

3225

S HARDY DRIVE  
TEMPE, ARIZONA

CONCENTRA OFFICE PARK

FOR LEASE



REDUCED RATE!

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# OFFERING DETAILS

|              |                           |
|--------------|---------------------------|
| AVAILABILITY | ±5,559 SF                 |
| RENTAL RATE  | \$16/SF NNN               |
| YEAR BUILT   | 1980<br>Renovated in 2012 |

## PROPERTY HIGHLIGHTS

- Centrally located with close proximity to US60, SR51 & Loop 202 freeways.
- Close proximity to Desert Banner Hospital and Mesa Community College Campus
- Building and Monument Signage available
- End Cap Suite Available



CLICK TO VIEW VIRTUAL TOUR



# DEMOGRAPHICS

3225 S HARDY DRIVE, TEMPE



## POPULATION

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 14,673 | 145,431 | 305,823 |
| 2028 | 14,707 | 146,974 | 309,411 |



## HOUSEHOLDS

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 6,179  | 56,439  | 122,356 |
| 2028 | 6,170  | 57,032  | 123,640 |



## AVERAGE INCOME

|      | 1 MILE   | 3 MILES  | 5 MILES  |
|------|----------|----------|----------|
| 2023 | \$67,235 | \$71,332 | \$79,031 |



## EMPLOYMENT

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 9,581  | 106,092 | 203,849 |



## BUSINESSES

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 722    | 8,545   | 17,072  |



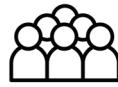
## HOME VALUE (MEDIAN)

|      | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2022 | \$246,354 | \$269,353 | \$289,299 |

Info gathered via *SitesUSA*



# TEMPE CITY OVERVIEW



**185K +**  
TOTAL POPULATION



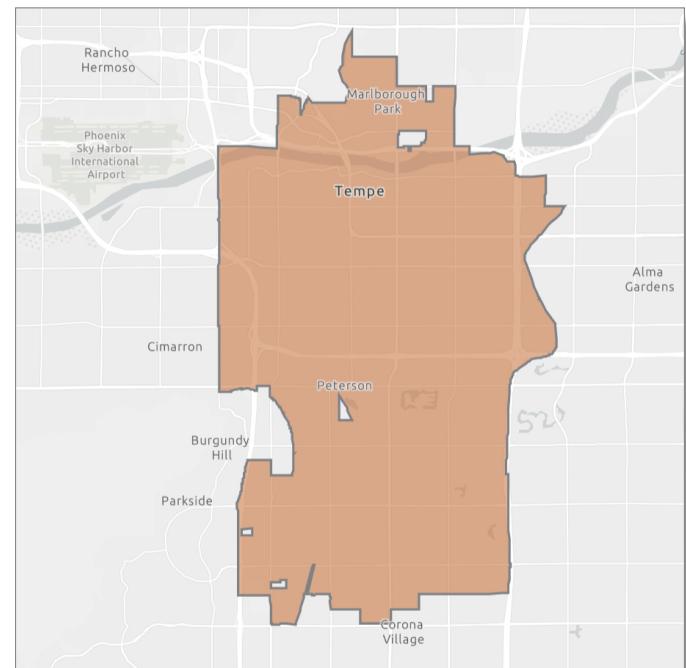
**\$91K +**  
AVG HH INCOME

## ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

## DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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