



Another project of:



CORE
SPACES

NEWLY CONSTRUCTED MIXED-USE DEVELOPMENT



MYRTLE AVE &
7th ST

Tempe, AZ



property summary

AVAILABLE 1,446 SF & 2,665 SF Available

LOCATION SWC Myrtle Ave & 7th St, Tempe, AZ

LEASE RATE Call for Rate

LOCATION HIGHLIGHTS

- » **Newly constructed mixed-use development with 268 luxury residential units and ±6,606 SF of ground floor retail** with great visibility and street view appeal
- » **Located in the heart of Tempe surrounded by Arizona State University's Tempe Campus** with over 53,000 students, downtown Tempe which boasts a strong daytime population of over 27,000 employees with employers such as State Farm Insurance, JPMorgan Chase, Carvana, ADP Inc, Amazon, City of Tempe and more, and surrounded by a wide array of national, regional and local retail users
- » **An estimated 3.7M visitors descend upon Tempe each year** from around the country for various area attractions which has an estimated economic impact of \$700m+ each year

TRAFFIC COUNTS

N N/A VPD (NB & SB)

E ± 3,017 VPD (EB & WB)

S ± 3,467 VPD (NB & SB)

W ± 3,958 VPD (EB & WB)

INRIX 2022



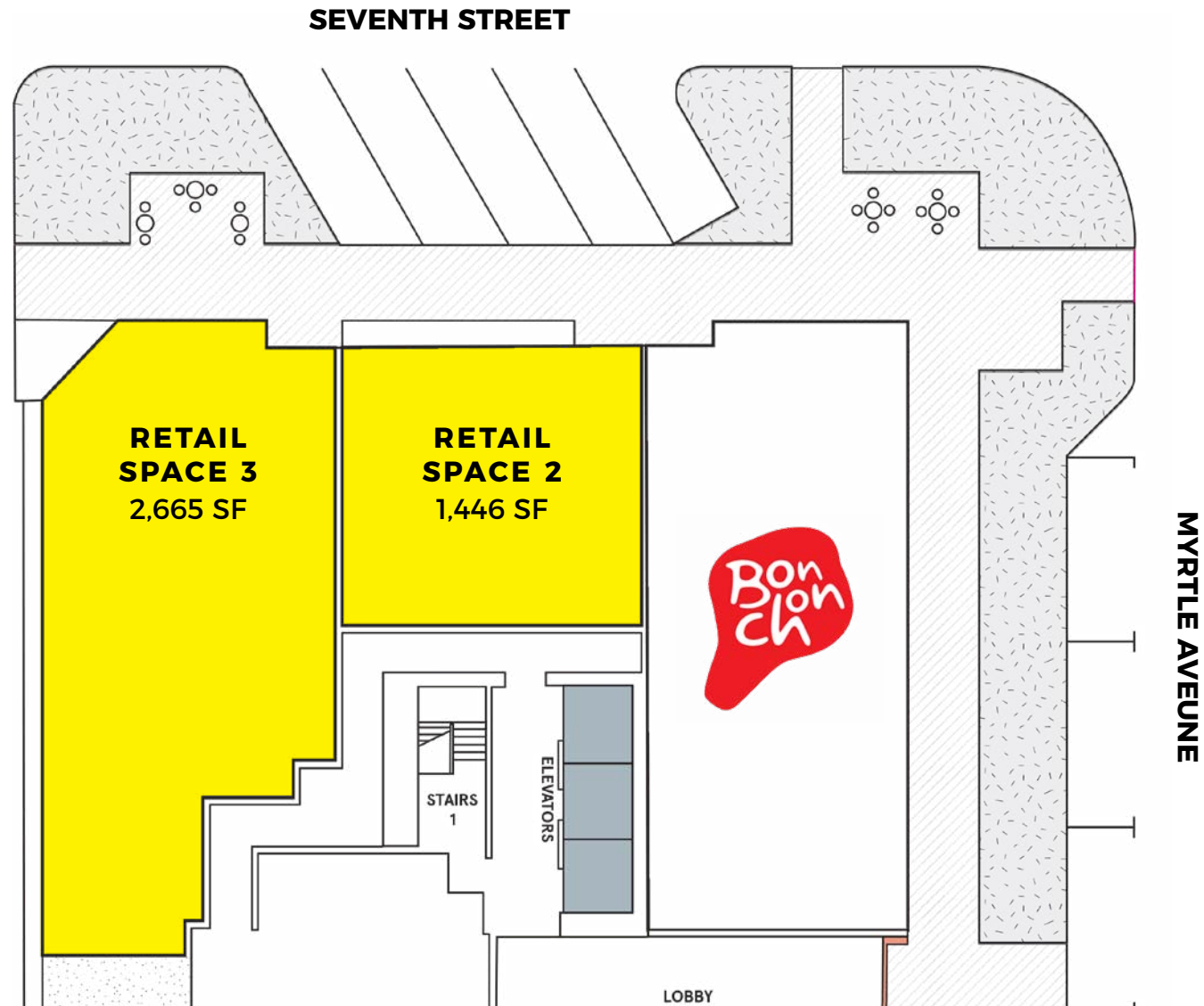
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site plan



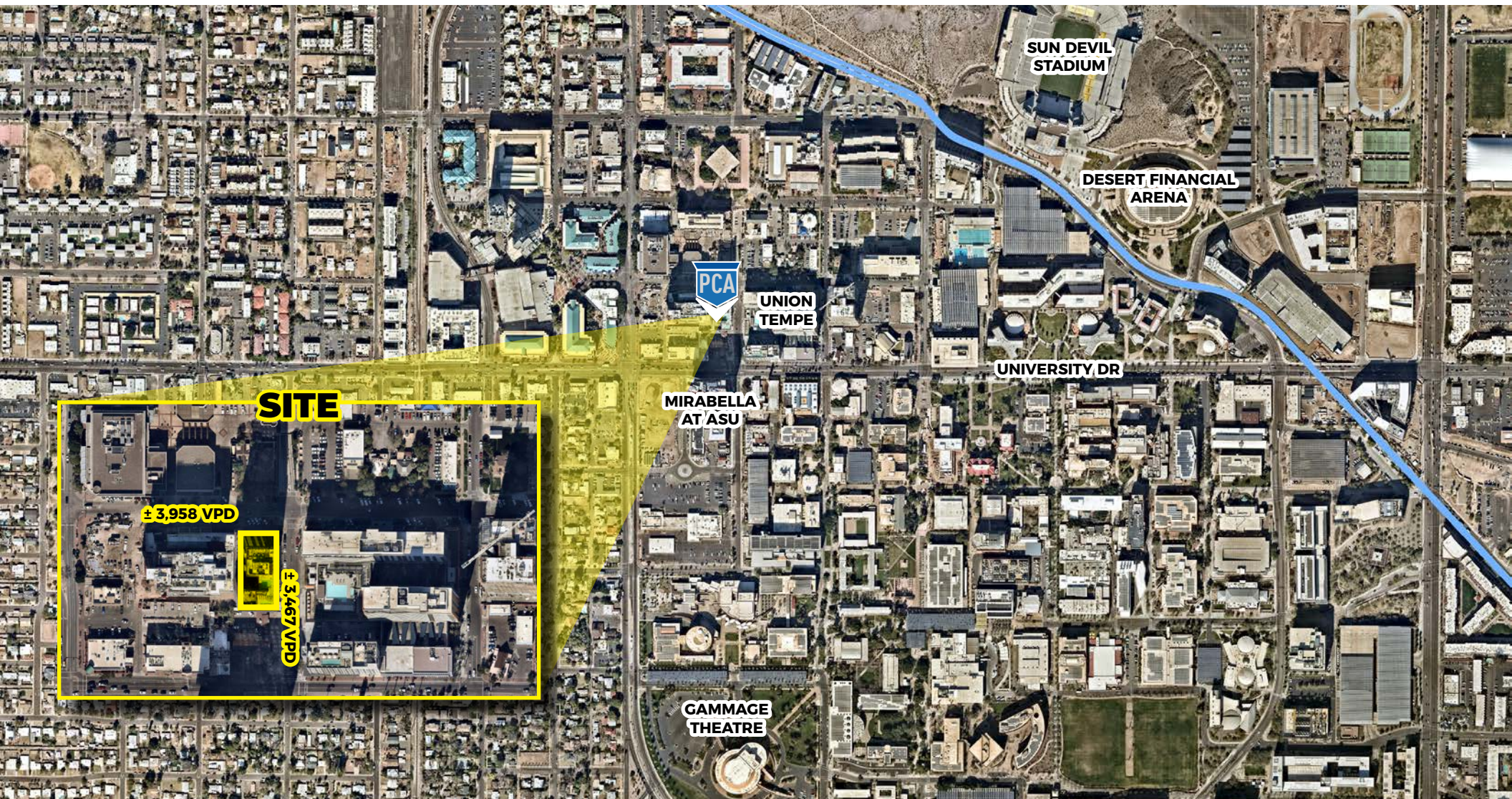
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MYRTLE AVE & 7th ST



zoom aerial



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MYRTLE AVE & 7th ST



aerial downtown tempe



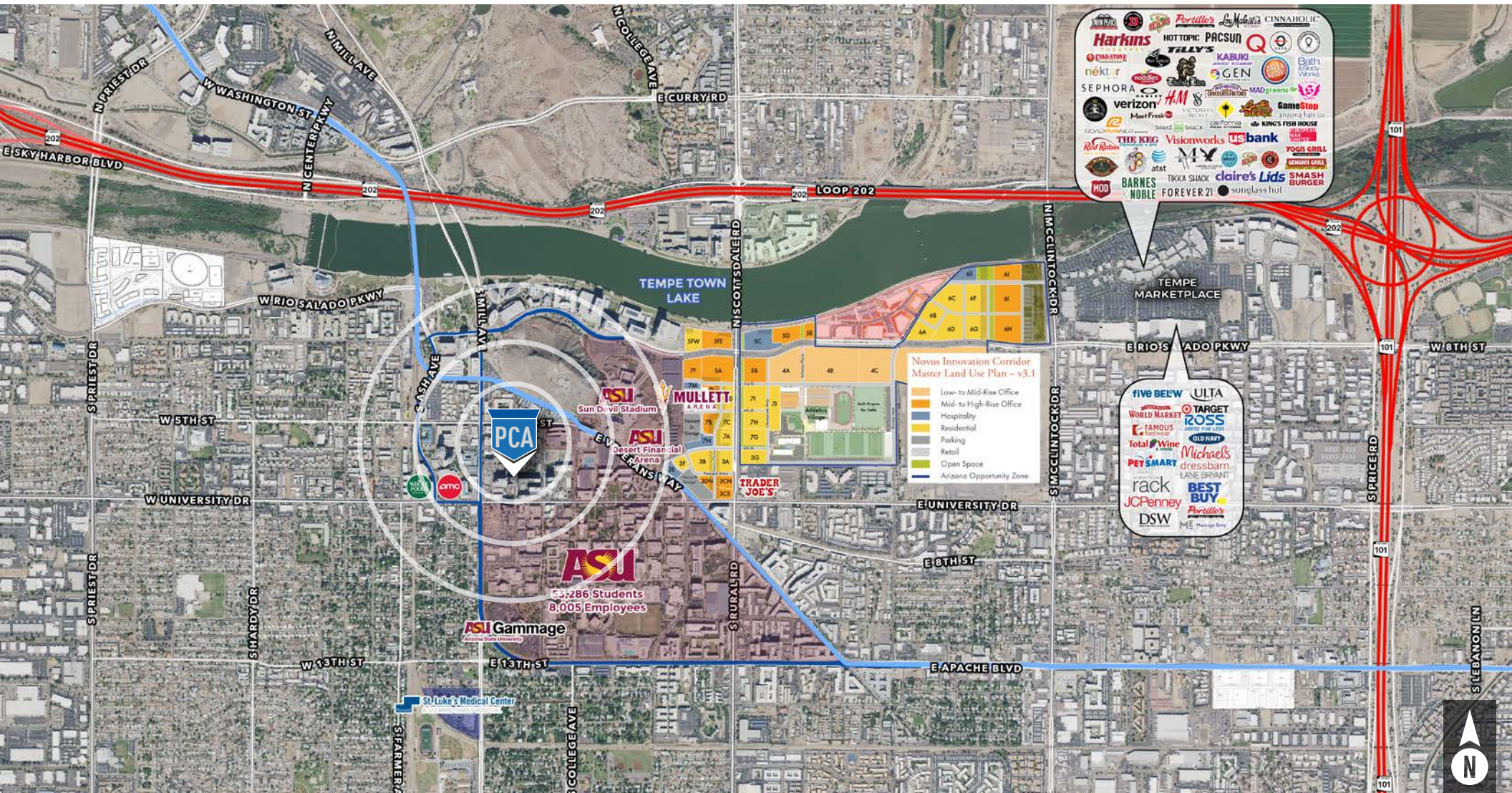
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aerial downtown tempe



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MYRTLE AVE & 7th ST



tempe events demographics



±40 SPECIAL EVENTS

held annually & state's largest
4th of July Celebration.

±2.4M PEOPLE

visit Tempe Town Lake each year.



±40 EVENTS

co-hosts events of all shapes and sizes each year;
including the Ford IRONMAN Arizona, 4th of July
celebration and many more.

±2.7 M VISITORS

annually / open year-round.



IRONMAN TRIATHLON

±4 M ANNUALLY

impact on local restaurants, shops & hotels.



PAT'S RUN | TILLMAN FOUNDATION

ANNUAL 4.2 MILE RACE

April run; 35,000 runners/walkers, volunteers & spectators.

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ASU demographics

ASU/DOWNTOWN EVENTS

	Events	Avg Attendance	Annual Attendance
FOOTBALL	7	49,166	344,161
MEN'S BASKETBALL	16	9,251	148,019
WOMEN'S BASKETBALL	16	3,095	49,519
ALL OTHER MAJOR SPORTS	90	12,159	128,878

ASU MULLETT ARENA

	Events	Attendance
MAIN ARENA	131	280,00-400,000

	Open	Weekly Foot Traffic
PRACTICE ARENA	360 days per year	3,100

142,616 ±19,664

A total of 142,616 **students enroll** at ASU for the year 2023. According to Arizona Board of Regents.

Some 19,664 students — a **6.9% increase from spring 2022** — will graduate on May 8, earning 20,460 degrees.

68,789 OVER 2/3

A total of 68,789 **students applied** as incoming first-year students to ASU for the fall 2022 semester.

More than two-thirds of **first-year students admitted** for fall 2022 had unweighted GPAs of 3.42 and above.

stats from asu.edu



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demographics tempe



2022 TOTAL
POPULATION

186,194



2022 DAYTIME
TOTAL POPULATION

248,365



FOOD AWAY FROM HOME
SPENDING OF OVER

\$312M

WITHIN 5-MILES



2022 AVERAGE
HH INCOME

\$364,048



2022 TOTAL
BUSINESSES

9,364



ENTERTAINMENT/RECREATION
SPENDING OF OVER

\$246M

WITHIN 5-MILES

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exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

DILLON YOUNG

(602) 288-3474

dyoung@pcaemail.com

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com