



RESTAURANT SPACE FOR LEASE

4750 E Broadway Rd | Phoenix, AZ 85040

FOR LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

ADDRESS	4750 E Broadway Rd., Phoenix, AZ 85040
LEASE RATE	Contact Agent for Rates
BUILDING SIZE	±4,000 SF
SUITE SIZE	±2,000 SF (Suite 3)
CONDITION	Built-Out Restaurant (12' Cooking Hood, Grease Trap, and 2 Restrooms)
ZONING	C-2
APN#'S	124-55-001Q

HIGHLIGHTS

- Close proximity to Sky Harbor Airport and ASU
- Strong traffic counts (±35,980 VPM on E Broadway Rd)
- Busy Tempe Location
- Conveniently located near I-10, US-60, Loop 202 and SR143 Freeways
- Great street visibility and frontage



PHOENIX & TEMPE CORRIDOR FORMER RESTAURANT SPACE AVAILABLE

4750 E Broadway Road is strategically positioned in South Phoenix at the intersection of E Broadway Road and S 48th Street, within a highly accessible commercial corridor serving Phoenix, the Sky Harbor Airport area, Arizona State University and Tempe. The property benefits from immediate proximity to the I-10 Freeway and SR 143, with the I-10 interchange at 48th Street/Broadway providing convenient regional connectivity.

The surrounding area features a diverse mix of homes, apartments, businesses, and employment uses, creating a well-established commercial environment with significant daily activity. Nearby businesses include restaurants, convenience retail, hotels, and other neighborhood-serving businesses, while the property is also close to the Phoenix Airport employment and hospitality corridor.

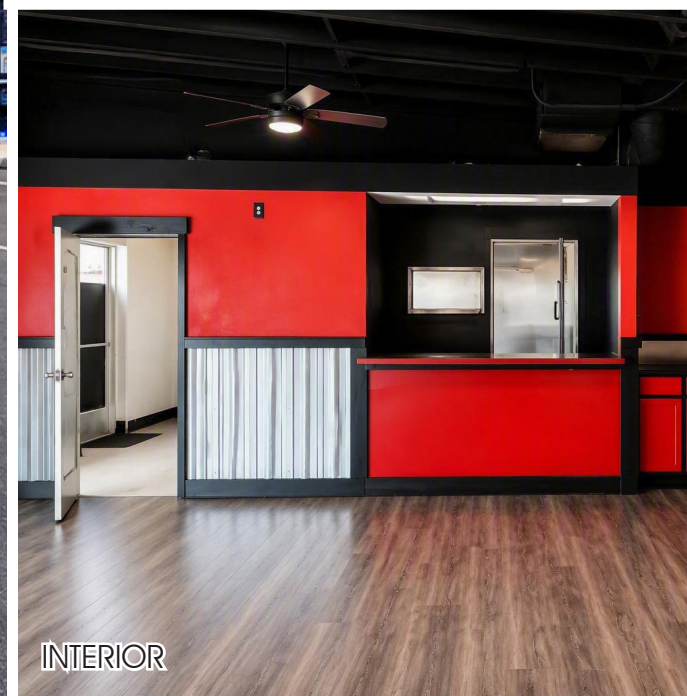
PROPERTY
OVERVIEW

PROPERTY
IMAGES

PROPERTY
FLOOR PLAN



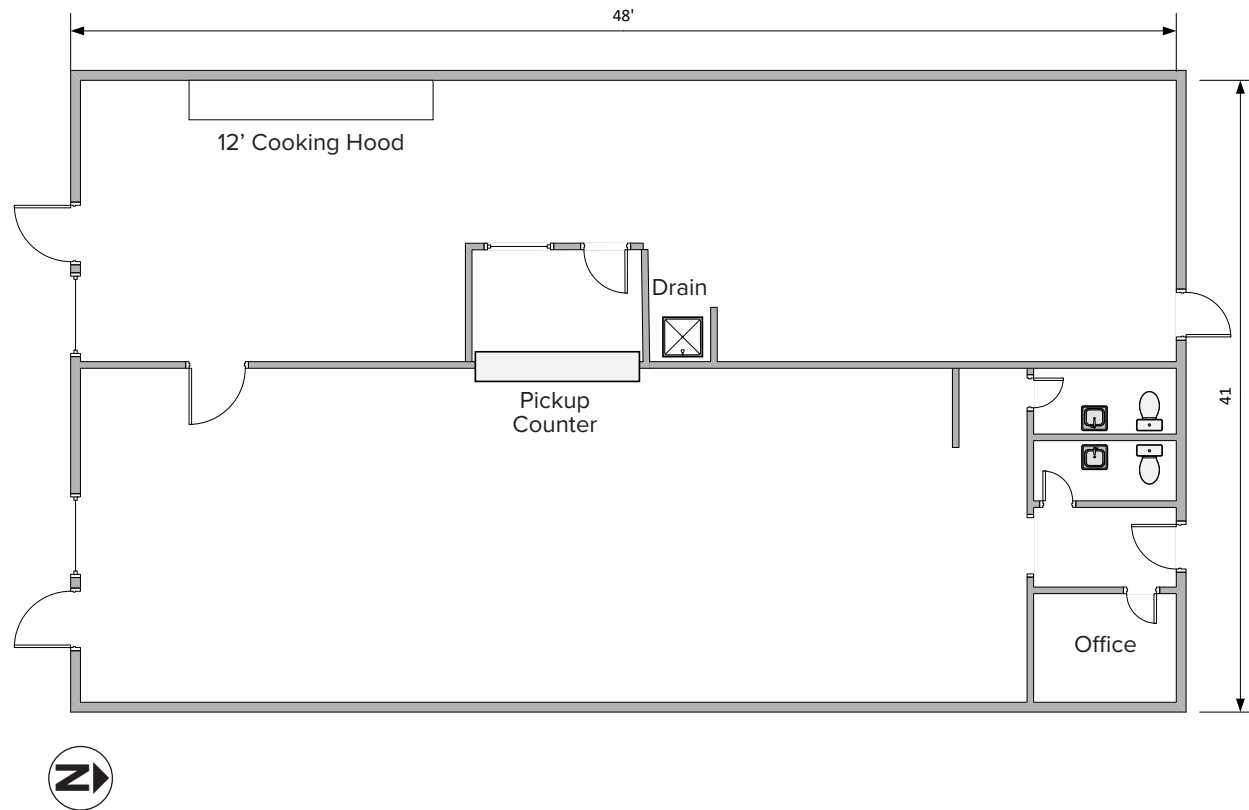
INTERIOR



INTERIOR

LAYOUT INCLUDES

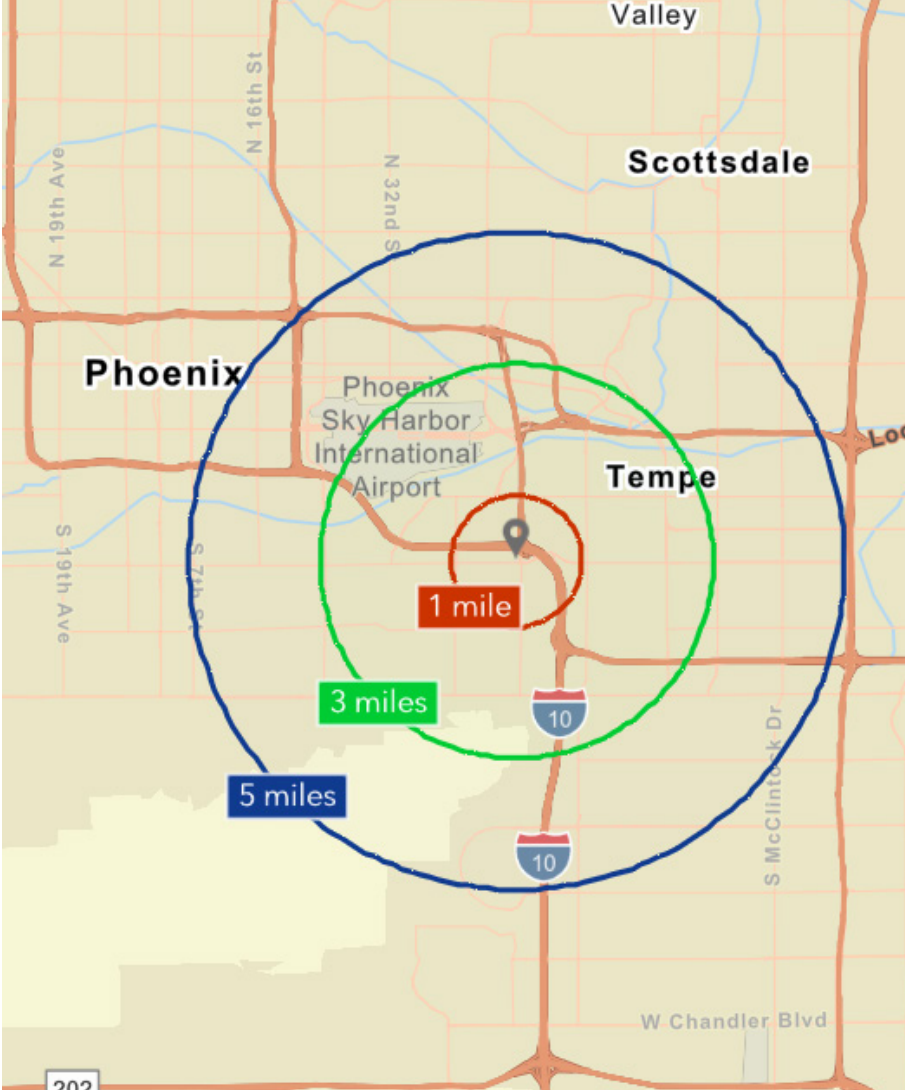
- (1) Office
- Dining Area
- Kitchen with 12' Cooking Hood
- (2) Restrooms
- (2) Entrances and Exits



DEMOGRAPHICS

4750 E Broadway Rd, Phoenix, AZ 85040

	1 MILE	3 MILES	5 MILES
2025 POPULATION	6,449	95,706	307,110
2025 HOUSEHOLDS	2,142	37,845	121,511
MEDIAN AGE	29.3	31.7	32.9
BACHELOR'S DEGREE OR HIGHER	30%	34%	33%
AVG HH INCOME	\$71,867	\$88,949	\$92,037
TOTAL CONSUMER SPENDING	\$56.6M	\$1.1B	\$3.5B
DAYTIME EMPLOYMENT	19,449	112,648	218,304
BUSINESSES	1,123	7,298	18,180
MEDIAN HOME VALUE	\$312,100	\$379,513	\$426,422



5 Mile

2025
Population

307,110



5 Mile

Average
Household Income

\$92,037



5 Mile

Median
Age

32.9



5 Mile

2025
Businesses

18,180





The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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