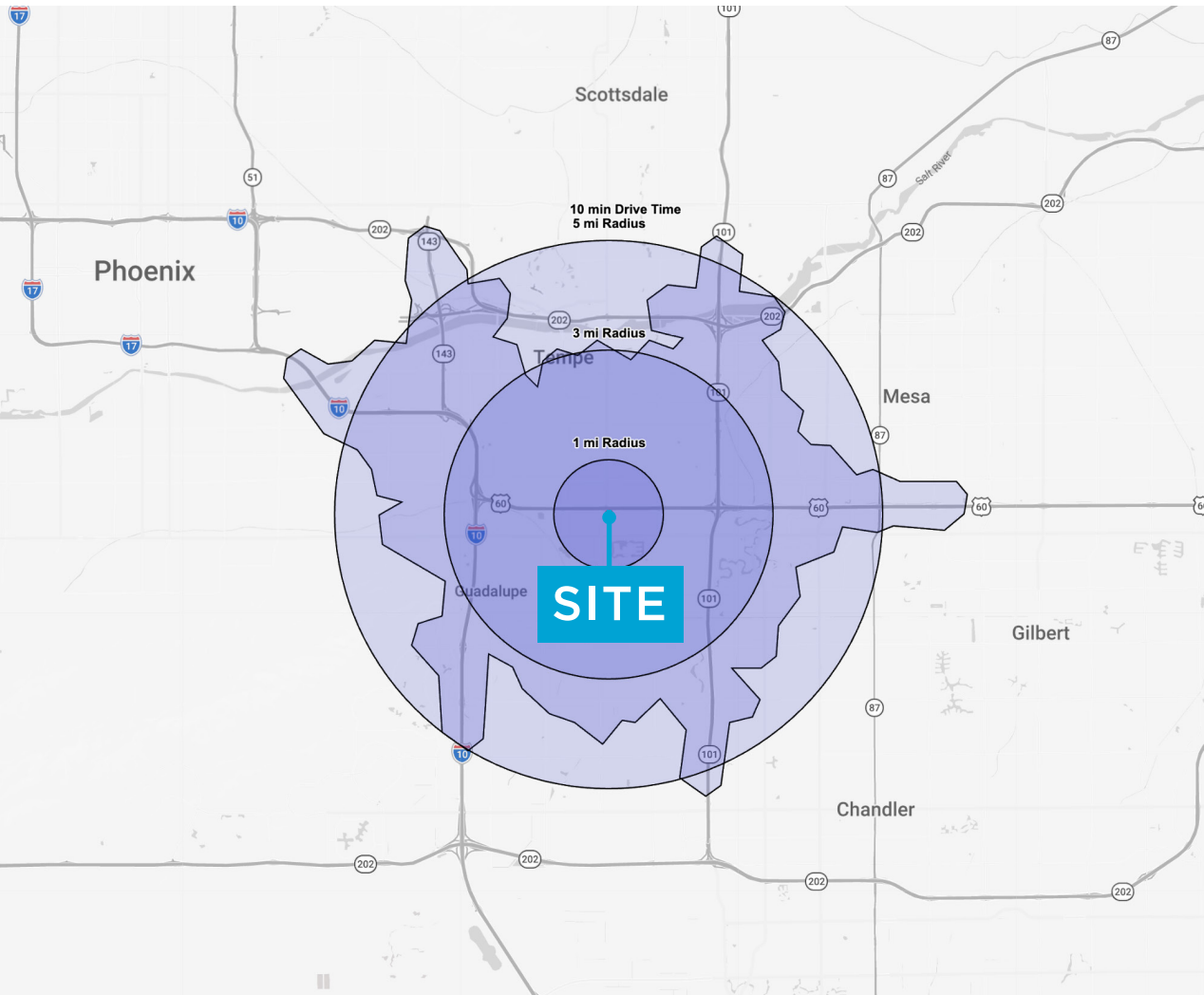


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# AERIAL OVERVIEW

This property sits along one of Tempe's primary north-south corridors, offering excellent visibility and direct access to Loop 101 and US-60. The site benefits from its proximity to Arizona State University, Tempe Marketplace, and surrounding high-density residential communities, placing it in the heart of a strong and active trade area.

# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,969	101,139	215,028
2029	10,825	113,476	242,379

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,566	40,451	84,353
2029	3,887	45,595	95,504

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$93,529	\$80,318	\$87,738

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$323,850	\$274,343	\$45,731

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,217	16,230	34,748

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	555	2,170	4,384

# LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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[WWW.LEVROSE.COM](http://WWW.LEVROSE.COM)