

903 E Lemon St

SEC Lemon St / Rural Rd

Tempe, AZ

- + Just east of ASU campus with ±51,869 students
- + Dense multi-family and student housing area
- + Strong daytime populations with over 200,000 people within a 3-mile radius
- + Potential for shorter term leases
- + High traffic counts on Rural Road ±41,310 VPD

2021 Estimates	Population	Daytime Population	Households	Average HH Income
1 mile	33,321	45,598	10,060	\$53,071
3 mile	145,841	175,355	59,990	\$68,262
5 mile	356,120	429,847	147,385	\$732,937



For Lease

SEC Lemon Street & Rural Road | Tempe, AZ

CBRE

Location Map



NOT TO SCALE

Points of Interest

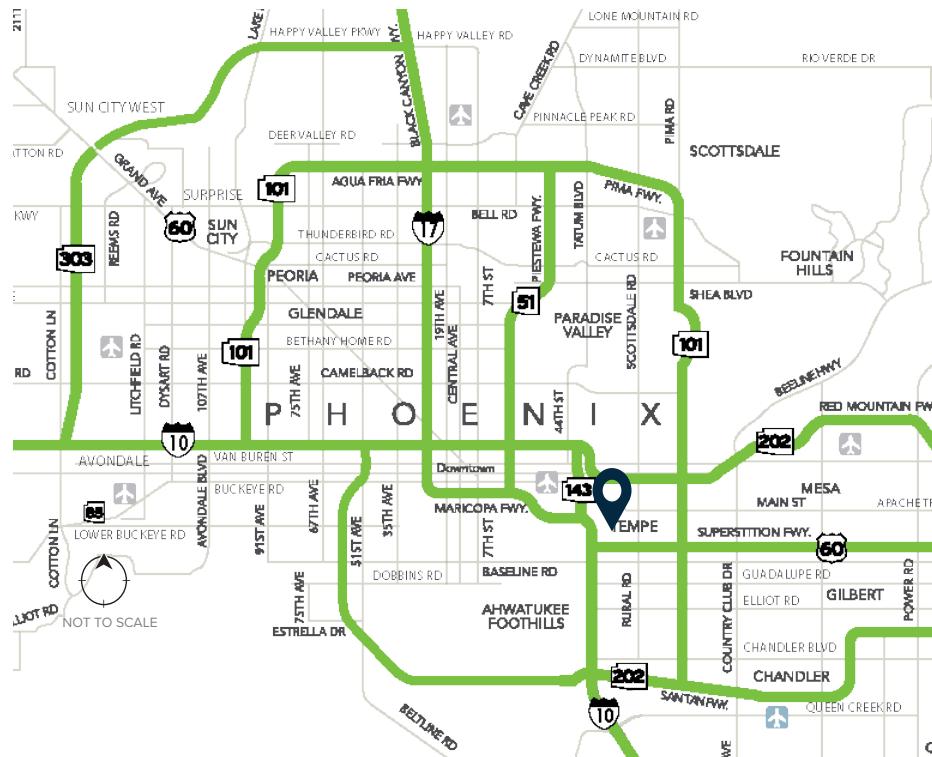


NOT TO SCALE

For Lease

SEC Lemon Street & Rural Road | Tempe, AZ

CBRE



Contact Us

Bill Bones

+1 602 735 5215

bill.bones@cbre.com

Theresa Lau

+1 602 735 1750

theresa.lau@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

