



FOR LEASE | RETAIL

The Access - Retail Shop Space Near ASU

1811 E Apache Blvd | Tempe, AZ 85281

PRESENTED BY:

Bryan Mortensen Associate Broker / 602.621.3770 / bryanm@lraphx.com

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



LRA

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www.lrarealestate.com

BRYAN MORTENSEN
Associate Broker
C 602.621.3770
bryanm@lraphx.com

DON MORTENSEN
Principal, Broker
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don@lraphx.com

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OFFERING SUMMARY

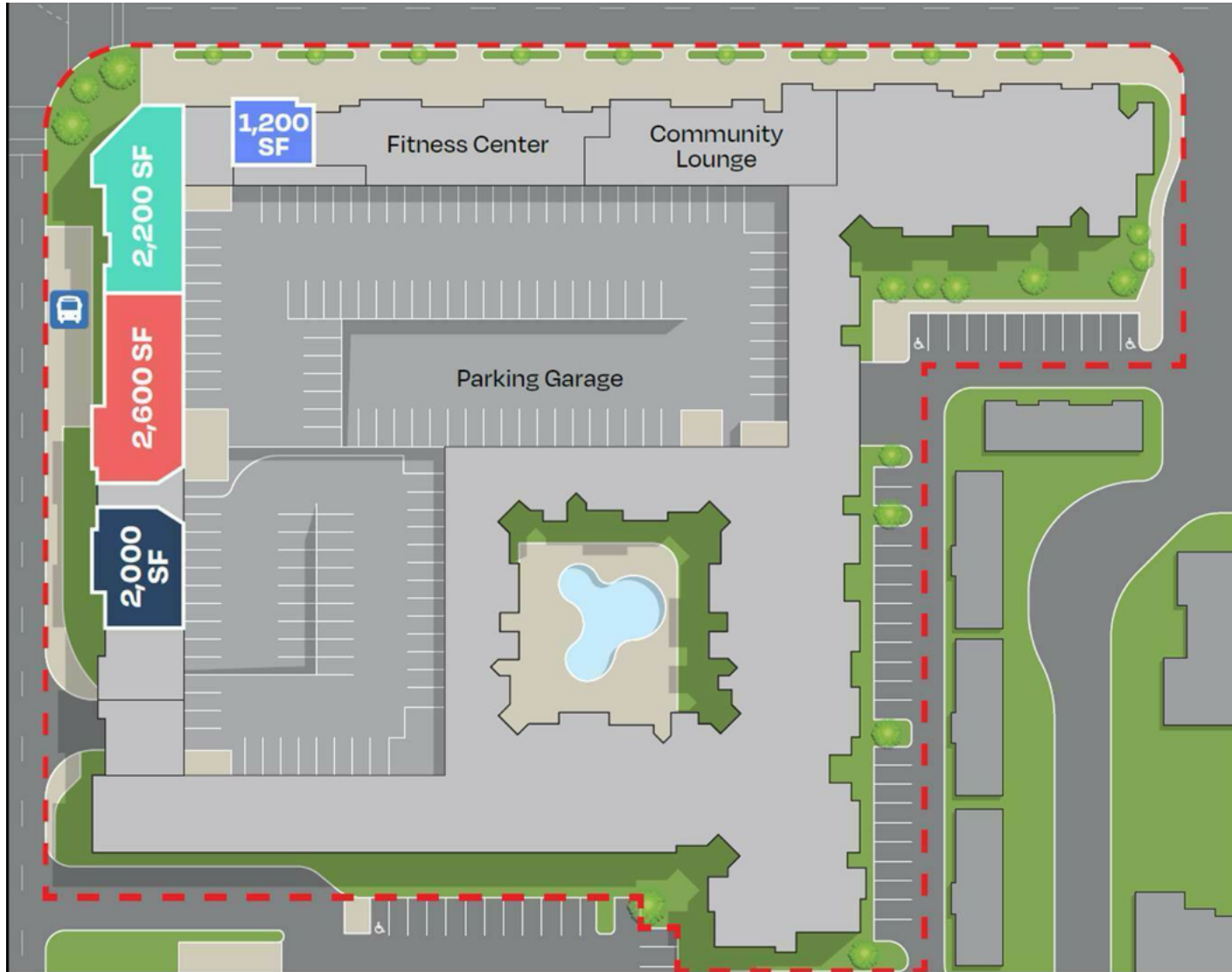
Lease Rate:	\$24.00 SF/yr (NNN)
Total Available SF:	6,000 SF
Available Contiguous SF:	1,200 - 4,800 SF
Year Built:	2009
Zoning:	MU-4

PROPERTY OVERVIEW

Incredible opportunity to open a retail location along the light rail (across the street from the McClintock/Apache station), on the bottom floor of a 408-unit apartment complex, 1 MILE FROM ASU. Property has 4 suites available ranging from 1,200 SF - 2,600 SF (4,800 SF Contiguous) with excellent frontage along Apache Blvd and McClintock Rd. Plenty of FREE parking on site with ease of access from the parking garage. Clients will not have to pay to park nor have trouble finding your suite.

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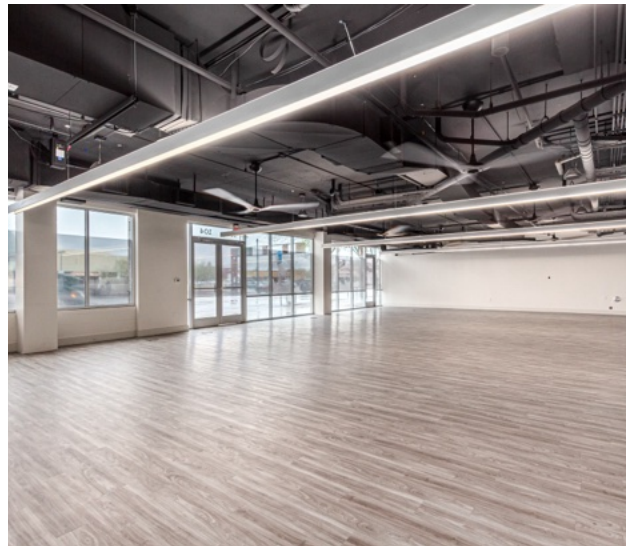




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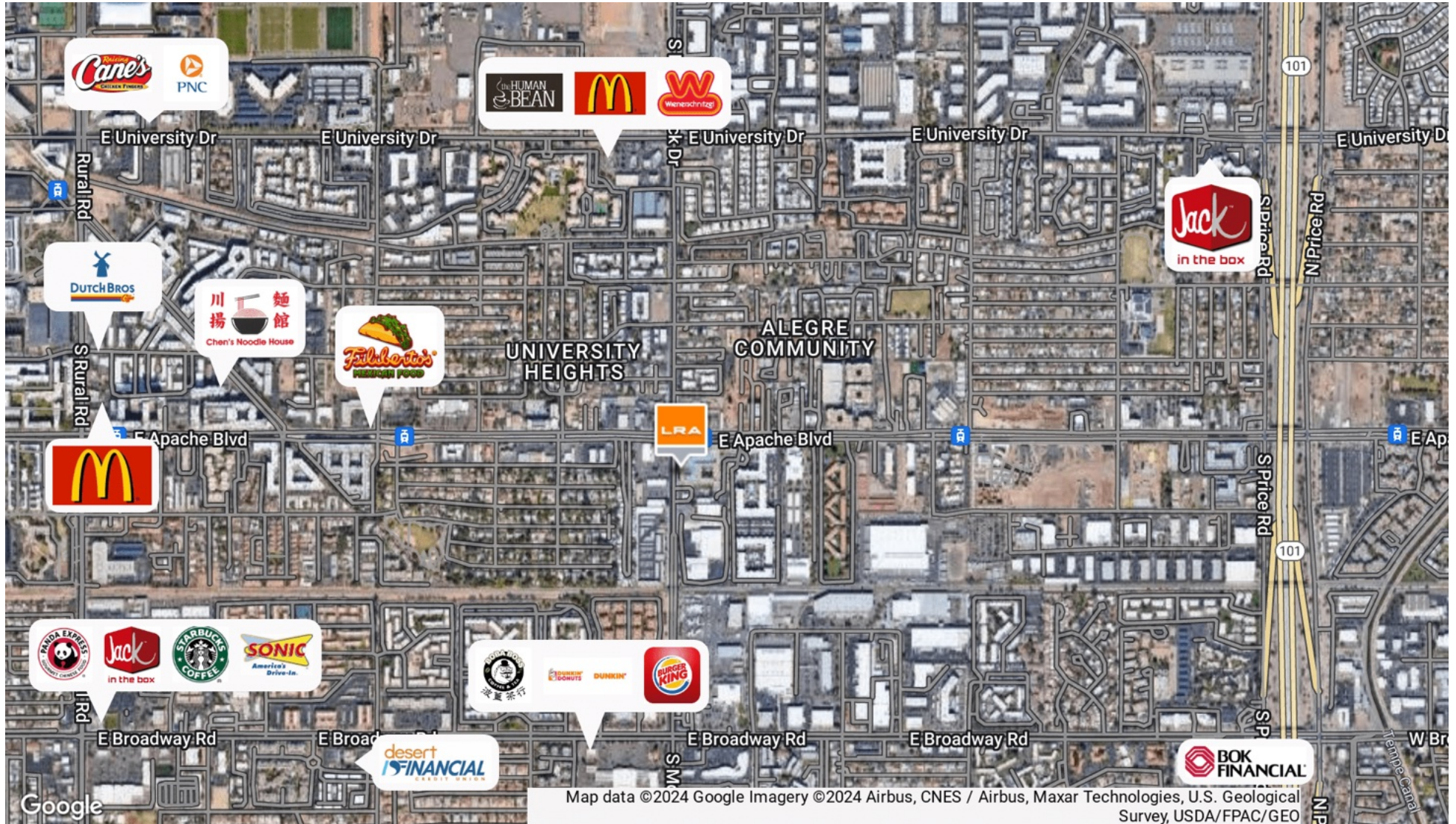
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	29,653	1,178,896	4,261,490
Average Age	26.6	35.3	37.6
Average Age (Male)	25.6	34.5	36.8
Average Age (Female)	27.5	36.3	38.5

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	14,228	493,822	1,710,886
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$44,100	\$80,444	\$83,129
Average House Value	\$96,675	\$276,055	\$282,459

* Demographic data derived from 2020 ACS - US Census

