



2ND GEN RESTAURANT | COMING AVAILABLE Q1 2027

NEC

RURAL RD & LEMON ST

TEMPE, AZ



PROPERTY SUMMARY

AVAILABLE ±1,700 SF - 2nd Gen Restaurant
(coming available February 2027)

ZONING CSS, City of Tempe

LEASE RATE Call for Rate

LOCATION HIGHLIGHTS

- » **Premier ASU-adjacent location** directly across Rural Road from campus, providing immediate access to students, faculty, staff and campus visitors.
- » **Excellent visibility** along one of Tempe's primary north-south corridors carrying over 47,000 vehicles per day.
- » **Surrounded by dense student housing and multifamily communities, including** Barrett Honors College and the Greek Leadership Village.
- » **Strong daytime employment base**, with published trade-area data identifying more than 108,000 workers and approximately 6,400 businesses within three miles.
- » **Convenient pedestrian, bicycle and transit connectivity.**

TRAFFIC COUNTS

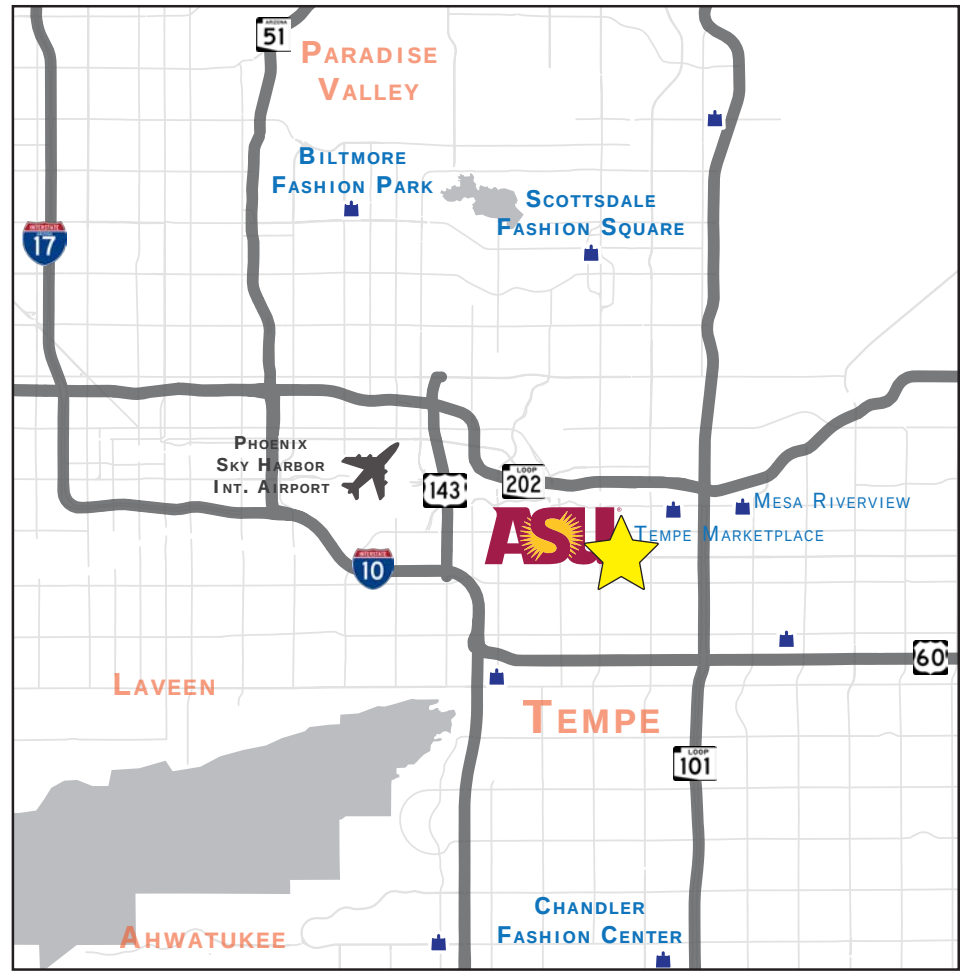
RURAL RD

N ±41,342 VPD (NB & SB)
S ±47,136 VPD (NB & SB)

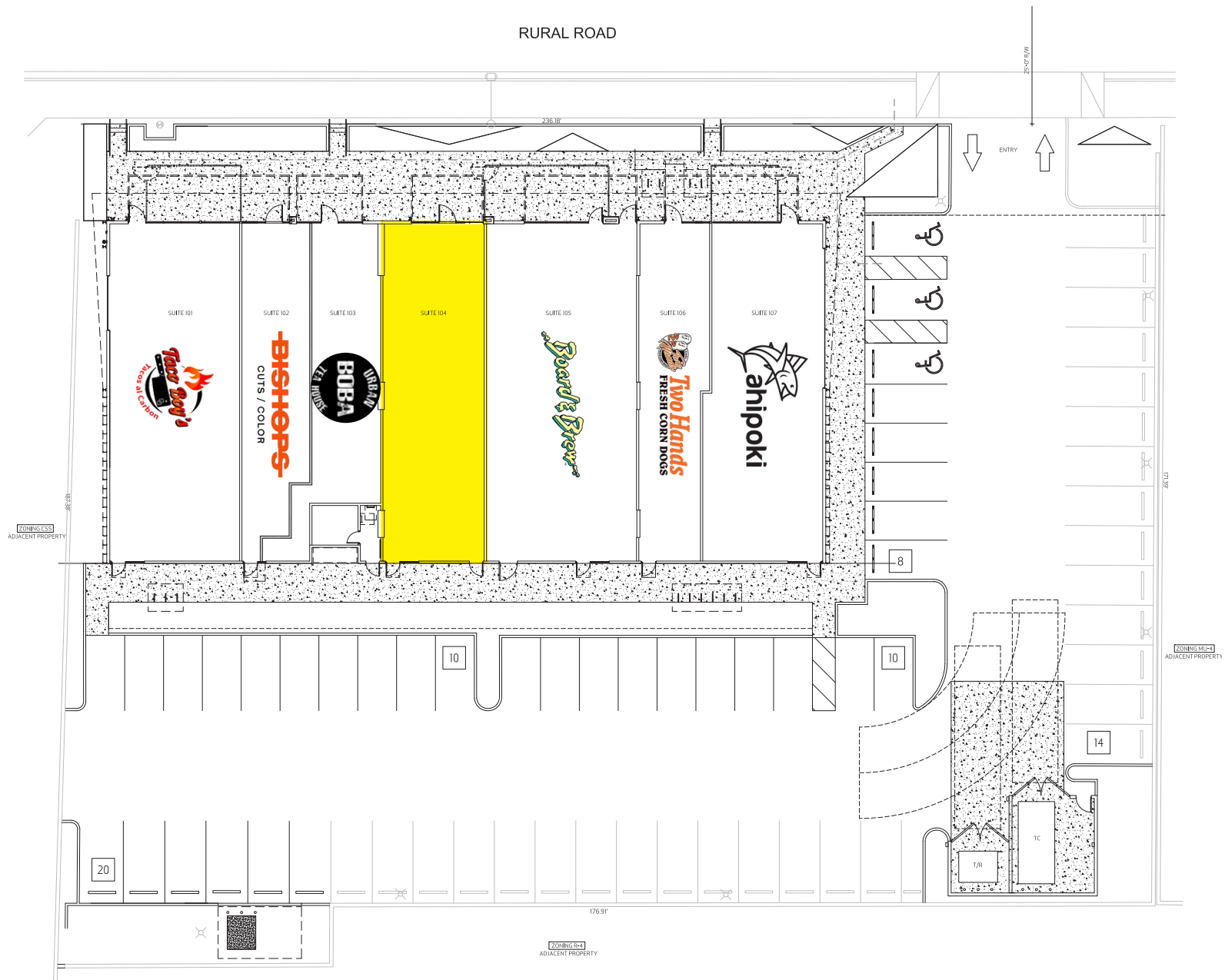
ADOT 2025

APACHE BLVD

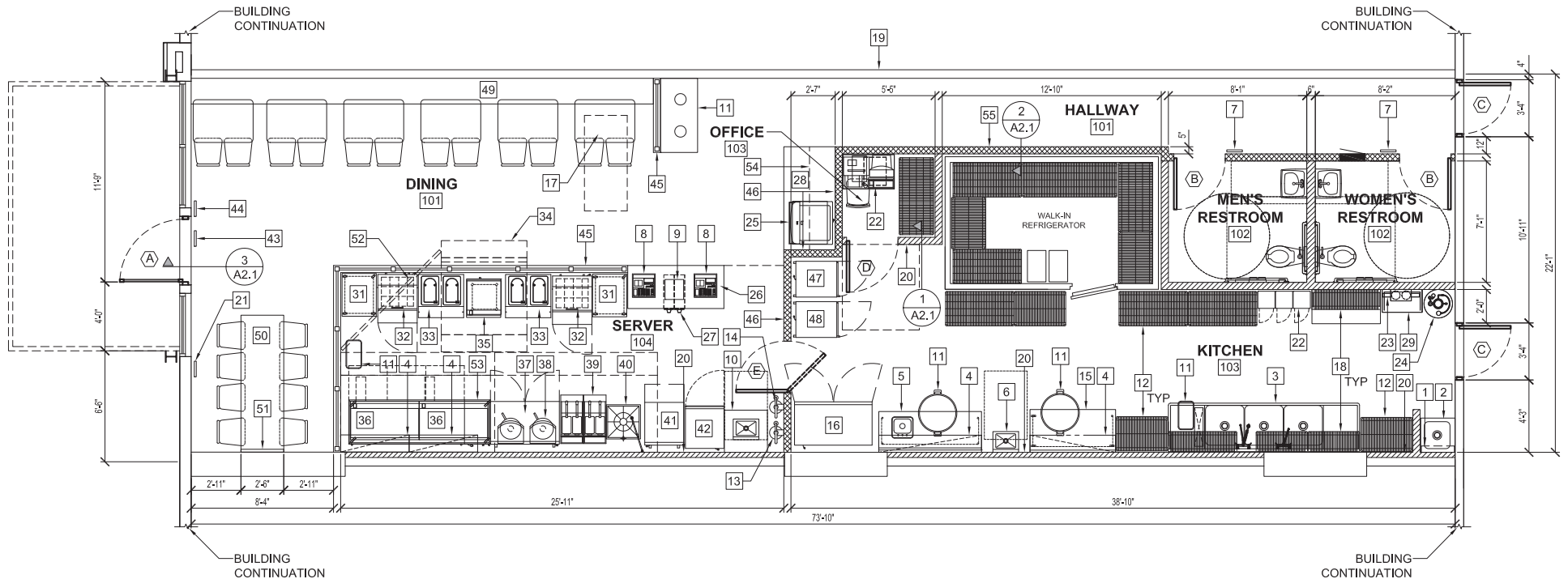
E ±16,187 VPD (EB & WB)
W ±30,489 VPD (EB & WB)



SITE PLAN



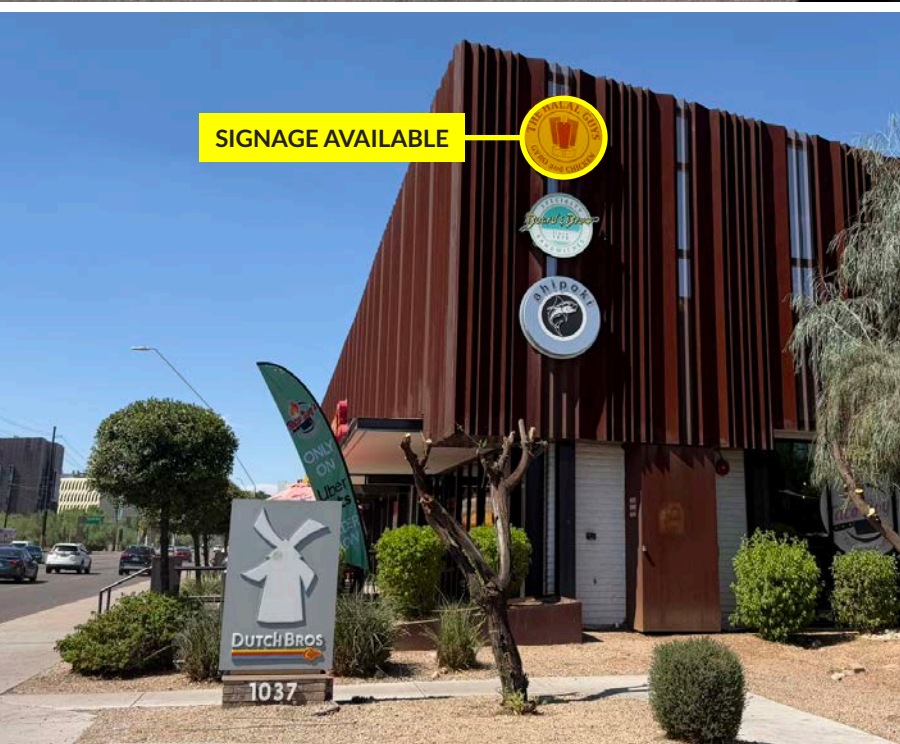
FLOOR PLAN



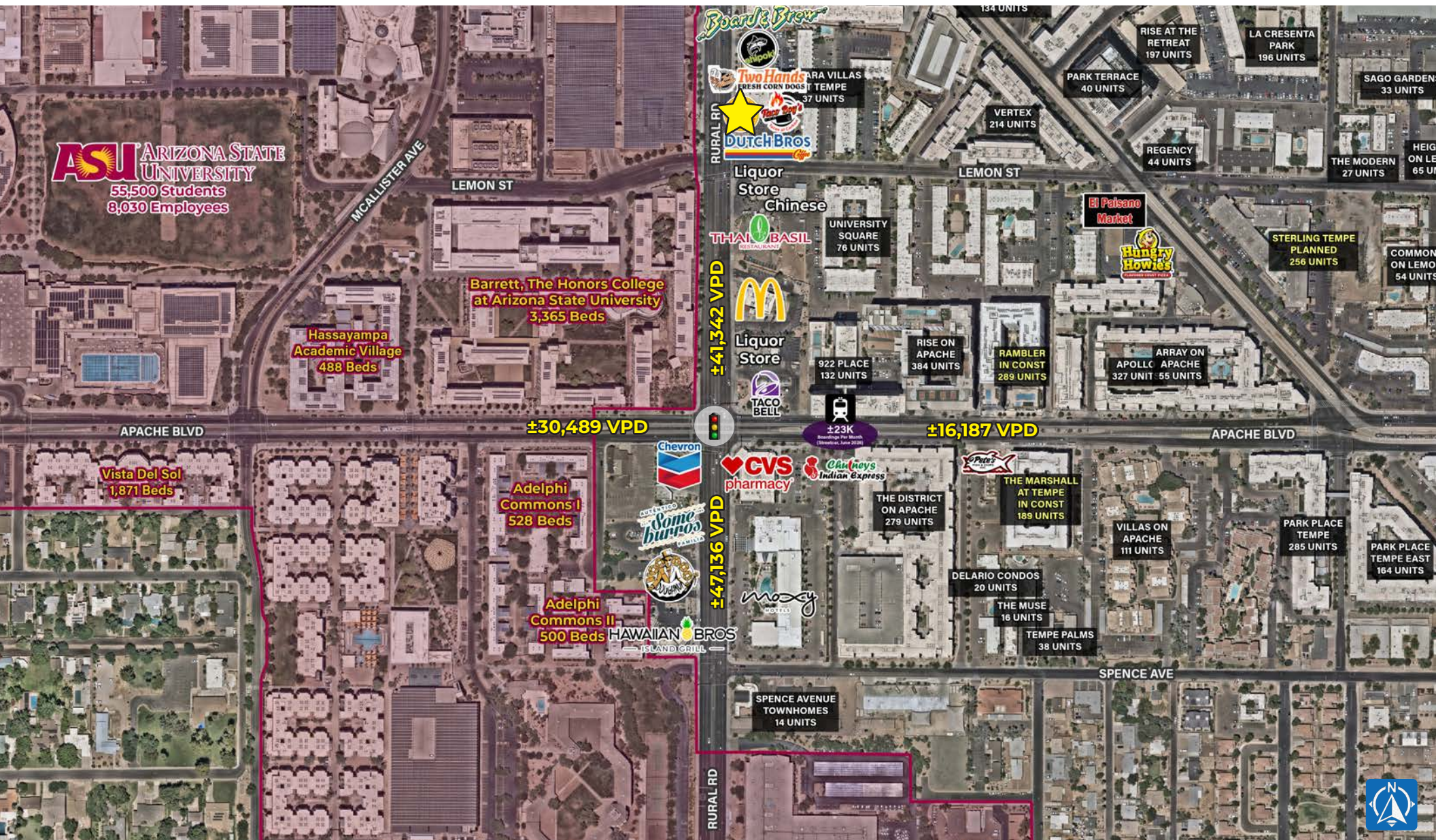
FLOOR PLAN

SCALE: 1/4" = 1'-0"

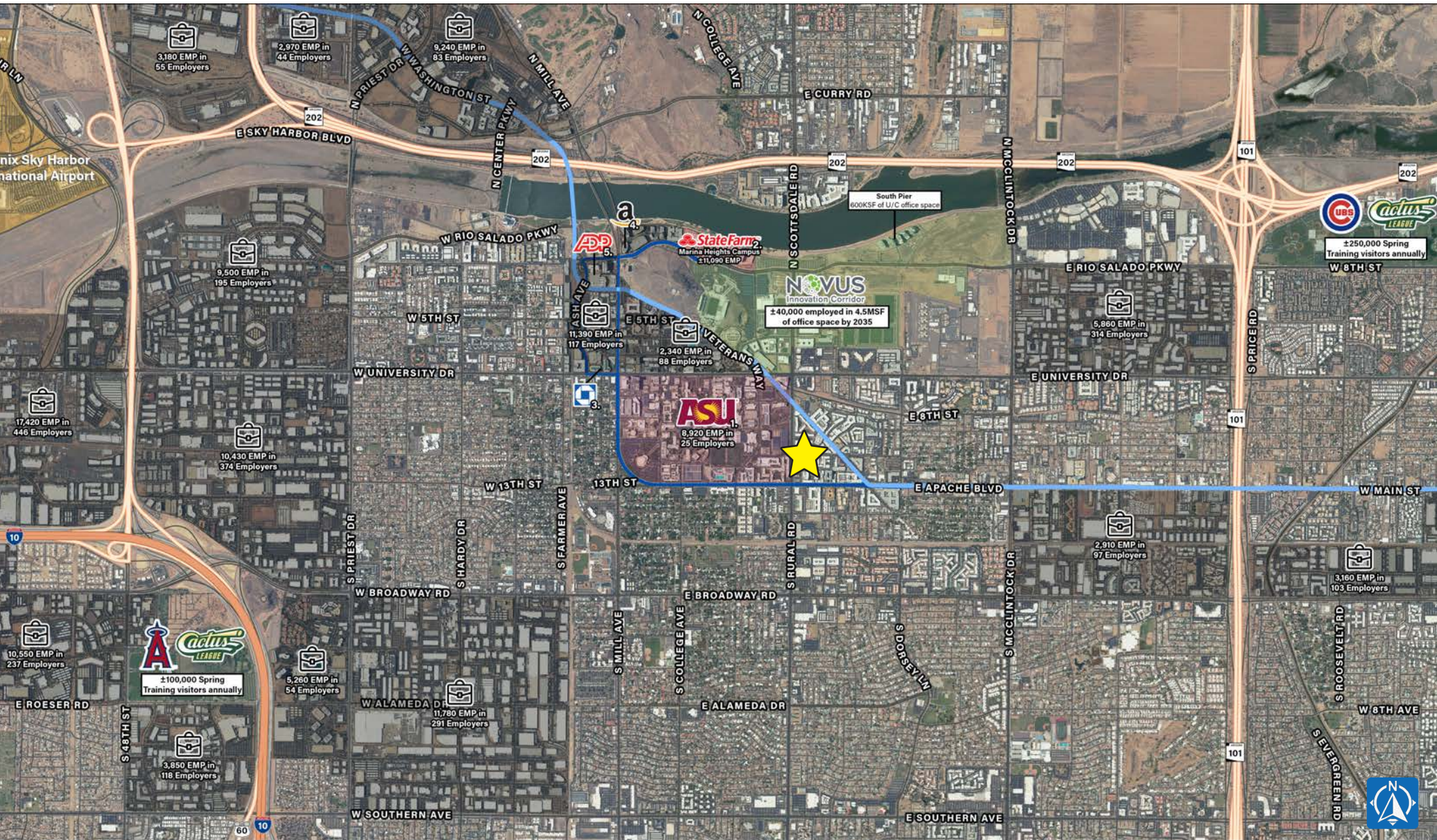




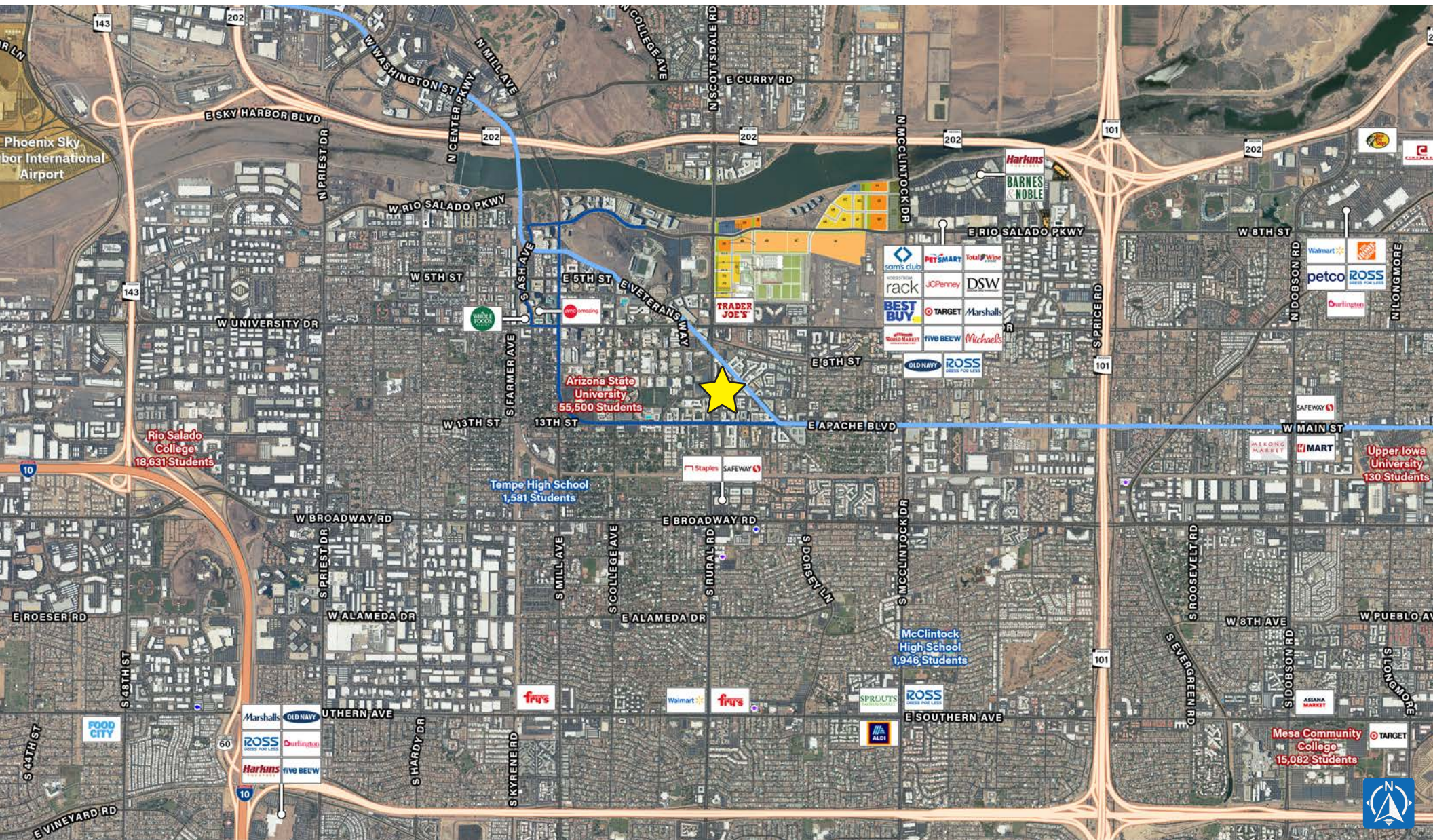
ZOOM AERIAL



MID ZOOM AERIAL



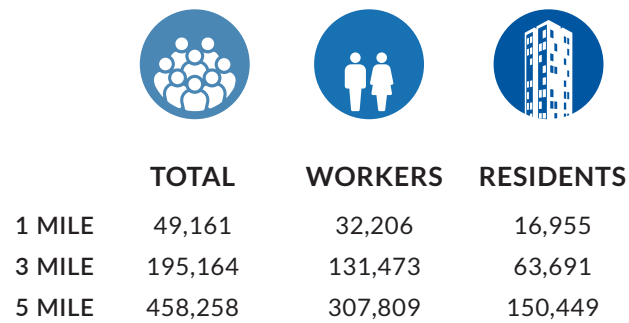
WIDE AERIAL



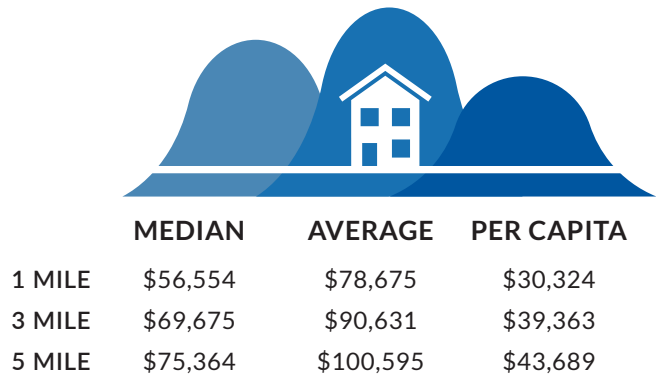
DEMOGRAPHICS

2025 ESRI

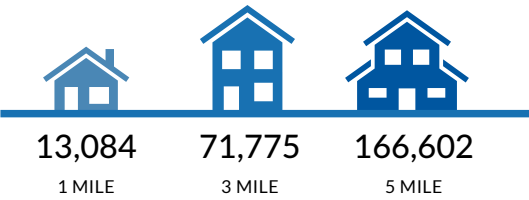
2025 DAYTIME POPULATION



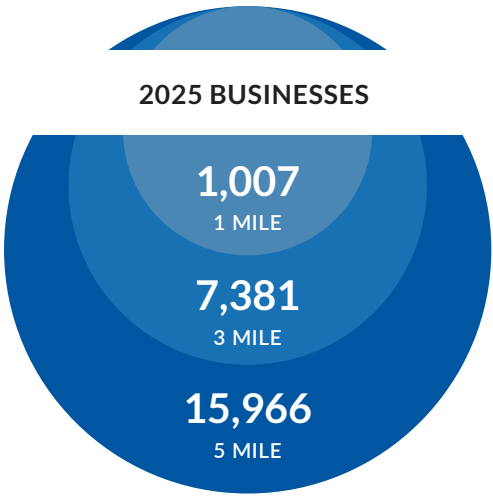
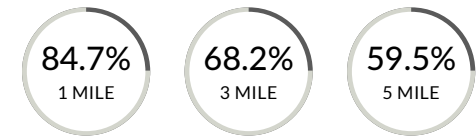
2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



RENTER OCCUPIED



	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
2025 POPULATION	34,162	149,385	352,717	2025 HOUSEHOLDS	11,898	64,956	152,876
2030 POPULATION	41,079	163,250	370,362	2030 HOUSEHOLDS	15,217	72,527	163,031



EXCLUSIVELY LISTED BY

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