



FOR LEASE | RETAIL

Park Place-1135 E Apache Boulevard

1135 E Apache Boulevard | Tempe, AZ 85281

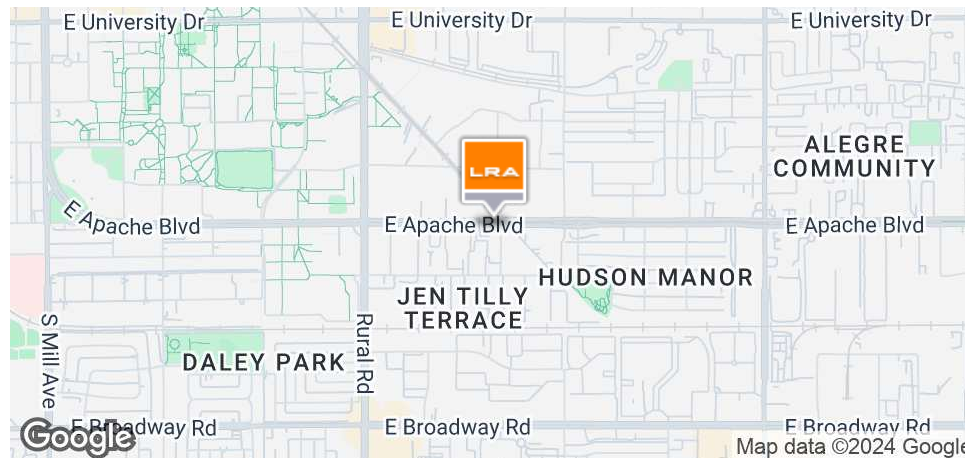
PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com



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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	9,073 SF
Available SF:	1,248 - 1,858 SF
Lot Size:	4.45 Acres
Year Built:	2020
Zoning:	CSS
Market:	Phoenix
Submarket:	Tempe Downtown

PROPERTY OVERVIEW

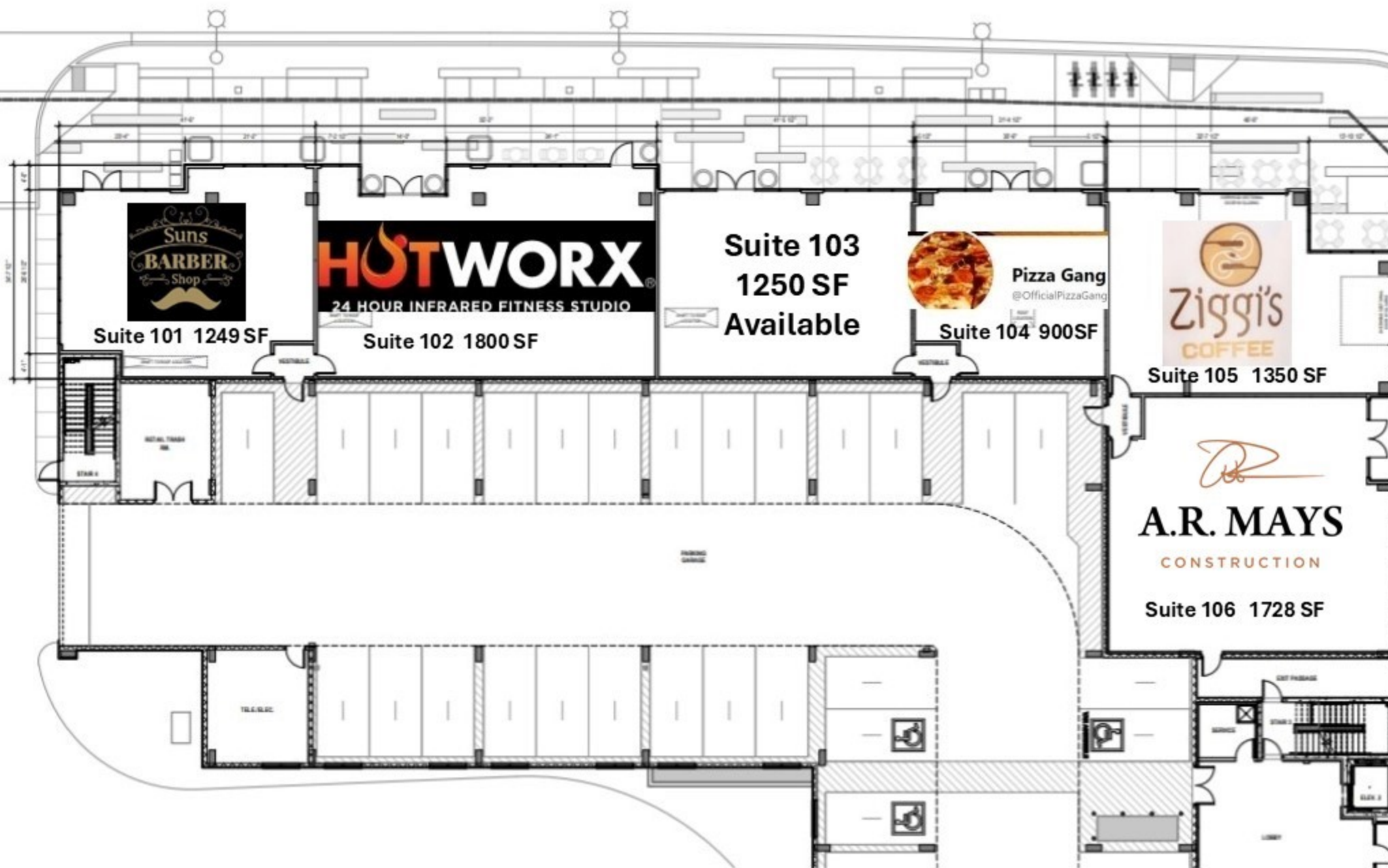
Two Suites left in our 10,000 SF of Retail space in the Park Place Luxury Apartments. Suite 101 is 1,248 square feet and Suite 106 is 1858 SF. Come Join the amazing tenant mix and take advantage of the new walking traffic.

Located within walking distance of Arizona State University. The University is one of the largest in the country, boasting an approximate population of 113,000 students and growing. This development is located at the nearest light rail stop from Arizona States' campus.

Outdoor patio space/use available adjacent to entire retail front. Grease trap and Restaurant venting available. This build to suit space will be a state of the art amenity that will have no shortage of traffic from the residences that surround this property for miles. Looking for fast casual restaurants including pizza, burgers, Asian Fusion. Retail boutiques, nutrition bars, Barber shops, salons and fitness tenants are a plus to the development.

PROPERTY HIGHLIGHTS

- Less than a Quarter Mile from Arizona State University with 113,000 Students
- Street Front Retail Below New Luxury Apartments
- Outdoor Patio Available



Suite 101 1249 SF



Suite 102 1800 SF

Suite 103
1250 SF
Available



Pizza Gang
@OfficialPizzaGang

Suite 104 900SF



Suite 105 1350 SF



Suite 106 1728 SF

LRA

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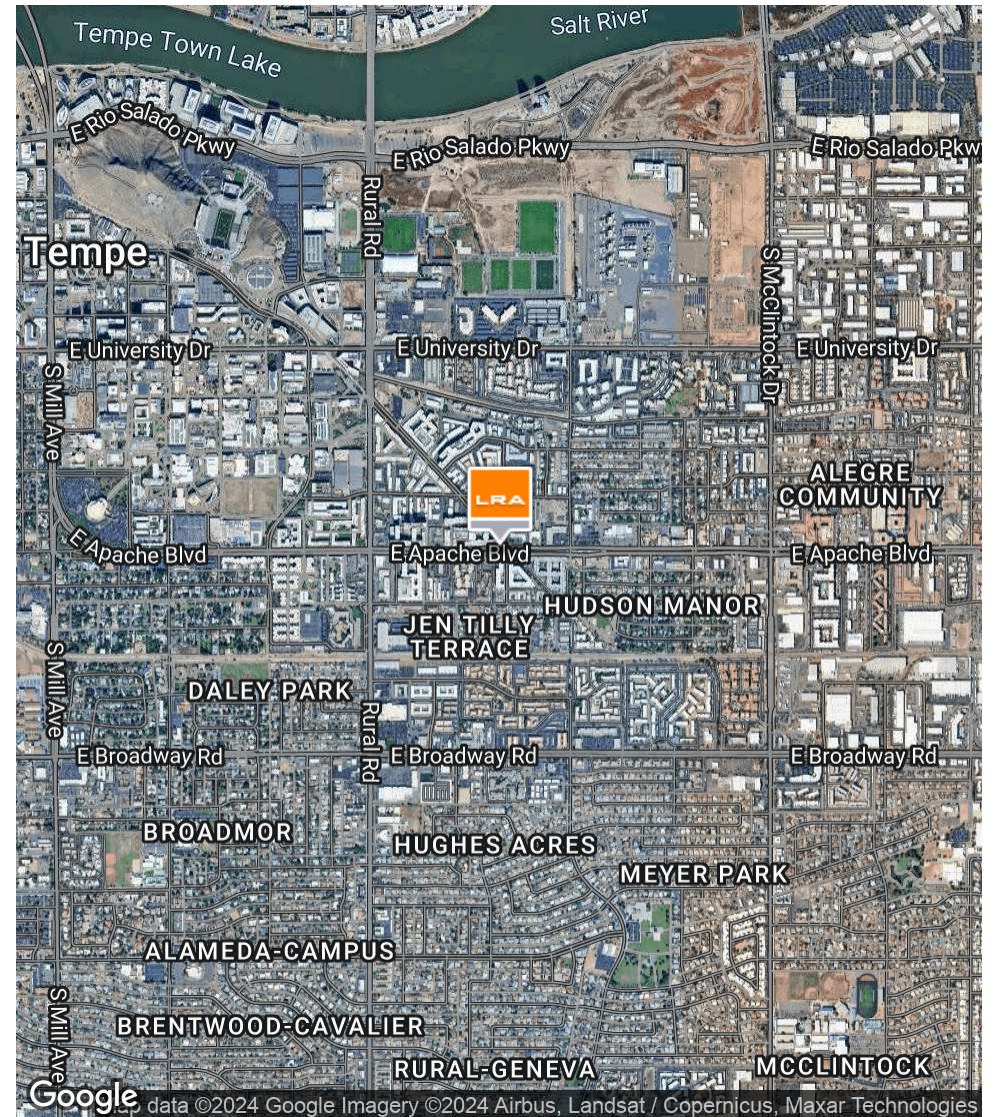
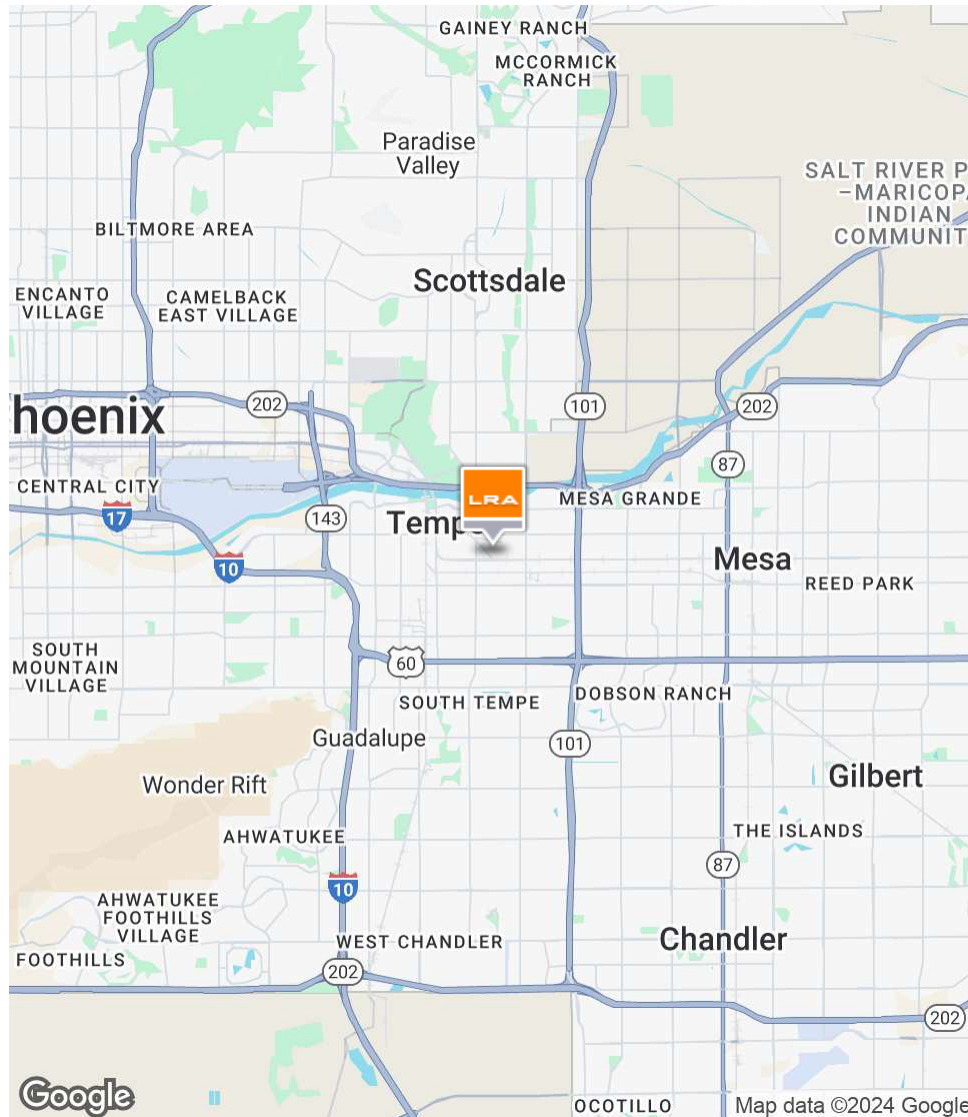
www.lrarealestate.com

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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Property Edit Form](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,248 - 1,858 SF	Lease Rate:	\$24.00 - \$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1201 E Apache Boulevard #1	Available	1,248 SF	NNN	\$27.00 SF/yr	-
1201 E Apache Boulevard #6	Available	1,858 SF	NNN	\$24.00 SF/yr	-

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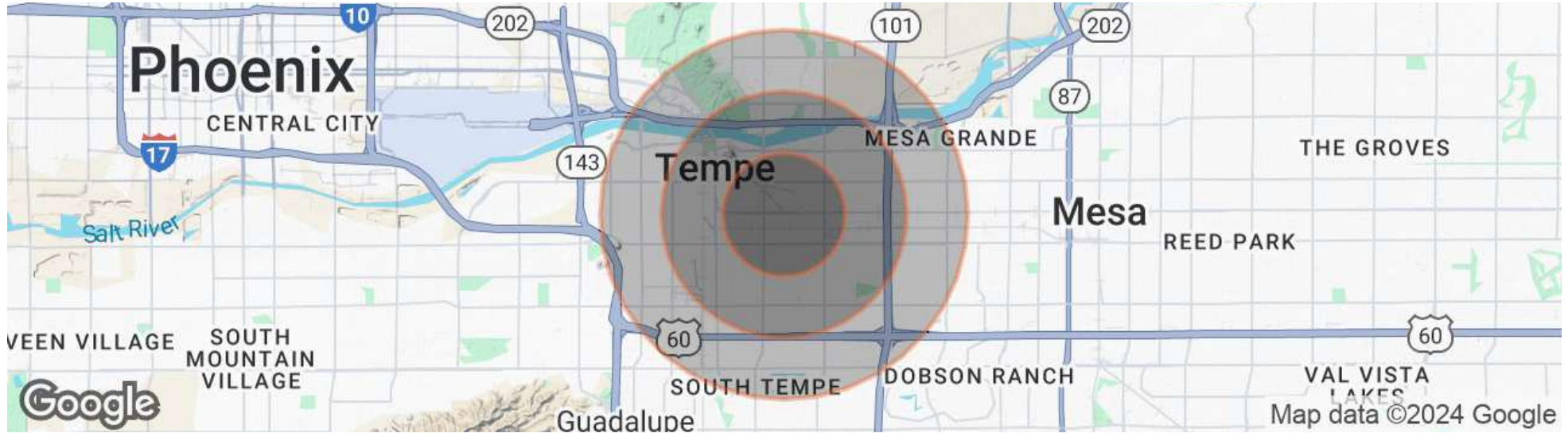


Google

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	24,640	66,978	128,841
Median age	24.3	25.7	28.2
Median age (Male)	24.7	25.8	27.9
Median age (Female)	23.8	25.4	28.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,603	24,144	49,890
# of persons per HH	2.6	2.8	2.6
Average HH income	\$40,016	\$49,572	\$52,798
Average house value	\$233,032	\$234,717	\$238,929

* Demographic data derived from 2020 ACS - US Census