

# ASTRIA



SUBJECT  
**ASTRIA**  
RESTAURANT /  
RETAIL AVAILABLE

AMMOSHERE  
252 DUs

NEW 380 UNIT  
URBAN APARTMENT  
DEVELOPMENT  
INCLUDING STREET-LEVEL RETAIL

211 E. 7th St  
TEMPE, ARIZONA

CONSTRUCTION HAS STARTED –  
DELIVERY DATE: FEBRUARY 1, 2027





← DOWNTOWN PHOENIX  
10 Miles (20 Minutes)

← PHOENIX SKY HARBOR  
INTL AIRPORT  
4 Miles (8 Minutes)

UNIVERSITY DR



SUBJECT  
ASTRIA



FULTON CENTER

UNIVERSITY DR

MOUNTAIN AMERICA  
STADIUM

MULLET ARENA

CATELLUS PROJECT

**FOOD + LIFESTYLE**

- WHOLE FOODS
- COREPOWER YOGA
- THE MADISON
- LOCO PATRON
- CAFFE BOA
- TACO BOYS
- MORNING SQUEEZE
- FILTHY ANIMAL
- CARTEL COFFEE LAB
- CULINARY DROPOUT
- ORIGINAL CHOPSHOP
- OMNI HOTEL
- BAD JIMMY'S
- SAUCE PIZZA & WINE
- MOUNTAINSIDE FITNESS
- SNOOZE AN A.M. EATERY
- POSTINO WINE CAFE
- AMC THEATRES
- URBAN OUTFITTERS
- PEDAL HAUS BREWERY
- CORNISH PASTY
- TEMPE MISSION PALMS



**RETAIL**

DOWNTOWN TEMPE

# RETAIL



Introducing Astria, a premier multi-family development strategically situated in the heart of Downtown Tempe. Crafted to cater to the discerning needs of both the growing young professional population and the dynamic business community, Astria stands as a beacon of modern living and urban convenience.

Comprising 380 thoughtfully designed units, Astria offers a diverse range of living spaces from studios to spacious three-bedroom layouts. Positioned amidst the bustling energy of Downtown Tempe and Arizona State University, Astria provides an unparalleled living experience that seamlessly blends the vibrancy of city life with the desires of young professionals seeking an urban lifestyle.

Ascending to the 27th floor, residents will discover an array of exclusive amenities curated to elevate their living experience. From a state-of-the-art fitness center to versatile collaboration spaces, Astria fosters a sense of community and wellness among its residents. Additionally, the crowning jewel of Astria is its expansive open-air Skydeck, featuring a breathtaking rooftop pool that offers unparalleled views of the city skyline and the iconic A mountain. Astria represents more than just a place to reside; it embodies the essence of modern urban living, offering a harmonious blend of comfort, convenience, and sophistication. Plus, with 3,074 sqft of retail space available on the first floor, Astria provides ample opportunities for businesses to thrive within its vibrant community.



# DOWNTOWN TEMPE

With its central location in the Greater Phoenix area, it's no wonder Tempe is a workforce destination with more than ±109,000 employed in a city of about ±186,000 residents as of 2024. Tempe's more than 150 annual special events, combined with world-class research facilities and major corporations, make the city a place to learn and grow.

## HOUSING

**6,923**

total units under construction

**85,476**

total units existing

Source: Maricopa Association of Governments (MAG)

Source: ESRI (2024)

## EDUCATION

Tempe is home to 11 institutions of higher learning, including Arizona State University which is among the top 1 percent of world's most prestigious universities.

Arizona State University was ranked #5 in universities producing the best-qualified graduates by the Wall Street Journal.

## INNOVATION

For three years in a row, ASU tops the annual U.S. News and World Report rankings as the country's "Most Innovative" university, based on a survey of top educators. ASU places ahead of No. 2 Stanford and No. 3 MIT.

## FOOT TRAFFIC

Downtown Tempe drew 9.6M visitors in 2024 according to Placer.ai.

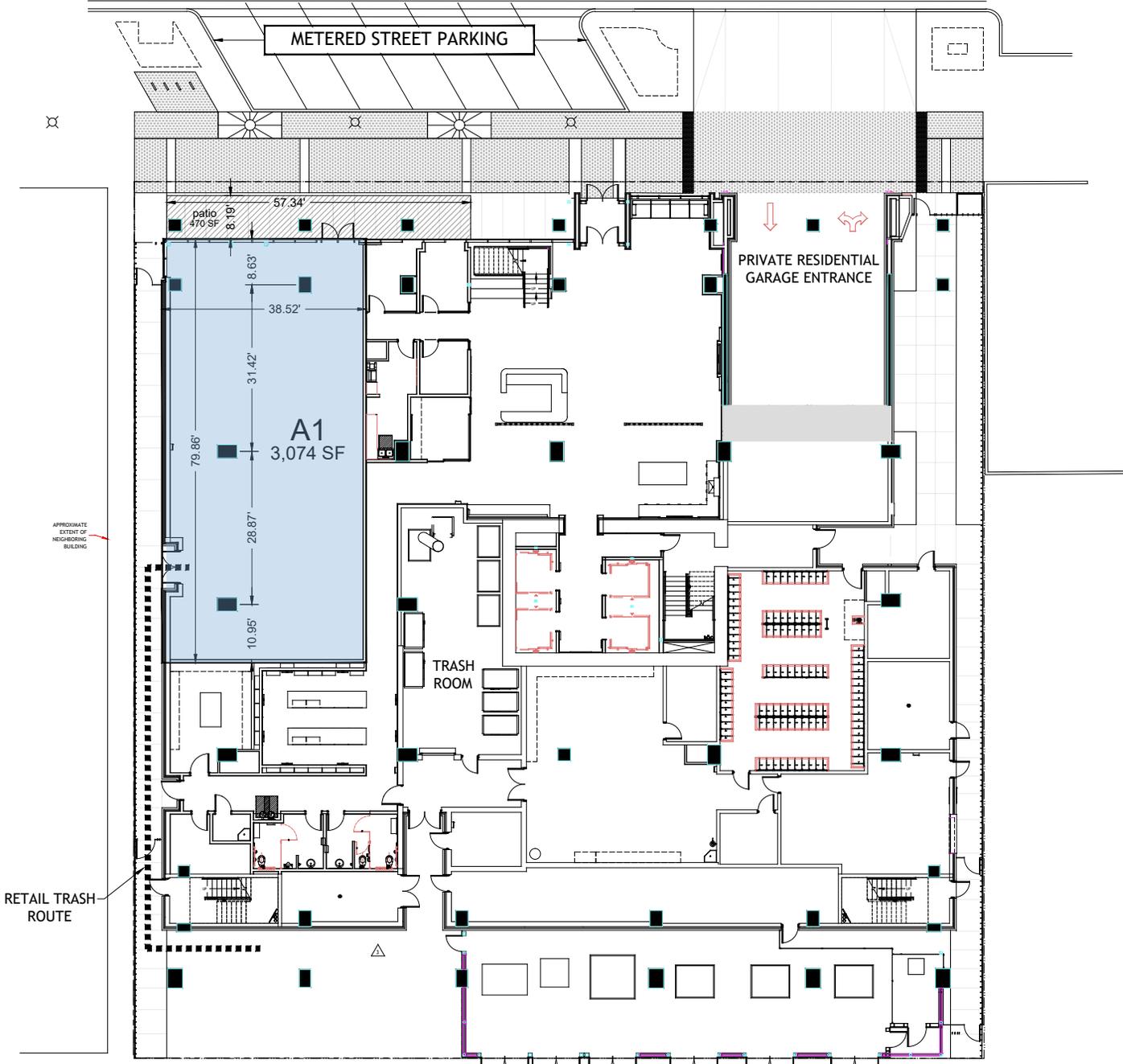




# E. 7th STREET

CENTERLINE OF ROW

METERED STREET PARKING



# SPACE



# PUBLIC ALLEY

# HIGHLIGHTS



**±186K**

Population



**\$102K**

Avg. HH  
Income



**±257K**

Daytime  
Population

Introducing Astria, a premier 380-unit multi-family development nestled in the heart of Downtown Tempe. From studios to three-bedroom units, Astria seamlessly merges city living with convenience. Complete with street-level retail and structured parking, this centrally located project caters to both residents and businesses. On the 27th floor, residents can indulge in exclusive amenities such as a fitness center, collaboration spaces, and an open-air Skydeck with a rooftop pool. Astria epitomizes modern urban living, offering comfort, convenience, and sophistication in one vibrant community. Plus, with 3,074 sqft of retail space available, Astria fosters a thriving community for both residents and businesses alike.

## FOR LEASING INFORMATION:

**KALEN RICKARD**

602.931.4492

krickard@w-retail.com

**JASON FESSINGER**

602.368.1090

jfessinger@w-retail.com

**JAKE MCCLAUGHRY**

602.368.1088

jmcclaughry@w-retail.com

**JULIE GREEN**

602.710.1786

jgreen@w-retail.com

## MARKETED BY:



**WESTERN RETAIL ADVISORS**

2555 East Camelback Road

Suite 200

Phoenix, Arizona 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# ASTRIA

